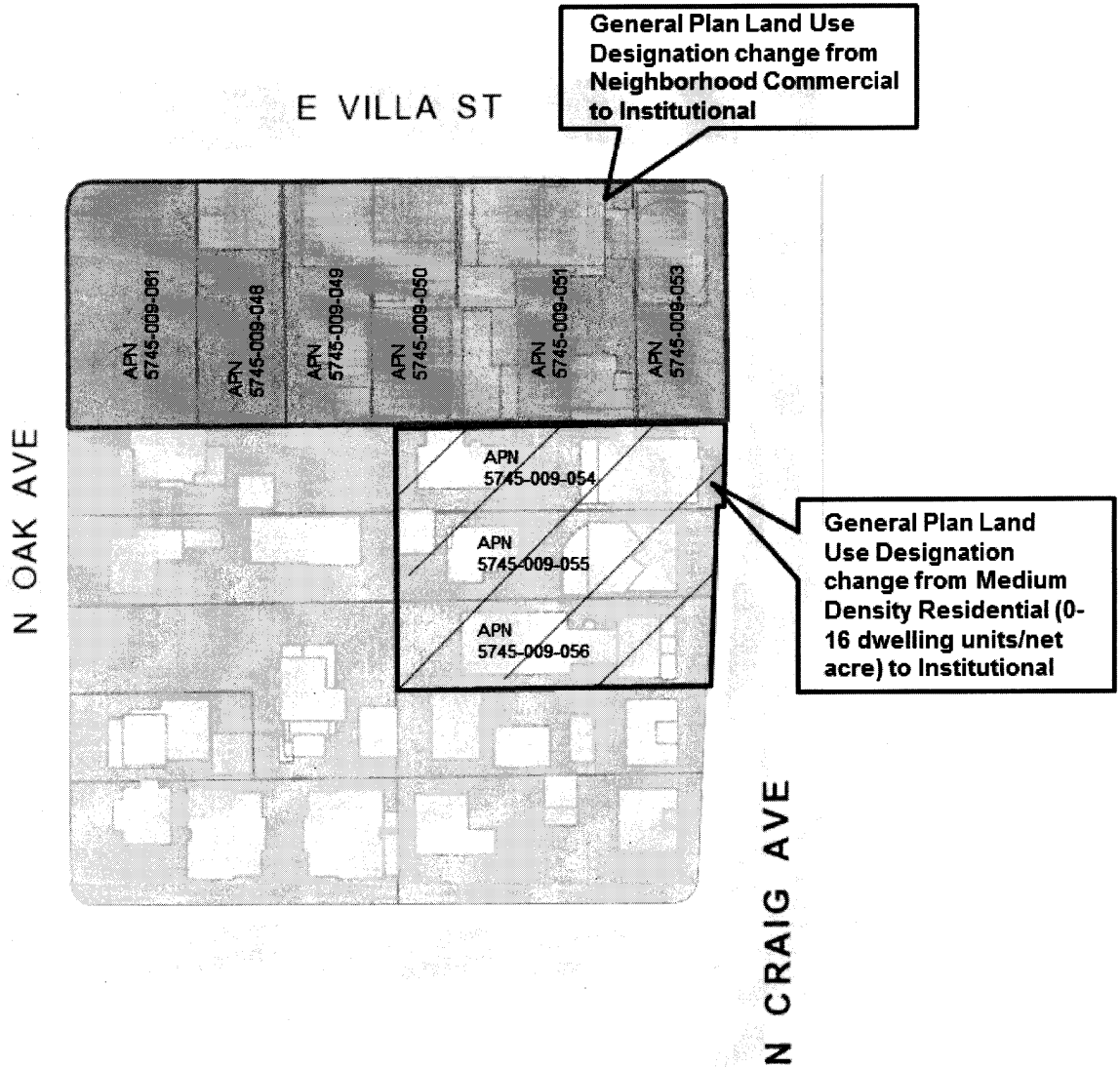


ATTACHMENT A

Please see Exhibit A of Resolution for the Villa Esperanza
Services Master Plan

Attachment B

AMENDMENT TO LAND USE DESIGNATION OF VILLA ESPERANZA MASTER PLAN SITE (TOTAL OF NINE PARCELS TO BE HELD AS ONE THROUGH A RECORDED COVENANT) AT 2116 EAST VILLA STREET FROM NEIGHBORHOOD COMMERCIAL AND MEDIUM DENSITY RESIDENTIAL (0-16 DWELLING UNITS/NET ACRE) TO INSTITUTIONAL



ATTACHMENT C

CONDITIONS OF APPROVAL – VILLA ESPERANZA MASTER PLAN

I. GENERAL

1. **Conformance with Plans.** The site/floor/elevation plans submitted for building permits shall substantially conform to the plans included as Attachment C to the staff report, except as modified herein. Plans shall be submitted for review and approval by the Planning & Community Development Director prior to the issuance of any project building/grading/foundation permits.
2. **Expiration.** The Master Plan shall expire 15 years from the date of approval unless renewed in accordance with Section 17.61.050.I.5.B. In the event that not all phases of the Master Plan are completed and the Master Plan expires, the conditions of approval shall continue to apply to the completed portions of the project.
3. **Call for Review.** The Planning & Community Development Director, at any time, can call for a review of the approved conditions at a duly noticed public hearing. These conditions herein may be modified or new conditions applied to reduce any unforeseen impacts during the construction or operation of the use.
4. **Five Year Review.** In accordance with Section 17.61.050.I.5.d (Five Year Review Required), the Master Plan shall be reviewed by the Planning Commission, or other review authority designated by the City Council commencing on the fifth year after the approval date of the Master Plan, for compliance with features of the Plan and all applicable Conditions of Approval. The applicant shall be responsible for any required fee for the five-year periodic review.
5. **Previous Approvals.** The conditions of this Master Plan shall supersede the Conditions of Approval of CUP #836 approved in 1974, CUP #1677 approved in 1986, CUP #1723 approved in 1987, and CUP #2250 approved in 1990.
6. **Mitigation Measures.** The applicant or successor in interest shall comply with all of the mitigation measures of the Mitigated Negative Declaration.

Mitigation Measure CULT-1: If archaeological resources are encountered during project construction, all construction activities in the vicinity of the find shall halt until an archeologist certified by the Society of Professional Archeologists examines the site, identifies the archaeological significance of the find, and recommends a course of action. Construction shall not resume until the site archeologist states in writing that the proposed construction activities will not damage significant archaeological resources.

Mitigation Measure CULT-2: If paleontological resources are encountered during project construction, all construction activities in the vicinity of the find shall halt until a paleontologist meeting the satisfaction of the Natural History Museum of Los Angeles County identifies the paleontological significance of the find and recommends a course of action. Construction shall not resume until the site paleontologist states in writing that the proposed construction activities will not damage significant paleontological resources.

7. **Design Review.** Design review for new construction and building alterations shall be in conformance with Table 6-3 of Section 17.61.030 (Design Review) of the Zoning Code. Projects up to 25,000 square feet of new construction shall be subject to review by the Planning Director.
8. **Phasing.** The project shall follow the Phasing Schedule included as Attachment E to the staff report unless modifications to the Phasing Schedule are approved by the Director of Planning and Community Development. These modifications may include combining of phases into one and/or reversal of the order in which Phases 2 and 3 are undertaken due to on-going operational, fundraising progress, and programming needs for the full implementation of the Master Plan.
9. **Landscaping.** Prior to removal of any protected trees, the applicant or successor in interest shall submit final landscape plans, demonstrating adherence to the replacement matrix adopted by resolution the City Council and included in the associated administrative guidelines, to the Planning & Community Development Director for review and approval. Compliance with the Tree Protection Ordinance will be monitored through the approved landscape plan depicting replacement trees during the design review phase of the Master Development Plan implementation.
10. **Buffering.** Prior to issuance of building permits for Phase 1 construction, a six foot tall solid block wall shall be constructed on the master plan site along the property line separating school uses from residential uses. Landscaping shall be planted in this area prior to issuance of a Certificate of Occupancy for buildings completed in the Phase 1 construction.
11. **Other City Requirements.** The applicant or successor in interest shall comply with the code requirements of all other City Departments.
12. **Enrollment.** School enrollment shall be limited to a maximum of 120 students. A Master Plan Amendment shall be submitted and approved should the enrollment capacity exceed the maximum permitted under this Master Plan; additional analyses of impacts to traffic and parking will be required. The applicant shall provide annual enrollment figures to the Director of Planning & Community Development one month after the new school year is in session.
13. **Number of Employees.** A maximum of 128 full time employees (administrative, faculty, other related staff) shall be permitted. The applicant shall provide an annual faculty and staff roster to the Planning & Community Development Director one month after the school year is in session.
14. **Private School Requirements.** The applicant or successor in interest shall comply with the requirements of Section 17.50.270 (Schools, Private) of the Zoning Code that regulates private schools during each phase of construction. This includes the requirements for outdoor play area, indoor classroom area, traffic control plan, and noise standards.
15. **Hours of Operation.** School hours of operation shall be limited to 7:00 a.m. to 6:00 p.m. on Monday through Friday.

16. **Events.** A maximum of five week night (Sunday through Thursday) and three weekend (Friday and Saturday) events may be held at the campus in a school year. A calendar shall be prepared each school year and maintained on the school's webpage. A copy of the calendar shall be mailed to the Planning Director.
17. **Signs.** Prior to installation of any signs, the applicant shall submit a signage plan to the Planning & Community Development Director in conformance to the regulations contained in the Zoning Code.
18. **Lighting.** Security lighting shall be shielded away from neighboring residential properties.
19. **Noise Regulations.** The applicant or successor in interest shall adhere to the City's noise regulations in accordance with Section 9.36 of the Pasadena Municipal Code.
20. **Refuse Facilities.** Trash enclosure areas shall be provided in accordance with the requirements of Section 17.40.120 (Refuse Storage Facilities) of the Pasadena Municipal Code. Deliveries and trash pickup shall not occur between the hours of 7:00 p.m. and 7:00 a.m. daily.
21. **Temporary Fencing.** Temporary construction fencing shall be permitted during the duration of the demolition and construction of buildings on site.
22. **Temporary Structures.** A maximum of five temporary portable classroom structures and a double-wide portable structure shall be permitted on the corner of Oak Avenue and East Villa Street during construction of the 9,800 square foot classroom structure and 8,500 square foot classroom structure. All temporary structures shall be removed within 45 days after Certificate of Occupancy for each phase of construction unless substantiated by the timing and sequencing of future phases and approved by the Director of Planning and Community Development. The project must comply with the requirements of Section 17.50.270 for outdoor play area and indoor classroom area when temporary structures are utilized. The temporary structures shall comply with the requirements of California Building Code (CBC) and California Fire Code (CFC) and Pasadena Municipal Code and screened with landscaping subject to approval by the Director of Planning & Community Development.
23. **Hours of Construction.** Construction and demolition activities shall be limited to between the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction or demolition activities shall occur on Sundays or holidays.
24. **Mechanical Equipment.** No mechanical equipment shall be permitted on any roof unless property screened, and located in an enclosure designed to be architecturally compatible with the building.
25. **Consolidation of Parcels.** Prior to issuance of building/grading/foundation permits, the applicant or successor in interest shall record a covenant holding the nine parcels included in the Master Plan boundaries as one. Said document shall be recorded with the Los Angeles County Recorder's Office and the applicant or successor in interest shall provide a certified copy to the Planning & Community Development Director.
26. **Condition Monitoring.** The project, PLN2012-00435, shall comply with all conditions of approval, and is subject to Condition Monitoring. Required fees for monitoring and

inspections shall be paid on or after the effective date of this permit, but prior to the issuance of any building permit. Contact the Code Compliance Staff at (626) 744-4633 to verify the fees and to schedule an inspection appointment time. All fees are to be paid to the cashier at the Permit Center located at 175 N. Garfield Avenue. The cashier will ask for the activity number provided above. Failure to pay the required fees prior to the stipulations in this condition may result in revocation proceedings of this land use entitlement.

II. PARKING AND LOADING

27. **Parking Lease Agreement.** Prior to issuance of a grading/building/foundation permit for Phase 1 construction, the applicant or successor in interest shall file a parking lease agreement in compliance with requirements for lease agreements contained in Zoning Code Chapter 17.46. The leased parking area shall provide a minimum of 38 parking spaces during the entire duration of Phase 1 and 2 construction, inclusive of eight parking spaces reserved for CUP#5525 unless CUP#5525 is relinquished through a noticed public hearing or operation has ceased for more than 12 months. The leased parking area shall be a maximum of ¼ mile from the Master Plan site as measured from the nearest corner of the parking facility to the entrance of the use served via the shortest pedestrian route, or other temporary parking arrangement approved by the Director of Planning & Community Development.
28. **Number of Parking Spaces.** A minimum of 82 on-site parking spaces shall be provided in accordance with a detailed plan to be submitted to and approved by the Zoning Administrator prior to issuance of the Certificate of Occupancy for the last phase of construction. All parking areas shall conform to the requirements of Chapter 17.46 (Parking and Loading) of the Pasadena Zoning Code.
29. **Drop-off and Pick-Up.** All drop-off and pick-up of students shall continue to be along East Villa Street. No queuing for drop-off and pick-up will occur on any street surrounding the site. The school shall have an employee present at the drop-off/pick-up locations during the morning drop-off, and afternoon pick-up to monitor activities and compliance with the program.
30. **Guests and Employee Parking.** All guests and employees shall be required to park in the parking structure on the corner of Oak Avenue and East Villa Street once the parking structure is completed.
31. **Loading Spaces.** A minimum of two loading spaces shall be provided. Loading space size, dimension and location shall be in conformance with Zoning Code Chapter 17.46.

III. PUBLIC WORKS

32. **Public Right-of-Way.** No private improvements may be placed within or above 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 Council. 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 10 feet below grade be removed from the public right-of-way.

33. **Americans with Disabilities Act.** 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 20 foot radius property line corners rounding at the southeast corner of Villa Street and Oak Avenue. The dedications will require the approval of the City. The applicant shall be responsible for all costs required to complete the dedications. The dedication documents shall be submitted to this office prior to the issuance of any permits and the documents shall be executed by the City prior to the issuance of any Certificate of Occupancy.
34. **Sidewalk Improvements.** The applicant shall construct standard PCC sidewalk within the abovementioned dedicated area in accordance with Standard Drawing No. S-421.
35. **Curb Ramps.** The applicant shall reconstruct the curb ramps, in accordance with Standard Drawing No. S-414, at the southeast corner of Villa Street and Oak Avenue and at the southwest corner of Villa Street and Craig Avenue.
36. **Utility Connections.** Excavations for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.
37. **Drive Approaches.** All proposed new drive approaches shall be a minimum of 12 feet in width and in accordance with Standard Drawing No. S-403. The existing gutter shall be cut as near the flow line and the paving shall not be disturbed. A 5-foot minimum clearance shall be maintained between the edge of any proposed driveway and an existing tree.

The applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk, without cutting the asphalt pavement along the subject frontage prior to the issuance of a Certificate of Occupancy. Sawcutting shall be done along the flowline. Existing street trees shall be protected using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514).

The existing return type drive approach located mid-block on the south side of Villa Street is not indicated as an access in the proposed plan submittal. Said drive approach shall be closed and replaced with standard concrete curb, gutter and sidewalk.

38. **Sewer.** 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.

39. **Storm Drain System.** Any connection to the storm drain system in Villa Street and in Craig Avenue, including connections shall comply with the SUSMP requirements, and will require the review and approval from the Los Angeles County Department of Public Works.
40. **Grading and Drainage Plan.** 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.
41. **Grate Drain.** 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.
42. **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 and Development Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
43. **Drainage Structure.** 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.
44. **Street Lights.** 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. **Pedestrian and Traffic Safety.** In order to improve pedestrian and traffic safety, the applicant shall:
 - a. Install a maximum of two (2) street lights on or near the frontage of the property on Craig Avenue and;
 - b. Install a maximum of one (1) street lights on or near the frontage of the property on Oak Avenue.

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. The cost of the street lights is the applicant's responsibility.

The applicant is responsible for the design, preparation of plans and specifications, and the construction of all required street light(s). Plans for the 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. In addition, there is possibly considerable lead-time for the materials required for street light construction. In order to avoid delays in the development schedule, the applicant shall coordinate with this office at 626-744-4195 regarding this street light condition at least five (5) months in advance of the anticipated issuance of Certificates of Occupancy or the final processing of the tract map, whichever happens earlier.

46. **Street Trees.** The applicant shall plant and maintain, for a period of three years, a maximum of eight officially designated street trees (4 *Cinnamomum camphora*; Camphor and 4 *Quercus agrifolia*; coast live oak) per the City approved master street tree plan on the Villa Street frontage and install and permanently maintain an irrigation system for the trees. Location(s) will be finalized in the field by the Department of Public Works.

Tree(s) 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 tree(s) shall be approved by the Forestry Supervisor prior to the issuance of a Certificate of Occupancy. All new tree(s) 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 tree(s) for a minimum of 90 calendar days. The maintenance within the establishment period shall consist of watering the new tree(s); 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 tree(s) 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.

47. **Deposit.** 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. The deposit may be used for any charges resulting from damage to 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 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 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 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.

In addition, prior to the start of construction or the issuance of any permits, the applicant shall conduct a field meeting with an inspector from Department of Public Works for review and approval of construction staging, parking, delivery and storage of materials, final sign-off procedure, and any of the specifics that will affect the public right-of-way. An appointment can be arranged by calling 626-744-4195.

49. **Costs Associated with Conditions.** 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.
50. **Compliance with Ordinances.** In addition to the above conditions, the requirements of the following ordinances will apply to the proposed project:
 - a. **Sewer Facility Charge – PMC 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. **Sidewalk Ordinance – PMC Chapter 12.04**
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.
 - c. **City Trees and Tree Protection Ordinance – PMC Chapter 8.52**
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.

- d. **Stormwater Management and Discharge Control Ordinance – PMC Chapter 8.70**
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>.
- e. **Construction and Demolition Waste Ordinance – PMC Chapter 8.62**
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:
 - 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.

51. **Security 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 PMC Chapter 8.62. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

IV. FIRE DEPARTMENT

52. **Building and Fire Codes.** All new and existing building upgrades shall comply with the requirements of California Building Code (CBC) and California Fire Code (CFC) and Pasadena Municipal Code.

V. POLICE DEPARTMENT

53. **Signage.** Proper signage or traffic directors shall be utilized when trucks are engaging in construction-related activities and obstructing traffic.
54. **Lighting.** The applicant or successor in interest shall consider proper lighting for new structures.
55. **Security.** The applicant or successor in interest shall consider security personnel and or security video surveillance system for the new structures.

Attachment D

Date: August 13, 2014

To: Planning Commission

Co: Ha Ly, Associate Planner

From: Joe N. Solario
1959 E. Villa St.
Pasadena, CA 91107
818-480-1617

Subject: VILLA ESPERANZA SERVICES MASTER PLAN – 2116 E. Villa St.

- 1) During construction, which is projected to total four years, the student and staff numbers are going to remain constant, so where are the construction workers and their equipment going to park? Granted off site parking is being provided for staff, but the bus and auto drop offs and pickups will remain constant. This will increase the traffic jam on Villa, which is already very difficult during the drop off and pickup times.
- 2) Each week day morning some of the students are taken on a walk down Villa past my home. The student's abilities and their behavior vary significantly. Some are very kind and gentle, others are passive, and unfortunately some are aggressive. In any event those that walk down Villa require a significant staff to student ratio. Therefore it is difficult to believe that the number of students can be increased by about 50%, with no increase in staff. I strongly believe that it will become necessary to increase the number of staff in proportion to the increase in students. Parking and facilities will be needed for that increase, which has not been addressed.
- 3) The Villa Esperanza expansion should be at another location where there is room for future expansion.

July 30, 2014

Ms. Ha Ly, Associate Planner

175 N Garfield Ave

Pasadena, Ca 91109

Re: Villa Esperanza Services- Master Plan

Case number PLN 2102-00435

Dear Ms. Ha

I am a long time neighbor of Villa Esperanza Services. I am unable to attend the Planning Commission on August 13th, but wish to express that I am extremely supportive of their project and feel strongly that it will greatly upgrade and enhance our neighborhood. As an organization that has been providing services to individuals with developmental disabilities for over fifty years, their presence in our community is a very positive one. It will be wonderful to see physical improvements being made to the facilities of this impactful organization. Villa Esperanza has always been a good neighbor and I am happy that they have chosen to stay here and rebuild their campus.

For the record, I am in support of this project. Please feel free to call me if you have any questions.

Thank you,

A handwritten signature in cursive script that reads "Dottie Nelson".

Dottie Nelson

1897 Wagner Street

Pasadena, CA 91107

626-792-1102

MITIGATION MONITORING AND REPORTING PROGRAM

**Villa Esperanza Master Plan PLN2012-00435
2116 East Villa Street**

This Mitigation Monitoring and Reporting Program (MMRP) for PLN2012-00435, located at 2116 East Villa Street, has been prepared pursuant to the California Environmental Quality Act (CEQA – Public Resources Code, Section 21000 *et seq.*), the CEQA Guidelines (Cal. Code Regs., Title 14, Chapter 3, Sections 15074 and 15097) and the City of Pasadena CEQA Guidelines. A master copy of this MMRP shall be kept in the office of the Zoning Administrator and shall be available for viewing upon request. A copy also will be available at the office of the Condition/Mitigation Monitoring Coordinator.

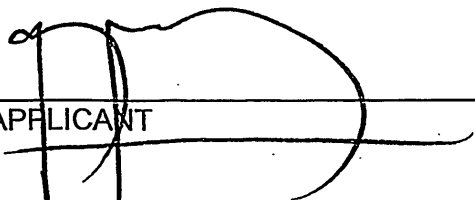
PROJECT DESCRIPTION: The proposed project is a Master Plan to upgrade and expand existing facilities at Villa Esperanza, which is located at 2116 East Villa Street on the south side of East Villa Street between Oak and Craig Avenues, approximately 200 feet north of Interstate 210. The proposed Master Plan is a 15 year, three-phase framework for Villa Esperanza that would allow enrollment to increase from 85 to 120 students, demolition of 12 of the existing 13 structures on the site, which would total approximately 30,088 square feet demolition of gross floor area; and new construction of an administration building with two levels of parking and two, one-story classroom buildings. The three new buildings would total approximately 42,300 square feet of gross floor area. The proposed project includes a Zoning Map Amendment to change the current zoning designation of the campus from Multi-Family Residential and Commercial Limited to Public and Semi-Public, which would allow institutional uses such as the Villa Esperanza. A General Plan Amendment is also proposed to change the land use designation from Medium Density Residential and Neighborhood Commercial to Institutional, which would be consistent with the current land use.

This MMRP includes mitigation measures in the Mitigation Monitoring and Reporting Matrix on the following pages that correspond to the final Mitigated Negative Declaration (MND) for the project. For each mitigation measure, the frequency of monitoring and the responsible monitoring entity is identified. Mitigation measures may be shown in submittals and may be checked only once, or they may require monitoring periodically during and/or after construction. Once a mitigation measure is complete, the responsible monitoring entity shall date and initial the corresponding cell, and indicate how effective the mitigation measure was.

If any mitigation measures are not being implemented, the City may pursue corrective action. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) forfeiture of security bonds or other guarantees; (6) revocation of permits or other entitlements.

Monitoring Program Cost:

I HEREBY AGREE TO PAY THE CITY MONITORING FEES, AND IMPLEMENT THESE MITIGATION MEASURES, AT A MINIMUM, IN THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT.



APPLICANT

07.23.14

DATE

**MITIGATION MONITORING REPORTING PROGRAM FOR
VILLA ESPERANZA MASTER PLAN
PLN2012-00435, 2116 EAST VILLA STREET**

Mitigation Measure	Mitigation Monitoring Timing	Responsible Monitoring Entity	Mitigation Measure Complete?	Effectiveness
Impact – Cultural Resources				
<p>CULT-1: If archaeological resources are encountered during project construction, all construction activities in the vicinity of the find shall halt until an archeologist certified by the Society of Professional Archeologists examines the site, identifies the archaeological significance of the find, and recommends a course of action. Construction shall not resume until the site archaeologist states in writing that the proposed construction activities will not damage significant archaeological resources.</p>	<p>Prior to the issuance of a building permit.</p>	<p>Planning and Community Development Department</p>		
<p>CULT-2: If paleontological resources are encountered during project construction, all construction activities in the vicinity of the find shall halt until a paleontologist meeting the satisfaction of the Natural History Museum of Los Angeles County identifies the paleontological significance of the find and recommends a course of action. Construction shall not resume until the site paleontologist states in writing that the proposed construction activities will not damage significant paleontological resources.</p>	<p>Prior to the issuance of a building permit.</p>	<p>Planning and Community Development Department</p>		