

**ATTACHMENT B
CONDITIONS OF APPROVAL FOR
MODIFICATION OF EXPRESSIVE USE PERMIT #3537**

All conditions of approval for Expressive Use Permit #3537 shall remain in full force and effect unless modified herein.

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

1. The proposed project shall substantially conform to the site plan submitted with this application and dated "Received at Hearing May 8, 2017", except as modified herein.
2. The approval of this application authorizes no more than 55 events to occur per calendar year at the existing art gallery/museum facility. Specifically, there shall be no more than 29 large events with a maximum of 140 attendees, of which five events would be associated with the art gallery and a 24 would be rental events; and 26 small events with a maximum of 75 attendees.
3. The Zoning Administrator, at any time, can call for a review of the approved conditions at a duly noticed public hearing. These conditions may be modified or new conditions added to reduce any impacts of the use. The Hearing Officer may revoke the Expressive Use Permit if sufficient cause is given.
4. The approval of this application authorized the off-site sharing of parking spaces located at 505 East Colorado Boulevard.
5. Any change to these conditions of approval or expansion of the use shall require the modification of this Expressive Use Permit or a new Expressive Use Permit, and/or a modification of this Minor Conditional Use Permit or a new minor Conditional Use Permit with the submittal of a new parking study.
6. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
7. The proposed project, Activity Number **PLN2015-00373** is subject to Condition Mitigation Monitoring.

Planning Division

8. All proposed events shall occur between 6:00 p.m. and 10:00 p.m. Sunday through Thursday, and 6:00 p.m. and 11:00 p.m. Friday and Saturday.
9. No two events shall occur at the same time on the same day.

10. There shall be no more than two large rental events between any Thursday and Sunday of the same week
11. The events shall not occur at the same time when the art gallery/museum is open to the public.
12. There shall be an art gallery/museum employee on-site during the entire length of all rental large events. The contact information (including a phone number) of the on-site employee shall be made available for the surrounding residences/businesses.
13. No dancing shall be allowed in the Event Terrace.
14. Any amplified music shall be limited to the interior of the Event Hall. Windows and doors for the Event Hall shall be closed after 10.00 p.m. No amplified music shall be permitted in the Event Terrace, only acoustic music is permitted. Amplified sound in the Event Terrace shall be limited to speeches. There shall be no acoustic music or amplified sound at the outdoor Event Terrace after 10:00 p.m.
15. The applicant or its successor shall maintain the lease agreement with 505 East Colorado Boulevard for the use of their parking spaces. In the event the location of the off-site parking is modified, the Zoning Administrator shall be notified, and if necessary, a modification to this Expressive Use Permit and Minor Conditional Use Permit shall be required. Copies of the lease shall be provided to the Zoning Administrator upon request.
16. All events approved under this Conditional Use Permit shall comply with the standards of the City's Noise Ordinance (P.M.C. Chapter 9.36).
17. All large and rental event invitations shall include instruction and directions to the parking locations. The instruction shall clearly state that no parking in the surrounding streets is permitted at any time. The applicant shall keep a copy of the parking instruction and directions for all large and rental events, which shall be available to the Zoning Administrator upon request.
18. All vendor loading and unloading for events shall occur on-site.
19. Truck loading, unloading, and trash pick-up is only allowed between the hours of 7:00 a.m. and 9:00 p.m., Monday through Friday, and between 9:00 a.m. and 5:00 p.m. on Saturdays. No truck loading, unloading, or trash pick-up shall be allowed on Sundays.
20. The premises and surrounding sidewalk and street shall be kept free of litter and debris at all times.
21. A Waste Management Plan shall be submitted for the review and approval by the Zoning Administrator and Public Works Director and shall include trash

specifications and recycling specifications. The Waste Management Plan shall indicate how all solid waste complies with the Waste Management Plan requirements of the Central District.

Building and Safety Division

22. Governing Codes: Current Edition of the California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Standards Codes. The governing edition is based on the date in which the project is submitted to the City for review.
23. Building Code Analysis: Document on the plans the Allowable Height & Area, Occupancy Group(s), Type of Construction, and Height & Area Increases.
24. Means of Egress (Exiting): Provide Occupant Load Calculations for all areas, and provide an "Exit Plan". Identify exit separation and travel distance.
25. California Disabled Access Requirements: Project shall be accessible to the disabled in accordance with Chapter 11B of the CBC.
26. Permit(s): Separate permits are required for demolition, new building structure, fire sprinkler (if required), mechanical, electrical, and plumbing.
27. Change of occupancy shall comply with the requirements of the California Building & Fire Code.
28. Clarify compliance with the following for the purpose of fire, life and safety: CBC 2013; Sections 1004.1.2, 1008, 1009, 1009.3.1.2, 1014, 1016, 1021, 1028.6, 3002.4, and T-508.4 for separation.

Fire Department

29. The occupancy of 3rd floor approved for R3, any changes to occupancy shall comply with the requirements of California Fire Code, Building code, mechanical and electrical code, 2013 edition.
30. Exit and exit access shall comply with CBC Section 1014.
31. Stair shaft shall comply in accordance with CBC Section 1009.
32. Fire resistance rating of stairs shall comply with CBC Section 1009.3.1.2.
33. Exit door and panic hardware shall be accordance with CBC Section 1008.
34. Occupancy separation between A2 and R3 shall comply with requirements of CBC Table 508.4.

35. Exit access travel distance shall comply with requirements of CBC Section 1016.
36. Number of exit shall comply with requirements of CBC Section 1021.
37. Means of egress illumination and emergency light shall comply with requirements of CBC Section 1006.
38. Elevator shall comply with the requirements of CBC Section 3002.4a for Gurney size.
39. Building shall comply with the requirements of CFC Section 510 for Emergency Responder Radio Coverage.
40. Occupant load shall comply with the requirements of CBC Table 1004 .1.2.
41. Width of means of egress for assembly occupancy shall comply with the requirements of CBC Section 1028.6.
42. Fire sprinkler and fire alarm system shall be updated for A2 occupancy.

Public Works Department

43. 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://cityofpasadena.net/PublicWorks/Engineering_Division/
44. 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. No construction staging, material storage, or trailer in the public right-of-way.
45. 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 \$1,000 deposit with the Department of Public Works prior to the issuance of any permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, including striping, slurry seal/ resurfacing, street trees, 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

46. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

In addition to the above condition, 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 \$20,000 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