

EXHIBIT B

**WESTRIDGE SCHOOL FOR GIRLS
MASTER DEVELOPMENT PLAN
AMENDMENT NO. 3
(MDPA 2007)**

**COMMUNITY PLANNING
PLANNING & DEVELOPMENT
DEPARTMENT
CITY OF PASADENA
September 2007**

Westridge School For Girls Master Development Plan – Amendment No. 3 (MDPA 2007)

1. Introduction

A Master Development Plan (MDP) is a framework for future development of an institutional use. Pursuant to the City of Pasadena Municipal Code Section 17.61.050(I), the purposes of a master plan are: (1) To establish a procedure which reduces processing time and uncertainty by consolidating several Conditional Use Permit hearings over an extended period of time; and (2) To ensure orderly and thorough City review of expansion plans for certain public or semi-public, such as a school and open space uses, resulting in more compatible and desirable development. The MDP allows for a more thorough review by all City Departments of the entire proposed long-term plan at one time rather than piece by piece.

The Westridge School for Girls submitted an application for an Amendment to their Master Development Plan in January 2007. The school is located at 324 Madeline Drive, off of South Orange Grove Boulevard in the southwest part of the City of Pasadena. The Master Development Plan for Westridge School for Girls was first approved in November 1993. An amendment to the MDP was approved on February 23, 1998, and the second amendment on December 9, 2002. This is the third amendment to the Master Development Plan.

2. Background

Westridge School for Girls is an existing private school for 4th through 12th grade, with an approved total enrollment of 502 students. The currently school enrollment is 502 students and has a staff/ faculty of 105. Enrollment cap (502 students) and school employees (105 staff and faculty) will remain the same. The General Plan designation for the site is Institutional and the Zoning designation is PS (Public and Semi-public District). These designations permit uses such as schools and churches.

3. Existing Site

After completion of the improvements approved in the 2002 amendment, the existing site contains 16 separate buildings with a total floor area of 105,608 square feet in 9.15 acres. There are currently a total of 149 parking spaces in three different parts of the campus: 91 spaces in the State Street parking lot, 53 spaces in the North parking lot, and 5 spaces at the Madeline Court parking lot. There are 327,323 square feet of open space. The proposed amendment includes expansion of the campus to an adjacent residentially-zoned parcel, which will increase the campus area to approximately 9.54 acres.

The projected demolitions and construction of various replacement buildings involves demolition of 11,427 square feet, and construction of replacement buildings with a total of 58,206 square feet. There will be a total of 152,387 square feet of floor area after completion of the master plan.

Surrounding land uses are residential in nature with multi-family to the north and west and single family to the south and east.

Trees

An inventory of existing trees for the entire campus indicates that there are 33 street trees and 271 private trees, including those that are in the residential parcel (1066 South Orange Grove Boulevard) that is proposed to be added to the school campus. None of the street trees will be affected by construction under the proposed master plan amendment, and they will be protected in accordance with the City’s Tree Protection Ordinance. The table below shows a summary of the tree inventory and proposed removal and retention:

Tree Category	Existing	Proposed to be Removed	Retain
Public/Street trees	33	None	33
Private trees:			
Native	7	1	6
Specimen	23	5	18
Others (non-protected)	241	38	203
Total Private trees:	271	44	227

4. Scope of Development

The proposed amendment consists of the following projects:

4.1 Addition of a parcel to the campus (1066 South Orange Grove Boulevard), zone change and General Plan Amendment (land use designation) – An adjacent parcel (17,388 square feet) to the north of the school site will be incorporated into the school campus. This parcel will require a zone change from RM16-1 (Multi-Family Residential, 14 units per acre to PS (Public, Semi-Public) and a General Plan Amendment from Medium Density Residential to Institutional. This parcel is currently developed with a single-family residence.

4.2 Demolition of Existing House at 1066 South Orange Grove Boulevard – The existing 4,900 square foot single-family residence at this adjacent property is proposed to be demolished, where a new upper school science center will be built.

4.3 New Upper School Science Center – A new one-story plus basement building with 19,730 square feet of floor area will be constructed to accommodate the upper school science program. Construction is projected to occur in Phase I of the Master Development Plan.

4.4 Demolition of Existing Gertrude Hall Lecture Building (SMUD) and Gertrude Hall Classroom Building – These two buildings (1,896 + 1,155 = 3,051 square feet) are proposed to be demolished to allow for construction of the new middle school building.

4.5 New Middle School – A new cluster of classrooms will be constructed to accommodate the middle school (21,040 square feet) building in Phase II. The

buildings will be a combination of one and two-story structures with a basement in one of the structures.

4.6 Demolition of the Existing Ranney House and parking lot – This two-story, 8,376-square foot classroom building is proposed to be demolished in Phase III to accommodate a new lower school building.

4.7 New Lower School and Underground Parking – A new 17,436 square foot lower school building complex will be constructed in the location of the existing State Street parking lot in Phase III. The one- and two-story buildings will be located on top of a new underground parking structure.

The master plan components are projected to occur in three phases, as follows:

Phase I

- Consolidation of 1066 South Orange Grove lot to the campus,
- Demolition of the 4900-square foot residence, and
- Construction of a new (19,730 square feet) Upper School Science Center on the site.

Phase II

- Demolition of existing Gertrude Hall Lecture (SMUD) Building (1,155 square feet) and Gertrude Hall Classroom building (1,896 square feet), and
- Construction of the new Middle School (21,040 square feet); remodel of existing Library.

Phase III

- Demolition of the existing Ranney House (8,376 square feet) and State Street surface parking lot, and
- Construction of the new Lower School (17,436 square feet) with underground parking (square footage not available at this time); and
- Minor alterations to the east side of Braun Science building.

5. Traffic and Parking

Circulation and Traffic

A traffic study was conducted for the proposed amendment that examined existing conditions, forecasted the change in parking demand, traffic volume, and recommended measures where deemed necessary. The study analyzed parking, existing street system, traffic counts at six study intersections, four street segments, spot speeds, and the project's effect on the County-wide Congestion Management Program parameters.

At present, there are 149 parking spaces. With this amendment, the total parking spaces are projected to increase to 167 spaces. The Zoning Code requires a total of 123 parking spaces based on the maximum number of students (502) and number of faculty and staff (105).

The traffic study examined six intersections and four roadway segments to determine changes in operations following completion and occupancy of the proposed project.

Based on the City's threshold criteria, the study concluded that the proposed project is not expected to result in significant increase in the Levels of Service (LOS) at any of the six study intersections, therefore no traffic mitigation measures are required for the study intersections. Application of the City's threshold criteria to the "Existing With Project" Average Daily Trips (ADT) indicate that the proposed master plan is not anticipated to create a significant impact on any of the four study segment locations. The traffic generation analysis found that the project is expected to generate a net decrease of 10 daily trip ends in a 24-hour period during a typical weekday due to the removal of the single-family residence and its circular driveway.

The traffic study provided recommendations to address concerns regarding traffic and parking operations, which are included in this MDPA as conditions of approval. These recommendations pertain to safety practices for the school traffic monitors, including the traffic procedure in the school's policies, establishing contact person and number for the neighbors, and implementation of a Transportation Demand Management Program.

Parking

Based on Zoning Code parking requirements a total of 123 spaces are required for the school based on the approved number of students and faculty:

Staff/105	53 spaces
High School Students/268	53 spaces
Classrooms/11	<u>17 spaces</u>
Total	123 parking spaces

This proposed MDP Amendment forecasts the provision of 167 on-site parking spaces in the following locations: 109 spaces in the new underground parking structure, 53 spaces in the north parking lot (existing), and five spaces in the Madeline Court (existing).

7. Summary

The Westridge School MDP Amendment will permit the expansion of the campus to an adjacent residential parcel, for which a zone change [from RM16-1 (Multi-Family Residential, 14 units per acre) to PS (Public, Semi-Public)] and an amendment to the General Plan land use designation [from Medium Density Residential (0-16 units per acre) to Institutional] are proposed; demolition of the single-family residence and three school buildings, and construction of three new school buildings:

- 19,730-square foot Upper School Science Center,
- 21,040-square foot Middle School building in the interior of the campus, and
- 17,436-square foot Lower School building over a subterranean parking structure in the south portion of the campus.

All building construction components of the previous master plan amendment (December 2002) have been completed at this time. There are non-construction components that will be carried over to the current proposed amendment, such as the seven-foot fence between the Pitcairn House and the adjacent residence at 267 West State Street, and the continuous implementation of the parking management plan.

The table below shows the proposed demolitions and new construction in three phases.

Building	Floor Area, square feet
Existing buildings	
Admin & Classrooms (Main Bldg)	10,012
Joan Irvine Smith Library	8,167
Braun Center	3,766
Pitcairn House	4,367
Hoffaman Gymnasium	11,725
Marjorie May Braun Science Bldg	3,148
Seely G. Mudd Science Bldg	5,465
Frank Art Studio (including kiln)	1,799
Humanities Center - 3 bldgs	21,723
Auditorium (Ph II 1998 MDP)*	19,010
Dance Studio	3,000
Storage Bldg	1,000
Maintenance Bldg	1,000
Gertrude Hall Classroom Bldg	1,896
Gertrude Hall (SMUD) Lecture Bldg	1,155
Ranney House	8,376
Subtotal Existing Buildings	105,608
Phase I:	
Addition of 1066 South Orange Grove parcel [with single-family residence (SFR)]	4,900
Demolition of SFR	-4,900
New Upper School Science Center	19,730
Subtotal, Phase I	125,338
Phase II:	
Demolition of Gertrude Hall Classroom Bldg.	-1,896
Demolition of Gertrude Hall Lecture (SMUD) Bldg.	-1,155
New Middle School Bldg	21,040
Subtotal, Phase II	143,327
Phase III:	
Demolition of Ranney House	-8,376
New Lower School Bldg.	17,436
Subtotal, Phase III	152,387
TOTAL FLOOR AREA at completion of Phase III:	152,387

WESTRIDGE SCHOOL FOR GIRLS MASTER DEVELOPMENT PLAN AMENDMENT NO. 2

CONDITIONS OF APPROVAL

It is proposed that the following Conditions of Approval be adopted with the approval of the Westridge School for Girls Master development Plan Amendment No. 3 (MDPA 2007):

Planning:

1. The MDP shall be in effect for ten (10) years after approval by the City Council with review of progress in developing the MDP Amendment after five (5) years. This MDP amendment supersedes all previous approved MDP and subsequent amendments. The Conditions of Approval that apply to those projects associated with the 1993, 1998 and 2002 Amendments are re-stated in this Amendment #3 (2007).
2. Any changes to the Conditions of Approval shall be made in conformance with Chapter 17.61.050(I) of the Pasadena Municipal Code – Master Plans.
- 2a. Westridge School shall have a maximum enrollment of 502 students and a maximum of 105 staff and faculty during the life of the Master Development Plan.
3. The proposed new school buildings and parking structure shall be located generally as shown on the site plans submitted with the application for this Master Development Plan Amendment (Exhibit C to the Resolution). No athletic field lighting has been approved for this current amendment nor in previous master plan amendments.
4. New construction (Upper School Science Center, Middle School Building, Lower School Building and subterranean parking structure at the south portion of the campus (State Street)) shall be subject to design review in accordance with the city-wide thresholds in the municipal code, where construction over 5,000 square feet is reviewed by the Director of Planning and Development (with a possible call for review by the Design Commission and/or City Council) and construction over 25,000 square feet is reviewed by the Design Commission (with a possible call for review by the City Council), to ensure that the architectural design, orientation and massing of these buildings will be compatible with the overall context of the school campus, and will not detract from the residential character of the surrounding neighborhood.
5. Westridge School shall file a parcel map in order to consolidate the additional lot (1066 South Orange Grove Boulevard) with the school campus within six months of the issuance of a building permit for the new Upper School Science Center.
6. To preserve views from the third story of the building to the south of the proposed new Upper School Science Center, this building shall have a minimum side setback of ten feet from the ~~north~~ south property line, a maximum height of 24 feet measured from the existing grade at the property line between the construction site and that of

the Madeline Condominium (1068-1074 South Orange Grove Boulevard), and no portion of the new building shall be located within an encroachment plane sloping upward and inward to the site at a 45-degree angle, commencing six feet above the existing grade at the property line of the abutting Madeline Condominium.

- 6a. The proposed new Science Center building shall have a minimum side setback of ten feet from the north property line, and no portion of the new building shall be located within an encroachment plane sloping upward and inward to the site at a 30-degree angle, commencing six feet above the existing grade at property line of abutting multi-family residential development (1040 South Orange Grove Boulevard).
7. To preserve the privacy of nearby residential buildings to the north of the proposed new Upper School Science Center, the type of windows and window placement in the new building shall be sensitive to the adjacent condominium building (1040 South Orange Grove Boulevard).
 8. The proposed new Upper School Science Center shall have a minimum front setback of forty feet from the property line along South Orange Grove Boulevard, consistent with the front setback standard under the RM16-1 zoning district, and consistent with the front setback of the abutting residential developments on South Orange Grove Boulevard.
 9. The rear of the proposed new Upper School Science Center shall have a minimum building separation from the nearest Humanities Center building in accordance with Pasadena Municipal Code Section 17.50.250(F)(2).
 10. The maximum building height allowed in the proposed 21,040 square foot, two-story, new Middle School complex (Phase II), located in the interior of the campus, shall be 32 feet to the highest ridge.
 11. The proposed 17,436 square foot, two-story, new Lower School complex (Phase III) shall provide a minimum setback of 30 feet from the property line along South Orange Grove Boulevard and from the property line along State Street. The maximum building height in this complex shall 32 feet to the highest ridge.
 12. All lighting shall comply with the requirements of Section 17.40.080 (Outdoor Lighting) of the Pasadena Zoning code. A lighting plan, including specification of the proposed fixtures, shall be submitted to the Zoning Administrator for review and approval prior to the issuance of building permits. Areas shown on the lighting plan should include the underground parking areas, the ground level outdoor areas and any upper level outdoor area.
 13. No mechanical equipment shall be permitted on any roof unless property screened, or in an enclosure designed to be architecturally compatible with the building. All screening must be reviewed and approved by the Zoning Administrator.
 14. Westridge School shall meet all applicable code requirements of all other City Departments.

14a. Westridge School shall submit plans indicating the number and location of any temporary structures at Phase III of the Master Development Plan, for the review and approval of the Director of Planning and Development.

Landscaping and Tree Protection:

15. For each phase of the master plan, Westridge School shall submit a landscaping plan with irrigation, specifying appropriate new trees that will result in a tree canopy coverage of greater significance than the tree canopy of trees being removed for new construction. The replacement tree canopy shall be achieved within five years after completion of each phase. The Director of Planning and Development shall review and approve each proposal for the replacement trees prior to issuance of a building permit for each new building. The applicant shall further submit with each landscaping plan a tree protection plan to ensure that the remaining trees in the vicinity of each construction site shall not be adversely affected by the demolition or construction.
16. The landscaping plan for Phase I shall include planting of new trees that will result within five years of completion of Phase I in a tree canopy of greater significance than approximately 3,000 square feet of canopy being lost. The landscaping plan shall furthermore include tree protection plans for the remaining trees to ensure that they will not be adversely affected by Phase I construction. The landscaping plan shall be subject to review and approval of the Director of Planning and Development prior to issuance of a building permit for the construction in Phase I. Replacement trees can be located on this parcel or in other portions of the campus.
17. The landscaping plan for Phase II shall include planting of new trees that will result within five years of completion of Phase II in a tree canopy of greater significance than approximately 4,500 square feet of canopy being lost. The landscaping plan shall furthermore include an arborist's evaluation of tree #191 (14-inch Olive) for the feasibility of relocating it to another location in the school campus.
18. Westridge School shall locate and design the proposed two-story Middle School such that the new construction will not adversely impact the roots and limbs of the existing 72-inch Camphor, a protected specimen tree. Prior to issuance of a building permit for the proposed new Middle School building, the applicant shall submit a tree protection plan that includes a provision that any trimming of the tree shall be under the supervision of a certified arborist, for the review and approval of the Director of Planning and Development, in accordance with the Tree Protection Ordinance.
19. Westridge School shall plant two native trees in a suitable location in the campus in Phase I of the master plan as a replacement for tree #264 (28-inch Coast Live Oak), so that these two trees may have grown to a comparable tree canopy at the time of the need to remove tree #264 in Phase III. However, the landscaping plan for Phase III shall include an arborist's evaluation of tree #264 with respect to the feasibility of maintaining a root envelope that will minimize the risk of losing the tree's structural integrity and the feasibility of retaining it. If retaining this tree is not feasible, the two native trees planted in Phase I shall serve as its replacement.
20. The Phase III landscaping plan shall further include planting of new trees of appropriate species and size so that they will result in a tree canopy of greater

significance than the total of approximately 5,300 square feet of canopy that will be lost with the removal of 27 trees. The landscaping plan shall include appropriate landscaping and planting material and irrigation along State Street that will be compatible with the residential developments on State Street.

21. None of the on-site private trees shall be removed prior to the issuance of any Demolition Permit.

Fences and walls

22. Carry-over from the 2002 MDP amendment: Westridge School shall install up to 7-foot high solid fence or wall between the Pitcairn House and the abutting property to the east (267 W. State Street). The height of the fence/wall shall be a maximum of 4 feet in the required front setback of the residential property.
23. All new fences and walls along the South Orange Grove Frontage and along State Street frontage and within the setback area shall have a maximum height of four feet from existing grade, and shall be designed and installed in accordance with Pasadena Municipal Code Section 17.40.180 Walls and Fences.

Traffic and Parking Management:

24. The school traffic control monitors shall wear safety gear including reflective vests, hats and gloves at all times when performing traffic control operations at the campus. This procedure shall be added to the Westridge School's policies on general traffic procedures.
25. Westridge School shall identify a traffic/parking coordinator and provide contact phone number in the school's monthly newsletter and on the school's website, in order for the public to communicate any particular school-related traffic and parking questions.
26. Westridge School shall implement a Transportation Demand Management program pursuant to the City of Pasadena Trip Reduction Ordinance (No. 6573). TDM strategies shall include measures to reduce parking demand and automobile dependency, as well as promote alternative travel modes, with the focus on carpooling opportunities for students, faculty and staff. The school shall contact Judi Masuda at (626)744-4111 within ninety (90) days from the date of the final approval of the Master Development Plan. The TDM plan shall be approved prior to issuance of the first Certificate of Occupancy (CofO).
27. All parking areas shall conform to the requirements of Pasadena Municipal Code Chapter 17.44 (Parking and Loading) of the Pasadena Zoning Code. For the proposed master plan, a minimum of ~~423~~ 149 vehicular parking spaces shall be provided on campus.
28. All bicycle parking shall meet the requirements of Pasadena Municipal Code Section 17.46.320 (Bicycle Parking Standards) of the Pasadena Zoning Code. For the proposed project, a minimum of twelve (12) bicycle spaces, all Class 2 bicycle facility, shall be located in a secure space near entrances. Final location of the

bicycle parking spaces and types of bicycle racks shall be reviewed by the Department of Transportation.

29. The proposed underground parking shall be designed and constructed in accordance with Pasadena Municipal Code Chapter 17.46 (Parking and Loading). For the subterranean parking spaces:
- a. The minimum required parking dimensions are 8.5 feet by 18 feet, unless otherwise specified.
 - b. No compact spaces are permitted.
 - c. All spaces which abut a wall, support post or other obstruction must provide an extra foot of width. This additional width may be reduced by three inches per foot the obstruction is set back away from the end of the parking aisle.
 - d. A minimum of 24 feet in backup space shall be provided for parking spaces at a 90 degree angle. This dimension may be reduced an additional foot for standard parking spaces for every $\frac{1}{4}$ foot increase in parking space width.
 - e. At the end of an aisle providing access to a parking space perpendicular to the aisle, the aisle shall extend two feet beyond the side of the last parking space in the aisle.
 - f. For ramps to the subterranean parking that are longer than 65 feet, the ramp grade shall not exceed 12 percent, with the first and last 8 feet of the ramp not exceeding 6 percent. For ramps 65 feet or less, the ramp grade shall not exceed 16 percent, with the first and last 10 feet of the ramp not exceeding 8 percent. The length of a ramp is defined as that portion of the ramp from the beginning of the transition at one end of the ramp to the end of transition at the opposite end of the ramp.
 - g. Driveway visibility shall be provided by compliance with the requirements of Pasadena Municipal Code section 17.46.170 (Driveway Visibility).
30. In Phase III, Westridge School shall submit an interim parking plan for employees, students and guests for the review and approval of the Director of Planning and Development prior to issuance of a demolition permit for the parking lot. The interim parking plan shall include parking alternatives that may include but not limited to provision of off-site parking and shuttle service, presenting evidence of an agreement between the Westridge School and the entity providing the parking spaces. The interim parking plan shall specify the location of off-site parking spaces, the number of spaces in the off-site location for the use of Westridge School, and shuttle service schedule. The interim parking plan shall be in effect for the duration of the demolition of the existing State Street parking lot until a Certificate of Occupancy is issued for the new underground parking structure.

(Carry-over from MDPA 2002):

31. Westridge School shall adhere to the City's noise regulations as specified in Noise Ordinance pursuant to PMC Chapter 9.36.

32. There shall be no more than 20 events per school year hosted by the school utilizing the athletic field and involving the attendance or participation by other schools and visitors, which may result in a parking demand greater than the parking spaces available in the school campus. In addition, the school shall make every effort to coordinate other events held at various school facilities in a manner that parking for the combined total attendance can be accommodated within the campus.
33. The applicant shall develop a parking plan in consultation with the Transportation Department (Traffic Engineering and Parking Administration) that will provide for parking management methods that will ensure that parking on Madeline Drive between Orange Grove Boulevard and Pasadena Avenue is available to the adjacent residential developments. As part of that plan, the school shall advise students, parents, faculty, staff and guests not to park ~~prohibit students and faculty members from parking~~ on the streets surrounding campus during school hours to the extent possible (e.g., Arlington Drive, Madeline Drive east and west, South Orange Grove Boulevard, West State Street, Brookemere Road and Pasadena Avenue). The parking plan may also include, but not limited to such measures as: signage on the school property directing school visitors to on-site parking lots, parking placards or decals for students, faculty and staff that must be displayed at all times, provision of bicycle racks or lockers on campus, incentives for ride-sharing, bicycling and walking, and outreach measures to enjoin students, employees, parents and visitors to use on-site parking spaces. The applicant shall submit the parking plan to the Director of Planning and Development and to the Transportation Department within ninety days of approval of the Master Development Plan amendment No. 3 (MDPA2007) for review and approval.

Fire Department:

34. Provide a complete automatic fire sprinkler system for new buildings, which comply with the requirements of PMC 14.25.050.
35. All new buildings shall be equipped with a fire alarm system consistent with Title 24, Section 305.9.

Public Works Department:

36. 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 before pulling permits for Phase III 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.

37. State Street has a sub-standard eight-foot parkway with five-foot concrete sidewalk and three-foot parking strip. In order to accommodate a standard ten-foot parkway, the applicant shall dedicate to the City a two-foot strip of land along a portion of the State Street frontage of the subject property for street purposes. The limits of the dedication shall extend from the property line corner of State Street and Orange Grove Boulevard to 380' east along State Street. In addition, the applicant shall remove the existing concrete sidewalk and reconstruct a five-foot concrete sidewalk with five-foot landscaped parking strip, to include but not limited to intermittent carriageway with the use of hardscape elements, subject to the review and approval of the Department of Public Works.
38. State Street will be slurry-sealed in 2007. Any excavation in the street shall be completed prior to that date. If the street is excavated for utility connections after that date, additional slurry-seal areas beyond the excavated areas will be required to resurface the street.
39. Excavation 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.
40. All existing curb ramps shall be constructed to current City standards, including retrofitting with detectable warning systems.
41. The proposed development shall connect to the public sewer with new house sewers consisting of one or more six-inch diameter vitrified clay or cast iron pipe laid at a minimum slope of two percent. The house sewers shall meet City Standards as determined by the Department of Public Works.
42. There are sewer capacity deficiencies downstream of the development. ~~Before pulling permits for Phase I, the applicant shall pay an in lieu sewer facility fee of \$57,912 to the City for the project's fair share of the deficiencies based on the net increase in floor area, prior to the issuance of any permits at each phase of the Master Development Plan. The applicant shall pay \$24,426 before the permit for Phase I is issued; \$22,270 before Phase II permitting, and \$11,216 before Phase III, for a total of \$57,912. or correct the aforementioned deficiencies. Correction of the deficiencies include the design, review, construction and inspection costs for the work.~~
42. The applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by a civil engineer, registered in the State of California. Upon submission of improvement plans to the Departments of Public Works for checking, the applicant will be required to place a deposit with the department to cover the cost of plan checking and construction inspection of the improvements. The amount of deposit will be determined when the plans are submitted and will be based upon the estimated cost to the department for the work. Note that plans approved by the City Planning and Development (Building) Department do not include approvals for work in the public right-of-way. Independent plans shall be submitted to the Department of Public Works – Engineering Division. The applicant is encouraged to submit these plans as early as possible to avoid delays in the issuance of Certificates of Occupancy.

43. The existing street lighting system on State Street consists of utilitarian lights (mounted on wood power poles) and therefore, does not meet present design standards. In order to improve pedestrian and traffic safety, the applicant shall install a maximum of three (3) new street lights on or near the frontage of the property, including conduits, conductors, electrical service (if necessary), pull boxes, and miscellaneous appurtenant work. The type and hardware shall conform to current policies approved by the City Council, and the locations shall be as approved by the Department of Public Works.
44. If the existing street lighting system along the project frontage is in conflict with the proposed development/driveway, it is the responsibility of the applicant to relocate the affected street lights, including conduit(s), conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.
45. Drainage modifications in Madeline Drive may be necessary as directed by the City Engineer. Prior to pulling permits for Phase I, the applicant shall submit to the Department of Public Works a grading and drainage plan and hydrology study for review and approval prior to the issuance of a building permit. The grading and drainage plan and the hydrology study shall be prepared by a licensed civil engineer registered in the State of California. The hydrology study shall include calculations for the quantities of storm water runoff for the pre-development and post development conditions and how drainage will be handled. On-site drainage shall be connected to an off-site drainage system whenever possible.
46. 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.
47. The applicant shall plant and maintain, for a period of three years, a maximum of five (5) officially designated street trees per the City approved master street tree plan on the subject frontage and install and permanently maintain an irrigation system for the trees. Locations will be finalized in the field by the Department of Public Works. Trees must meet the City's tree stock standards, be inspected by the City, and be planted according to the details provided by the Parks and Natural Resources 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.
48. Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a \$20,000 deposit with the Department of Public Works prior to the issuance of any 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. A processing fee will be charged against the deposit.

49. For each phase, prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <http://www.cityofpasadena.net/publicworks/Engineering/default.asp>. A flat fee, based on the General Fee Schedule, is required for plan review. 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.
50. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

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

52. Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)

In accordance with Section 12.04.031, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged sidewalk along the subject frontages prior to the issuance of a Certificate of Occupancy or any building permit for work in excess of \$5,000 pertaining to occupancy or construction on the property in accordance with Section 12.04.035, entitled "Inspection required for Permit Clearance" of the PMC.

53. City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC

The ordinance provides for the protection of specific types of trees on private property as well as all trees on public property. No street trees in the public right-of-way shall be removed without the approval of the Urban Forestry Advisory Committee.

54. 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://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp>.

55. 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://www.cityofpasadena.net/permitcenter/plansubreq/cndord.asp> and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:

- a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers can be obtained from the Recycling Coordinator.
- b. Monthly reports must be submitted throughout the duration of the project.
- c. Summary Report with documentation must be submitted prior to final inspection.

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

If there are questions regarding the above conditions and requirements of the ordinances from the Department of Public Works, please contact Sean Singletary of this office at (626)744-4273.

Project Mitigation and Monitoring

56. The applicant, or successor in interest, shall comply with all the Mitigation Measures in the Mitigation Monitoring and Reporting Program in Attachment 9.
57. The application shall incorporate the Decision Letter, Conditions of Approval and Mitigation and Monitoring Program as a full sheet with the submitted Building Plans.
58. The proposed project, Activity Number **PLN2007-00030**, is subject to the City's Condition/Mitigation Monitoring Program. Condition Monitoring and Mitigation Measures Monitoring are required for your project. Under the Monitoring Program, your project will be inspected by Code Compliance staff to determine compliance with the conditions of approval. The Condition/Mitigation Monitoring inspection will occur during the term of the project. Required monitoring fees for inspections shall be paid on or after the effective date of this permit, but prior to the issuance of any building permits. Contact the Code Compliance Staff at (626) 744-4633 to verify the fee. 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 monitoring fees prior to initiating your approved land use entitlement may result in revocation proceedings of this entitlement.

59. The proposed project, Case Number **PLN2007-00030**, shall meet the conditions of approval subject to a Final Zoning Inspection. A Final Zoning Inspection is required for the project prior to the issuance of a Certificate of Occupancy of each new construction. Contact the Code Compliance Staff at (626) 744-4633 to schedule an inspection appointment time.