

ALL SAINTS CHURCH MASTER PLAN CONDITIONS OF APPROVAL

I. GENERAL

1. **Plan Conformance.** The site plan submitted for building permits shall substantially conform to the revised site plans for Phase 1 (December 23, 2011) and Phase 2 (December 7, 2011) except as modified herein.
2. **Other City Requirements.** The applicant shall meet the applicable code requirements of all other City Departments.
3. **Effective Time Period.** The Master Plan shall be effective for a period of fifteen years after City Council approval, subject to the expiration, renewal, amendment, and five-year renewal requirements provided in Section 17.61.050 of the Zoning Code. At the review meetings, the Planning Commission shall make a determination that the applicant is or is not in compliance with the features of the plan and the conditions of approval. The applicant shall be responsible for any required fee for the five year periodic review.
4. **Review Hearing.** The Planning Director, at any time, may schedule a review of the approved conditions of approval at a duly noticed public hearing before the Council. These conditions may be modified or new conditions added to reduce any impacts of the use. The City Council may revoke the Master Plan if sufficient cause is given.
5. **Allowed Uses.** In addition to the uses permitted by right (religious facilities with columbarium, child day-care center, retail, and office uses), the following additional uses are also permitted under the Master Plan entitlement: (meeting rooms, exhibition space, banquet facilities); commercial off-street parking (parking for unspecified, non-residential uses); and restaurants with walk-up window (outdoor café).
6. **Commercial Off-Street Parking Use.** The commercial off-street parking shall operate only during the week. It shall not operate on weekends. All signage for this use shall meet the sign provisions of the Zoning Code.
7. **Building Heights.** The proposed buildings shall conform to the following Development Standards:

Maximum Building Heights		
<i>Building</i>	<i>Height (in feet)</i>	<i>Stories</i>
Building A - West Building	35	Two stories
Building B - Forum	60	Two stories
Building C - East Building	55	Three stories
Building E - North Building	45	Two stories

8. **Building Setbacks.** Setbacks along Euclid Ave. shall be a maximum of 14 feet, 7 inches. Along Walnut St. setbacks shall be a maximum of 14 feet, 3 inches from the edge of the sidewalk.

9. **Floor Area Ratio (FAR).** The new additional square footage shall be 51,000 square feet. The site shall have a maximum of 101,000 Gross square feet.
10. **Walnut/Euclid Corner.** The Walnut/Euclid corner shall be landscaped and maintained until Building E - North Building is constructed.
11. **Walls and Fences.** A six-foot fence (and gate) shall be allowed on the Walnut Street frontage east of the parking garage entry for the child day-care use. This fence shall be set back from the front property line a minimum of 13 feet, 2 inches measured from the property line after the three foot sidewalk dedication. This fence shall be 50 percent open. No fence higher than four feet shall be allowed along the remainder of the Walnut St. frontage. After Building E - North Building has been constructed, any new fences shall conform to requirements of the Zoning Code. No new chain link fences shall be allowed on the site.
12. **Maryland Hotel Wall.** The Maryland Hotel wall and fountain shall be preserved and maintained in place. The lamps at the top of the end pillars of the Maryland Hotel wall shall be restored.
13. **Columbarium Requirements.** Except for any variances granted, the applicant shall meet all requirements for columbariums contained in Section 17.50.230.D. This includes but is not limited to: the height of the columbarium, the maintenance of contact information and the screening wall requirements.
14. **Café Requirements.** The business name of the outdoor café shall be printed on all disposable containers and napkins if the café serves on disposable containers and napkins. Outdoor dining areas shall be defined by landscaping, grade changes, or other barriers approved by the Director.
15. **Child Day-Care Center.** The Child Day-Care Center shall not exceed an enrollment of 125 children. The Center shall meet all of the requirements of Section 17.50.080.B of the Zoning Code. Parents shall be notified of the drop-off and pick-up procedures.
16. **Lot Consolidation.** If required by the Building Official, the applicant shall record a covenant and agreement to hold property as one parcel.
17. **Mitigation Monitoring Program.** The proposed project, Activity Number PLN2007-00587 & PLN2008-00349, is subject to the City's Condition/Mitigation Monitoring Program and is also subject to Zoning inspection. Under the Monitoring Program, the 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 and subsequently during operations. The Final Zoning Inspection will occur at the completion 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 numbers 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.

II. TREE INSPECTION PLANS/LANDSCAPING

- 18. Landscape Plan.** The applicant shall submit a final landscape (including hardscape) and irrigation design plan. Such plan shall include drought-resistant plant materials and low-volume irrigation where practicable. Areas of the site not covered by structures shall be maintained with landscaping. Landscaping shall include erosion-resistant plant materials on all man-made slopes. The final landscape and irrigation plan shall meet the requirements of Section 17.44.050 (Landscape Documentation Package) and Section 17.44.060 (Landscape Location Requirements). The landscaped areas shall be maintained in accordance with Section 17.44.080 (Maintenance of Landscaping) of the Zoning Code.
- 19. Tree Retention Plan.** A tree retention plan prepared by a licensed landscape architect or arborist shall be submitted to the Planning Director prior to the issuance of any building or grading permits. To ensure that the tree retention is successful, the following requirements shall be met:
- a. Temporary protective fencing shall be installed around the two Mexican fan palms (*Washingtonia robusta*) in front of the Maryland Hotel wall to protect them from animal and pedestrian traffic. In addition, fencing shall be provided around all trees that will be impacted by construction. The applicant shall place at least three waterproof placards on the tree protection fencing. The placards shall state that the fencing shall not be removed without authorization from the City.
 - b. All grading around existing trees shall be done by hand.
 - c. Cutting through woody roots shall not be allowed.
 - d. All foundations shall step over major roots.
 - e. No difference in grade shall be allowed at the base of the trees.
- 20. Inspections.** A certified arborist shall submit inspection results, signed and dated at predetermined construction phases (e.g. pre-construction, grading, foundation, framing, final) to the Planning Director.

III. PARKING AND LOADING

- 21. Parking Requirements.** A minimum of 178 parking spaces shall be available on week days and Saturdays for All Saints Church. A minimum of 618 parking spaces shall be available on Sundays. A minimum of 128 on-site parking spaces shall be provided in accordance with a detailed plan to be submitted to and approved by the Planning Director - prior to issuance of any building permits. The applicant shall provide current parking lease agreements to the Planning Director for review and approval, in lieu of provision of parking on-site. Not more than 34 tandem parking spaces shall be permitted. All new parking areas shall conform to the requirements of Chapter 17.44 (Parking and Loading) of the Pasadena Zoning Code.
- 22. Parking Attendant.** A full-time parking attendant shall be on duty during the times that the tandem parking spaces are in use and utilized to park multiple vehicles.
- 23. Loading Zones.** To the extent possible, the applicant shall notify all deliveries to use the loading spaces located on the street.

IV. TRANSPORTATION DEPARTMENT

- 24. Transportation Demand Management.** A Transportation Demand Management (TDM) plan shall be completed to address the project's programs to promote alternative modes of transportation prior to the issuance of the first permit for construction. A pre-design meeting with the Transportation Department to finalize the TDM Plan requirements for the project shall occur prior to the issuance of a building permit.
- 25. Trip Reduction Requirements.** This project shall meet the following requirements of the Trip Reduction requirements.
- a. **Carpool and Vanpool Parking.** A minimum of 10 percent of the employee parking spaces shall be reserved for and designated as preferential parking for carpool and vanpool vehicles. Such parking area shall be in a location more convenient to the place of employment than parking spaces for single occupant vehicles, and shall be located as close as practical to the employees' entrances.
 - b. **Bicycle Parking.** The applicant shall provide inverted U-style bicycle parking racks for a minimum of ten bicycle parking spaces. Separate bicycle parking space racks shall be no less than six feet long by two feet wide. The bicycle parking shall be located near the employee entrance and shall be conveniently accessible from the external circulation system.
 - c. **Transportation Information Display.** A transportation information display bulletin board or kiosk shall be located on the development site in a location visible to all employees. Information displayed shall include Employee Transportation Coordinator's telephone number, Guaranteed Ride Home Program, current local and regional transit routes, schedules and maps serving the development; ridesharing marketing materials on alternative commute modes; bicycle routes and bicycle facility information (parking/ shower locations).
- 26. Fee for TDM Review.** The applicant shall place a deposit with the Department of Transportation (PasDOT) prior to the issuance of the first permit for construction. This deposit is subject to a refund or an additional billing in the event that the deposit amount is not sufficient to cover the cost of the review. The applicant shall pay an annual Transportation Demand Management (TDM) status report review fee, in compliance with the requirements of the Trip Reduction Ordinance. The fee shall be based on the Taxes, Fees and Charges Schedule in place at the time the Building Permit is issued.
- 27. Driveway Access.** Driveway access to this project shall be limited to right-turns into and out of the Walnut St. driveway. This may be accomplished by construction of a raised traffic control island installed at the driveway entrance or by other method as approved by the City.
- 28. Circulation Plan.** The applicant shall prepare and submit a circulation plan for review and approval by the Planning Director and Department of Transportation prior to the first permit for construction (demolition, foundation, grading, or building). The plan shall include the proposed striping/configuration of parking spaces to ensure that vehicles can safely enter and exit the subterranean parking area. The circulation plan shall also identify existing site conditions that may affect the configuration and location of the proposed driveway entrance. The plan shall show existing curb to curb lane configurations and existing parking stall striping along the project frontage, locate existing street furniture along the project frontage such as existing signage, parking meters, trees, street lights, and locations of existing driveways across from the project

frontage which may affect ingress and egress of vehicles entering and exiting the project. Moreover, the plans shall indicate the lost parking spaces due to the location of the proposed on-street loading area.

29. **Gate requirements.** If the driveway will be controlled via a gate, the location of such gate shall be set back a minimum of 40 feet from the property line. The specific location shall be included on the site plan and reviewed and approved by the Department of Transportation prior to the issuance of the first permit for construction. Any changes to the location of the driveway and/or driveway gate shall be reviewed and approved by the Department of Transportation.
30. **Pedestrian Safety.** Concave mirrors and warning lights must be installed and regularly maintained at the project driveway (private site) to alert the pedestrians of on-coming vehicles. These improvements shall be shown on the circulation plan and reviewed and approved by the Department of Transportation prior to the issuance of a building permit and verified on site by the Department of Transportation prior to the issuance of any certificate of occupancy.
31. **Pedestrian Sidewalks.** In compliance with Section 17.46.290, designated pedestrian sidewalks or paths of travel shall be provided on the development site between the external pedestrian system and each structure in the development.

V. Department of Public Works

32. **Corner Rounding.** In order to accommodate an Americans with Disabilities Act (ADA) compliant curb ramp, the applicant shall dedicate to the City the land necessary to provide a 30-foot radius property line corner rounding at the southeast corner of Walnut Street and Euclid Avenue. The dedication will require the approval of the City Council. The applicant shall be responsible for all the costs required to complete the dedication.
33. **Street Dedication.** In order to provide for sidewalk widening, the applicant shall dedicate to the City a three-foot strip of land along the Walnut Street frontage.
34. **Street Improvements.** In order to provide for better traffic movement, the applicant shall construct improvements consisting of concrete curb, gutter, sidewalk, curb ramp, and other work necessary to construct a standard 25-foot radius curb at the southeast corner of Walnut Street and Euclid Avenue. Improvements shall include the relocation and upgrading of affected street lights, signals and various utilities.
35. **Curb Ramps.** The applicant shall reconstruct the existing substandard curb ramps around the subject property to Standard Drawing No. S-414.
36. **Repaving of Streets.** Walnut Street was paved with rubberized asphalt. Any excavations in the street shall be repaved in kind.
37. **Specific Plan Public Improvements.** The applicant shall construct public improvements along the frontages of the subject property in accordance with Pasadena Civic Center/Mid-Town District Specific Plan. The improvements include installing street furnishings, such as street lights, trash receptacles and tree grates, planting street trees, landscaping, and other necessary related work. For additional information

on the specific plan requirements, please visit the Planning Department's website at <http://www.ci.pasadena.ca.us/planning/deptorg/commping/GenPlan/sp.asp>.

38. **Sewers.** The proposed development shall connect to the public sewer by a method approved by the Department of Public Works. The sewer connection shall be six-inch diameter vitrified clay or cast iron pipe with a minimum slope of two percent.
39. **Storm Water Runoff.** If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be made by the Planning Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
40. **Sewer Facility Charge.** Based on sewer deficiencies identified in the City's Master Sewer Plan, the applicant may be subject to a Sewer Facility Charge to the City for the project's fair share of the deficiencies. The Sewer Facility Charge is based on the Taxes, Fees and Charges Schedule and will be calculated and collected at the time of Building Permit Issuance.
41. **Safety Measures.** In order to improve pedestrian and traffic safety, the applicant shall:
 - a. Install a maximum of two in-fill street lights on or near the frontage of the property on Walnut Street.
 - b. Install a maximum of one in-fill street light on or near the frontage of the property on Euclid Avenue.

The type and hardware shall conform to current policies approved by the City Council, and the locations shall be as approved by the Public Works Department. In addition, the type, hardware, and locations of the new street lights shall be per the Pasadena Civic Center/ Mid-Town District Specific Plan specifications. The cost of the street light is the applicant's responsibility.

42. **Street Lighting.** If the existing street lighting system along the project frontages is in conflict with the proposed development/driveway, it is the responsibility of the applicant to relocate the affected street lights, including conduits, 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.
43. **Street Trees.** The applicant shall plant and maintain, for a period of three years, a maximum of sixteen 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.
44. **Plans Preparation.** 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 Public Works and Transportation Departments 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.

- 45. Utility Plan.** A composite utility plan showing the exact locations for proposed utility connections, existing utilities and proposed improvements in the public right-of-way (i.e. street trees, street lights, drainage structures, etc.) shall be submitted to the Department of Public Works for approval before any utility connection permits will be approved.
- 46. Engineering Plans.** Civil engineering plans must be submitted to the Department of Public Works for approval of the public right-of-way improvements. Plans submitted to the Building Division do not satisfy this requirement.
- 47. Deposit for Street Damage.** Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a \$20,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing after project is complete and a final Certificate of Occupancy has been issued, 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 charges due to damage to existing street trees and for City personnel to review traffic control plans and maintain traffic control. A processing fee will be charged against the deposit.
- 48. Construction Staging and Traffic Management Plan.** 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 and the Department of Transportation for review and approval. This plan shall also be designed to (1) limit construction related truck trips on City of Pasadena designated truck routes (<http://www.cityofpasadena.net/WorkArea/linkit.aspx?LinkIdentifier=id&ItemID=6442453091&libID=6442453088>) and State highways to AM/PM off-peak commute periods unless necessary for time sensitive construction activities (e.g. pouring concrete, etc...), and (2) limit truck platooning on mainline freeways, freeway ramps, and freeway ramp intersections. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <http://cityofpasadena.net/WorkArea/DownloadAsset.aspx?id=6442456832>. A deposit, based on the General Fee Schedule, is required for plan review. This plan shall address the various construction alterations to the public right-of-way including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the WATCH Manual, 2006 Edition. If the public right-of-way occupation requires a diagram

that is not a part of the WATCH Manual, 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.

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

- a. Sidewalk Ordinance - Chapter 12.04 of the Pasadena Municipal Code (PMC)
In accordance with Section 12.04.035, entitled "Abandoned Driveways" of the PMC, the applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk. In addition, the applicant shall repair any existing or newly damaged sidewalk along the subject frontage prior to the issuance of a Certificate of Occupancy or any building permit for work in excess of \$5,000 pertaining to occupancy or construction on the property in accordance with Section 12.04.031, entitled "Inspection required for Permit Clearance" of the PMC.
- b. 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.
- c. 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>.
- d. 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:
 - (1) 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.
 - (2) Monthly reports must be submitted throughout the duration of the project.
 - (3) Summary Report with documentation must be submitted prior to final inspection.

50. Security Performance Deposit. 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.