

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #6036**

Conditional Use Permit: To construct housing on a CG-zoned site as part of a TOD project.

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The proposed mixed-use project with residential units is permitted with the approval of a Conditional Use Permit in the CG zoning district because it is located within ¼ mile of the Allen Gold Line Station. The proposed development has been designed to avoid any Variances to the Zoning Code; the project meets all setbacks, height, and floor area ratio development standards.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The CG zoning district is oriented towards providing a range of retail and service businesses, including those not permitted in the CL district because they may attract heavy vehicular traffic. Although housing is not typically permitted in the CG zoning district, there is an exception for when housing is proposed as part of a mixed-use development on a site that is located within ¼ mile of the a light-rail station (the Allen Gold Line Station in this case). The design of the project will be evaluated by the Design Commission to ensure the project is consistent with the goals and intents of the citywide and East Colorado Specific Plan design guidelines and standards. No Variances to any applicable development standards of the Zoning Code have been requested.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The City's General Plan designates this portion of the site to be within a General Commercial area, which supports a range of retail and service businesses, including those not permitted in the CL district because they may attract heavy vehicular traffic.

In addition, the project is consistent with the goals of the General Plan Land Use Element by furthering the following Objectives and Policies: Targeted Development (1.1 and 10.1: Targeted Development Areas, 1.2: Specific Plans, 1.3 and 10.2: Transit-Oriented and Pedestrian-Oriented Development, 1.4: Mixed-use); Affordable Housing (3.1: Exemption for Affordable Housing, 3.2 Density); Character and Scale of Pasadena (5.7: Enhanced Environment and 5.10 Spatial Attributes); Job Opportunities (11.2: Employment Diversity and 11.7: Increase Jobs); Housing Conditions (15.1: Sizes and Types, 15.2 Increase Supply, 15.3: Equitable Distribution); Transit/Pedestrian Coordination (22.1: Urban Design, 22.3: Pedestrian Access); and Participation (27.4: Consultation)

4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The proposed project and land uses will be compatible with existing commercial development in the vicinity. With the approval of the requested entitlements and conditions of approval, the project will not be detrimental to the health, safety, or general welfare or local residents and commercial establishments in the neighborhood. An Initial Environmental Study determined the potentially significant impacts to Cultural Resources and Hazards and Hazardous Materials can be reduced to less than significant levels through mitigation measures that are will be incorporated into the project.
  
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The proposed project and land uses will be compatible with existing commercial development in the vicinity. With the approval of the requested entitlements and conditions of approval, the project will not be detrimental to the health, safety, or general welfare or local residents and commercial establishments in the neighborhood. An Initial Environmental Study determined the potentially significant impacts to Cultural Resources and Hazards and Hazardous Materials can be reduced to less than significant levels through mitigation measures that will be incorporated into the project.
  
6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.* The project has been designed such that it does not require any Variances from the setbacks, height, or floor area ratio development standards of the Zoning Code. The proposed project on the CG-zoned portion of the site is not significantly larger in scale than the surrounding commercial/industrial buildings along East Walnut Street and North Allen Avenue. There are no existing significant views of the mountains to the north that would be blocked by the new construction. Therefore, no new impacts to views of the mountains as a result of the construction of this project have been identified. Finally, the project is subject to Design Review and will be reviewed by the Design Commission to ensure the project is aesthetically compatible with the surrounding development.

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #6036**

The applicant or successor in interest shall meet the following conditions:

1. The site plan, floor plans, parking level plans, elevations, and building sections submitted for building permits shall substantially conform to plans submitted and stamped "Received at Hearing, November 18, 2013", except as modified herein.
2. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
3. The final decision letter and conditions of approval shall be incorporated in the building plans submitted for building plan check.
4. The project shall adhere to the City regulations governing hours of construction, noise levels generated by construction and mechanical equipment, and the allowed level of ambient noise as specified in Chapter 9.36 of the Pasadena Municipal Code.
5. Pursuant to Chapter 17.78 of the Zoning Code, the Zoning Administrator can call for a review of the approved conditions at a duly noticed public hearing before the City Council if it can be reasonably shown that there are grounds for revocation or modification of this Conditional Use Permit. These conditions may be modified or new conditions may be added to reduce any impacts of the use. The City Council may revoke the Conditional Use Permit if sufficient cause is given.
6. Compliance with all mitigation measures contained within the approved Mitigation & Monitoring Plan shall be reviewed and approved through construction and prior to the issuance of a Certificate of Occupancy.
7. The proposed project, Activity Number **PLN2013-00156**, is subject to the City's Condition Monitoring Program and Mitigation Measures Monitoring Program. Condition Monitoring and Mitigation Measures Monitoring are required for your project. Contact Planning Case Manager David Sinclair at (626) 744-6766 to schedule an inspection appointment.

Planning Division

8. The project shall comply with all provisions of the Zoning Code.
9. The project is subject to review and approval by the Design Commission through the Design Review process.
10. The parking space dimensions, aisle widths, ramp grades, loading spaces, and number of parking spaces shall be as required by Sections 17.46 and 17.50.340 of the Zoning Code.

11. The number of parking spaces provided shall comply with the Section 17.46 (Parking and Loading) of the Zoning Code as well as the required reductions as specified in Section 17.50.340 (Transit-Oriented Development) of the Zoning Code.
12. Signage shall be installed to clearly delineate the residential, guest, and commercial parking. A plan for such signage shall be reviewed and approved by the Zoning Administrator prior to issuance of a building permit.
13. The parking structure entrance shall be designed to ensure pedestrian and vehicular safety. Enhancements may include, but are not limited to, openings to protect view corridors, mirrors, signing, and striping. Such enhancements shall be reviewed and approved by the Zoning Administrator and Department of Transportation.
14. A landscape, hardscape, and irrigation plan 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 include drought-resistant plant materials and/or low volume irrigation. The plan shall be prepared by a licensed landscape architect and shall meet the requirements of Chapter 17.44 of the Zoning Code.
15. An exterior lighting plan, including specifications of the proposed fixtures, shall be submitted to the Zoning Administrator prior to the issuance of any building permits. No light sources (e.g., bulb) shall be visible from any location off the site. The lighting shall comply with the standards of Section 17.40.080 (Outdoor Lighting) of the Zoning Code.
16. The protection, pruning, relocation, and/or removal of any public tree shall be reviewed and approved by the City's Parks and Natural Resources Division.
17. The sale of alcoholic beverages on the premises requires the approval of a separate Conditional Use Permit for alcohol sales.
18. All proposed business/tenant signage on the site shall conform to the regulations of the Zoning Code and shall be reviewed and approved by the Zoning Administrator prior to issuance of any building permits.
19. All exterior mechanical equipment shall be architecturally screened from view of the public right-of-way in a manner subject to review and approval by the Zoning Administrator and Design and Historic Preservation staff.
20. The project shall meet all requirements of the Public Art process.

## Fire Department

21. Plan shall comply with the requirements of 2010 California codes and Pasadena Municipal Code (PMC).
22. Emergency escape or rescue window: In dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into public street, public alley, yard or exit court. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools. (CBC Sec. 1026)

A minimum of 5 feet clearance on the ground shall be provided for rescue windows and doors located in first and second floor and 10 feet if located on third floor.

Elevator Lobby shall comply with requirements of CBC Section 708.14.1.

Stair shaft enclosures required when connecting more than two stories. CBC Section 708.

23. Emergency Responder Radio Coverage: Building shall have approved radio coverage for emergency responders within the building based upon the existing coverage level of the public safety communication system per California Fire Code Section 510.

24. Minimum Fire Flow/Fire Hydrants: All structures shall have the minimum fire flow (GPM) required by Appendix B Table B 105.1 and the quantity and spacing of fire hydrants as required by Appendix C Table C105.1 of Title 24, California Fire Code. Plans shall be submitted to the Pasadena Fire Department for review and approval prior the review and approval of the building plans.

NOTE: A current fire flow report (not older than 6-months), performed by the Pasadena Water Department, shall be provided to the Fire Department when applying for building permits to construct or add to any structures.

25. Fire Dept. Access/Knox Box: Fire Department Access shall be provided to within 150-feet of all exterior portions of any structure. All access roads exceeding 150-feet shall be provided with an approved Fire Department Hammerhead or Turnaround. Fire department access shall be constructed of an all-weather surface to support a minimum of 75,000 pounds, with a minimum of 20-feet wide and unobstructed height of 13'-6", with No Parking on Either Side. No roadway way shall exceed 10% slope.

All access gates across roadways or entrances to facilities shall fail unlocked/open in the event of any loss of power. All access gates and main entrance doors shall have a Know Box or Knox Control Key Switch installed. Obtain Knox Box Applications from the Pasadena Fire Department Permit Desk.

26. Automatic Fire Sprinkler System or Standpipe: An automatic sprinkler system shall be provided throughout building per CBC Section 903.2.1 and PMC amended CFC section 903. Stand pipe system shall be installed throughout at each floor in every required stairway where the floor level of the lowest story of the building is located more than 30 feet below the highest level of the Fire Department Vehicle Access or Building that are four or more stories in height. CFC Section 905.3.1.
27. Fire Department Fire Sprinkler Connections: Shall be comprised of:
- a) FDC shall be located a minimum of 25-feet from the building or surface mounted to 2- hours rated wall with no opening within 10 feet and FDC shall be located within 150 feet of a fire hydrant.
  - b) (2) 2-1/2" CLAPPERED internal swivel outlet X 2-1/2" CLAPPERED internal swivel outlet X 4" FDC
  - c) 4" CLAPPERED internal swivel outlet X 4" FDC
  - d) Shall be clearly labeled to indicate FDC for Fire Sprinklers and Standpipes.
  - e) A clear dimension of 3-feet shall be maintained around the perimeter of each fire department appliance.
  - f) All fire appliances except for fire hydrants shall be cleaned, primed, and painted fire engine red enamel or krylon.
28. Automatic Fire Alarm/Detection System: All structures 10,000 square feet or any structure required by Title 24, California Building or Fire Codes, shall be provided with a fully automatic and manual fire detection and notification system. Shop drawings to be submitted by contractor for review and approval prior to construction. PMC amended CFC Section 907.
29. Emergency Vehicle Traffic Signal Preemption Systems: Traffic signaling systems serving this complex are required to have emergency vehicle signal preemption controls installed. The specific signals requiring this system is to be determined by both Pasadena Fire Department and Pasadena Department of Transportation. The fees for these systems will be determined based on the quantities and types of traffic signals being used and/or being retrofitted for the emergency vehicle controls.

Department of Transportation

30. The unused drive approaches at the property frontages shall be closed with standard concrete curb, gutter and sidewalk; and any existing or newly damaged curb, gutter and sidewalk shall be repaired per the requirements of the Department of Public Works.
31. If proposed, the location of a parking entry gate to the project shall be setback a minimum of 40' feet from the property line. The gate must be included on the site plan and approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building).

32. All existing bus zones and operations shall be maintained.
33. No construction activity shall block or interfere with pedestrian access to the existing transit stop.
34. Adjacent property environment shall not interfere with bus operations (this includes, but is not limited to, building overhangs, awnings, landscaping, etc.)
35. Tree wells, street lights, fire hydrants and other items may not be placed in the public right of way within bus zone(s) without prior approval from the Department of Transportation
36. No project access shall be along Allen Avenue.
37. The centerline of the site access street (the vacated Meridith Avenue) shall line up with the centerline of Meridith Avenue south of Walnut Street.
38. The project is subject to the City's Transportation Demand Management (TDM)/Trip Reduction Ordinance (TRO) requirements. TDM Program Plans are required for multi-family residential developments that are 100 or more units (PMC Title 10, Chapter 10.64, Section 10.64.020).

In addition to the preparation of this traffic study, an additional plan shall be completed to address the project's programs to promote alternative modes of transportation.

39. The project shall pay the corresponding Traffic Reduction and Transportation Improvement Fee (TR-TIF) for the project at the time of building permit issuance. Credit will be given to the previous retail uses on-site. The TR-TIF is subject to change based on the current General Fee Schedule. Total payment would be based on the final scope at the time of project approval. This payment shall be made at Window #8 in the Permit Center located at 175 N Garfield Ave, Pasadena CA 91109.
40. The applicant shall fund the purchase and installation of one Pasadena ARTS Real-Time Bus Finder (LED sign mounted on the bus stop post) for the bus stop located at the southwest corner of Allen Avenue and Walnut Street. This Pasadena ARTS Route 10 bus stop directly serves the proposed development at the 1727, 1757, 1787 E Walnut Street. This amount shall be collected by the Department of Transportation prior to the issuance of the first permit for construction.
41. The developer should comply with the required number of vehicle and bicycle parking spaces needed for the project based on the Zoning Code.

42. City Permits for overnight parking on City streets will not be issued to future tenants at this address. Future tenants shall be advised of the unavailability of on-street overnight parking permits.
43. The review of this study does not constitute approval of any proposed on-street loading spaces. The applicant shall contact the Department of Transportation Traffic Operations Division at (626) 744-7439 to initiate the formal process for obtaining approval.

Department of Public Works - applying only to the Conditional Use Permit

44. Walnut Street along the frontage of the subject property has a substandard parkway width of 7 feet. In order to provide for a standard ten feet wide parkway, the applicant shall dedicate to the City a 3-foot strip of land along the subject frontage for street purposes. The applicant shall be responsible for all the costs required to complete the dedication. The dedication document and processing fee shall be submitted to this office prior to the issuance of any permits. The dedication document shall be executed and recorded prior to the issuance of the Certificates of Occupancy.
45. The applicant shall construct new PCC sidewalk for all the abovementioned dedicated areas in accordance with Standard Plans S-414.
46. In order to accommodate Americans with Disabilities Act (ADA) compliant curb ramps, the applicant shall dedicate to the City the land necessary to provide a 30-foot radius property line corner rounding at the northwest corner of Walnut Street and Allen Avenue. The applicant shall be responsible for all the costs required to complete the dedications. The dedication document and processing fee shall be submitted to this office prior to the issuance of any permits. The dedication shall be executed and recorded prior to the issuance of a Certificate of Occupancy.
47. No private improvements may be placed within the public right-of-way, including, but not limited to, soldier beams, tie-backs, utility conduits and decorative sidewalk. Private improvements may only be placed in the public right-of-way by submitting a license agreement, which must be approved by City. The license agreement application for any private improvement within the public right-of-way shall be submitted to the Department of Public Works for review and shall be approved by the City before any permits are granted. An approved license agreement will allow the applicant to install and maintain the private improvements within the public right-of-way with conditions.

A license agreement for shoring requires 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.



48. The location of the proposed drive approach is subject to the approval of street vacation of Meridith Avenue. The proposed drive approach shall be constructed in accordance with Standard Plan S-403. All new drive approaches shall be a minimum of 12 feet in width. The existing gutter shall be cut as near the flow line and the paving shall not be disturbed.
49. The applicant shall close any unused drive approaches with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk, without cutting the asphalt pavement along the subject frontage prior to the issuance of a Certificate of Occupancy. Sawcutting shall be done along the flowline.
50. The proposed development shall connect to the public sewer with one or more new six-inch diameter house sewers laid at a minimum slope of two percent. In accordance with PMC Chapter 13.24.010, house sewer "means that part of the horizontal piping beginning 24 inches from the exterior wall of the building or structure and extending to its connection with the public sewer." The section of house sewers within the public right-of-way - from the property line to the public sewer, or within easement, shall be vitrified clay or cast iron pipe. The house sewer shall meet City Standards as determined by the Department of Public Works, and a permit issued by the Department of Public Works is required for work within the public right-of-way. The construction of all new house sewers shall be completed prior to the issuance of Certificate of Occupancy.
51. Walnut Street was resurfaced with rubberized asphalt concrete. 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. Restoration of asphalt concrete pavement shall be per Standard Plan S-416 and with rubberized asphalt concrete in kind to the satisfaction of the City Engineer.
52. If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be obtained from the Planning Department and the Department of Public Works prior to issuance of a grading or building permit for this site. The storm drain system on Allen Avenue is owned and maintained by the Los Angeles County Department of Public Works (LACDPW), any new drainage connections to the facilities shall be reviewed, approved, and permitted by LACDPW.
53. 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. The construction of the grate drain shall be completed prior to the issuance of Certificate of Occupancy.
54. If water is pumped from the subterranean parking garage before discharging into the public right-of-way, the applicant shall install a drainage structure in private property to dissipate energy from the pumped water.

55. The applicant shall plant and maintain, for a period of three years, a maximum of nine (9) officially designated street trees per the City approved master street tree plan (*Pistacia chinensis*, Chinese pistache) on the Walnut Street frontage, and install and maintain an irrigation system for the trees. Locations will be finalized in the field by the Department of Public Works. Plans for the irrigation system shall be submitted to the Department for review and approval.

In addition, the applicant may be required to remove one existing tree and replace in kind. This requirement will be subject to further field evaluation by the Parks and Natural Resources (PNR) Division.

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 (PNR) Division. PNR can be reached at (626) 744-3846. The trees shall be approved by the Forestry Supervisor prior to the issuance of a Certificate of Occupancy. All new trees shall be maintained by either an existing or a new irrigation system constructed by the applicant.

The applicant shall also submit a tree establishment deposit to guarantee the new trees for a minimum of 90 calendar days. The maintenance within the establishment period shall consist of watering the new trees; the removal of weeds; the adjustment to grade of any trees that settle; and any other operations needed to assure normal tree growth. The applicant shall replace any trees which, for any reason, die or are damaged under its care. The 90-day tree establishment period shall commence on the day that the Certificate of Occupancy is issued. Said deposit may be included as part of the construction guarantee if applicable, and is subject to partial refund or additional billing.

56. 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.

57. 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.

58. 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, 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.

59. 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: [www.ci.pasadena.ca.us/PublicWorks/Engineering\\_Division/](http://www.ci.pasadena.ca.us/PublicWorks/Engineering_Division/) . A deposit, based on the General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the WATCH Manual, current Edition. If the public right-of-way occupation requires a diagram that is not a part of the WATCH Manual, current Edition, 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.

Prior to the start of construction or issuance of any permits, the applicant shall set up an appointment with an inspector from the Department of Public Works for review and approval of construction staging, parking, delivery and storage of materials, and of specifics that will affect the public right-of-way. To set up an appointment, please call 626-744-4195.

60. 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.

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

a) Sewer Facility Charge - Chapter 4.53 of the PMC

The ordinance provides for the sewer facility charge to ensure that new development within the city limits pays its estimated cost for capacity upgrades to the city sewer system, and to ensure financial solvency as the city implements the operational and maintenance practices set forth in the city's master sewer plan generated by additional demand on the system. Based on sewer deficiencies identified in the City's Master Sewer Plan, the applicant may be subject to a Sewer Facility Charge to the City for the project's fair share of the deficiencies. The Sewer Facility Charge is based on the Taxes, Fees and Charges Schedule and will be calculated and collected at the time of Building Permit Issuance.

b) Residential Impact Fee Ordinance - Chapter 4.17 of the PMC

The ordinance was established to provide funds to mitigate the impact of new residential development on City parks and park and recreational facilities. A copy of the Residential Impact Fee Information Packet is available at the city webpage at:

[http://www.ci.pasadena.ca.us/PublicWorks/Engineering\\_Division/](http://www.ci.pasadena.ca.us/PublicWorks/Engineering_Division/). The Residential Impact Fee is based on the current Taxes, Fees and Charges Schedule [http://cityofpasadena.net/PublicWorks/Engineering\\_Division/](http://cityofpasadena.net/PublicWorks/Engineering_Division/) and will be calculated and collected at the time of Building Permit Issuance.

The building plans shall include, preferably on the title sheet, a summary of all living units to capture the number of different units; number of bedrooms in each unit; and types of units (Regular, Workforce housing, Skilled nursing unit, Student housing, Residential care facility for the elderly, Affordable Housing). The definitions on the different types of units are available in the abovementioned Residential Impact Fee Information Packet as well as in the Pasadena Municipal Code.

c) 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.

d) 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. No trees shall be damaged by the proposed construction, if a City tree is damaged, the applicant may be liable for the assessed value of the tree.

e) 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 [cityofpasadena.net/PermitCenter/Plans\\_Submittal\\_Checklists/](http://cityofpasadena.net/PermitCenter/Plans_Submittal_Checklists/).

f) 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 [cityofpasadena.net/PublicWorks/Engineering\\_Division/](http://cityofpasadena.net/PublicWorks/Engineering_Division/) to the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:

- i. 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.
- ii. Monthly reports must be submitted throughout the duration of the project.
- iii. 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 PMC. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

#### Department of Public Works – applying to the Vacation of Meridith Avenue

62. Street: The opening of Meridith Avenue north of Walnut Street shall be replaced with standard concrete curb, gutter, drive approach, and sidewalk. Walnut Street

along the frontage of the proposed development has a substandard sidewalk width of seven feet. In order to provide for a standard ten feet wide sidewalk, the applicant shall dedicate to the City a 3-foot wide strip of land along the Walnut Street frontage for street purposes. A ten-foot wide sidewalk on Walnut Street shall be constructed at the applicant's expense.

63. Sewer: There is an existing 8-inch sewer main line and a terminal manhole in the proposed vacated area. A 10-foot wide public utility easement shall be required for complete access to the facilities. If the applicant chooses to abandon the subject facilities, they will be required to reconfigure and/or relocate the mainline(s), all appurtenant laterals, valves, and/or vaults, in a manner acceptable to the Department of Public Works.

64. Street Trees: There are three street trees in the proposed vacated area. If the three street trees are to be removed as part of the development and street vacation, the removal will be subject to the review and approval by Urban Forestry Advisory Committee (UFAC), in accordance with Chapter 8.52 of the Pasadena Municipal Code. The applicant shall also be responsible for the total assessed value of the trees which is \$38,700.

If the proposed removals do not obtain approvals by from UFAC, the two camphor trees on the east side of Meridith Avenue can be preserved and incorporated into the new development. The applicant shall enter into a covenant which shall preserve the trees and run with the land and shall be binding on the property owners' heirs, successors and assigns, and all subsequent owners of the properties.

The camphor tree on the west side of Meridith Avenue will be relocated. The applicant shall be responsible for the relocation cost, and shall coordinate with the Parks and Natural Resources (PNR) Division for the new tree location. The proposed tree relocation will be subject to the review and approval by UFAC.

65. Street Light: There is a concrete street light pole on the northeast corner Meridith Avenue & Walnut Street. The applicant is responsible for the salvage and removal of said street light pole or shall pay the City the estimated cost of \$3,000 for the work.

66. Plans, Design, Review, and Construction Costs: The applicant is responsible for design, preparation of plans, specifications, and any supporting documents and reports. The applicant is also responsible for the construction of all required public improvements and public utilities abandonments and relocations that arise as a result of all conditions noted in this report. Plans, supporting documents, reports, and specifications for the above improvements and relocations shall be prepared by an engineer registered with the State of California and shall be reviewed and approved by the Department of Public Works and the corresponding utility agencies.

67. Upon submittal of the improvement plans, specifications, reports, and supporting documents to the Department of Public Works for review, the applicant shall be required to place a deposit with the Department to cover the cost of plan checking and the estimated construction costs. Prior to construction of the improvements, the applicant shall be required to place a deposit with the Department to cover construction inspection.
68. Condition Satisfaction Contract between the City and the Applicant: A Condition Satisfaction Contract ("Contract") between the City and the applicant will be reviewed, approved and executed by both parties. The Contract shall outline the applicant's obligations to provide security for performance of the conditions listed in this report. The request for approval of the City entering into a contract with the applicant will be included with the recommendations to the City Council to vacate the subject portion of Meridith Street.
69. Recordation of the vacation resolution with the Los Angeles County Recorder Office will occur only after the conditions of the Contract and all conditions in this report have been met to the satisfaction of the Department of Public Works and the affected utility agencies.
70. The applicant shall be responsible for all costs associated with these conditions. Unless otherwise noted in this document, all costs will be determined when submittals are received and will be based upon the estimated costs to the Department for the work and on the City's General Fee Schedule that is in affect at the time these conditions are met.
71. Ownership and Fee Title of the property at 1757 East Walnut Street: The applicant shall submit proof of ownership and fee title for said property, which shall be AMCAL Equities, LLC, prior to the recordation of the final street vacation resolution document with the Los Angeles County Recorder Office.

Pasadena Water and Power Department – Water Division – applying to the Vacation of Meridith Avenue

72. The Water Division has a 4-inch mainline and two service laterals with meters within the proposed vacated area. A five-foot wide easement will be required for complete access over the facilities. If the applicant chooses to abandon the existing water service in the proposed vacation area, they will be required to reconfigure and/or relocate the mainline(s), all appurtenant laterals, valves, and/or vaults in a manner acceptable to the Water and Power Department.

Pasadena Water and Power Department – Power Division – applying to the Vacation of Meridith Avenue

73. The Power Division has a utility pole with overhead power facilities located at the northwest corner of the subject area and requires an easement for ingress and

egress over this portion of Meridith Avenue. Two easements are required for service and access to the utility pole and overhead power facilities. A ten-foot wide easement shall be located at ten feet south of the northerly line of the vacated area. A 30-foot wide easement shall be located at 30 feet east of the westerly line of the vacated area.

74. The Power Division also has a ventilation vent located on the southeast corner of the subject area and requires an easement over this portion of Meridith Avenue for purpose of service to the vent. The easement shall be 15 feet by 20 feet and shall be located at 20 feet west of the easterly line of the vacated area, extending 15 feet north from the southerly line of the vacated area.

75. If the applicant chooses to abandon the existing power facilities in the proposed vacation area, they will be required to reconfigure and/or relocate the affected poles, facilities, vents, and other necessary appurtenances in a manner acceptable to the Water and Power Department.

#### AT&T – applying to the Vacation of Meridith Avenue

76. AT&T has facilities within the proposed vacated area. If the existing facilities remain in place, two easements will be required for complete access over their facilities. Said easements shall be located at the easterly 6 feet of the westerly 18 feet, and the northerly 6 feet, of the proposed vacated area.

If the applicant chooses to abandon the existing facilities in the proposed vacation area, they will be required to reconfigure and/or relocate the aerial and underground facilities, including but not limited to, poles, anchors, guys, cables, wires, crossarms, conduits, manholes, handholes, markers, pedestals, terminal equipment cabinets, electrical conductors and necessary fixtures and appurtenances, in a manner acceptable to AT&T.

#### Charter Communications – applying to the Vacation of Meridith Avenue

77. Charter Communications has existing underground fiber and trunk cables within the proposed vacation area. If the applicant chooses to abandon the facilities, they will be required to reconfigure and/or relocate the mainline(s), all appurtenant laterals, valves, and/or vaults, in a manner acceptable to Charter Communications.