

ATTACHMENT L
HDP#6303 DECISION LETTER (DATED JUNE17, 2015)



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

June 23, 2015

James V. Coane and Associates
30 N. Raymond Avenue, #611
Pasadena, CA 91103

Subject: Hillside Development Permit #6303
800 Fairfield Circle
Council District #7

PLN2015-00087

Dear Ms. Saito:

Your application for a **Hillside Development Permit at 800 Fairfield Circle** was considered by the **Hearing Officer on June 17, 2015.**

Hillside Development Permit: To allow the demolition of an existing single-family residence and construction of a new single-family residence in the RS-2-HD zoning district, and

Private Tree Removal: To allow the removal of one protected European Olive tree (*Olea europaea*) and one protected Victorian Box tree (*Pittosporum undulatum*).

After careful consideration of this application, and with full knowledge of the property and vicinity, the Hearing Officer made the findings as shown on Attachment A to this letter.

Based upon these findings, it was decided by the Hearing Officer that the **Hillside Development Permit** be **approved** with the conditions in Attachment B and in accordance with submitted plans stamped **June 17, 2015.**

In accordance with Section 17.64.040 of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within two years of the effective date of the approval, unless otherwise specified in the conditions of approval. The Planning Director can grant a one-year extension of your approval. Such a request and the appropriate fee must be received before the expiration date. The right granted by this approval may be revoked if the entitlement is exercised contrary to the conditions of approval or if it is exercised in violation of the Zoning Code.

You are advised that an application for a building permit is not sufficient to vest the rights granted by this approval. The building permit must be issued and construction diligently pursued to completion prior to the expiration of this approval. It should be noted that the time frame within which judicial review of the decision must be sought is governed by California Code of Civil Procedures, Section 1094.6.

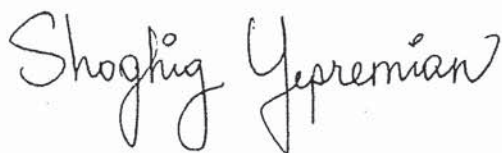
You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72, any person affected or aggrieved by the decision of the Hearing Officer has the right to appeal this decision within **ten days (June 29, 2015)**. The effective date of this case will be **June 30, 2015**. Prior to such effective date, a member of the City Council or Planning Commission may request that it be called for review to the Board of Zoning Appeals. However, if there is a request for a call for review, the appeal period will continue to run. If the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The decision becomes effective on the eleventh day from the date of the decision. The regular Appeal fee is \$272.95. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$136.48.

Any permits necessary may be issued to you by the Building Division on or after the effective date stated above. A building permit application may be submitted before the appeal deadline has expired with the understanding that should an appeal be filed, your application may, at your expense, be required to be revised to comply with the decision on the appeal. A copy of this decision letter (including conditions of approval and any mitigation monitoring program) shall be incorporated into the plans submitted for building permits.

This project has been determined to be categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15303, Class 3, New Construction or Conversion of Small Structures). This class exempts from environmental review the construction of limited numbers of new, small facilities or structures. Section 15303(a) specifically exempts the construction of one single-family residence in a residential zone.

For further information regarding this case please contact **David Sanchez** at **(626) 744-6707**.

Sincerely,



Shoghig Yepremian
Hearing Officer

Enclosures: Attachment A, Attachment B, Attachment C (site plan)

xc: City Clerk, City Council, Building Division, Public Works, Power Division, Water Division, Design and Historic Preservation, Hearing Officer, Code Enforcement-Jon Pollard, Case File, Decision Letter File, Planning Commission (9)

ATTACHMENT A
SPECIFIC FINDINGS FOR HILLSIDE DEVELOPMENT PERMIT #6303

1) Hillside Development Permit – Construction of a new two-story single-family residence in the Hillside Overlay District:

1. *The proposed use is allowed with a Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code. A single-family residential use is allowed in the RS-2-HD (Residential Single-Family, Hillside Overlay District) zoning district. In addition, the proposed construction of a new single-family residence will be in compliance with all applicable development standards, including maximum allowable floor area, lot coverage, setback, building height, and off-street parking requirements of the RS-2-HD zoning district.*
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 subject property is zoned RS-2-HD, which is designated primarily for single-family residential purposes. The properties in the neighborhood are currently developed with single-family residences, and the project will be consistent with existing development in the vicinity. As analyzed, the project will meet all applicable development standards of the Zoning Code and no variances are required to allow the proposal.*
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 subject site is designated as Low Density Residential in the Land Use Element of the General Plan. The use of the site will remain a single-family residence; therefore, the character of the single-family neighborhood will be maintained. Objective 7.0 of the General Plan is to "preserve the character and scale of Pasadena's established residential neighborhoods." Policy 7.6 protects the special character of hillsides throughout the City limits. With the conditions of approval, the project will be consistent with the General Plan objectives and policies. The proposed livable area of the project is 4,817 square feet and within the Neighborhood Compatibility threshold. The project is compatible with the surrounding neighborhood which is developed with single-family residences and is consistent with the requirements of the Zoning Code and the General Plan.*
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 project will be constructed in such a manner as to minimize impacts to surrounding property owners. The proposed project meets all adopted code requirements and will be subject to all current code provisions. As proposed, the height of the new building will be below the maximum allowable height, and the floor area will be within the maximum floor area permitted for the site. Therefore, the proposed project will not be detrimental to the public health, safety, or welfare of persons or properties within the surrounding neighborhood.*
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 new residence will be constructed in compliance with the current Building Code and Zoning standards. The City's plan check process will ensure that the proposed project will meet all of the applicable Building and Safety and Fire Department requirements. The project must also comply with the conditions of approval required by the Department of Public Works. In*

addition, a tree protection plan will be submitted to ensure that the project will comply with the City's Tree Protection Ordinance. A preliminary geotechnical report has been submitted which reported generally favorable geotechnical conditions and concluded the site was stable and suitable for redevelopment

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 complies with all the development standards of the Zoning Code. The project is not located on the top of any prominent ridgelines and will not block views from neighboring properties. The proposed project will be below the maximum allowable floor area requirements and will meet the guidelines related to Neighborhood Compatibility requirements. The proposed project will be compatible with the architectural character of the neighborhood. Thus, the project is consistent with development in the neighborhood.
7. *The design, location, and size of the proposed structures and/or additions or alterations to existing structures will be compatible with existing and anticipated future development on adjacent lots as described in Section 17.29.060.D of this ordinance and in terms of aesthetics, character, scale, and view protection.* The Neighborhood Compatibility guidelines are established to ensure that a project is compatible with the character and scale of existing development in the vicinity. The size of the proposed project (not including the attached garage) is 4,817 square feet, which is below the maximum allowable Neighborhood Compatibility floor area of 5,852 square feet. The architectural style of the project is comparable with other residences in the neighborhood. Thus, the project is in scale with the context and character of existing and future development in the neighborhood.
8. *The placement of the proposed additions avoids the most steeply sloping portions of the site to the maximum extent feasible and minimizes alteration of hillside topography, drainage patterns, and vegetation.* The proposed development area, particularly impervious area, is substantially the same as the existing. The final grading and drainage plans for building permits will be based upon the hydrology study and recommended on-site improvements. Grading activities shall comply with the City's Grading and Building Codes. The project shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division and is required to follow the Tree Protection Plan prepared by a certified arborist for the maintenance of protected trees on the property.

Private Tree Removal: To allow the removal of one protected European Olive tree (*Olea europaea*):

9. *The project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix adopted by resolution of the city council and included in the associated administrative guidelines.* The applicant will be providing a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix adopted by resolution of the city council and included in the associated administrative guidelines. In this case, the applicant will be required to replace the European Olive tree (specimen tree) with specimen trees or native trees on the City of Pasadena's Protected Trees List. The replacement matrix requires that the specimen tree that is removed be replaced with eight 24" box trees or four 36" box trees. As part of the application the applicant submitted a tree report for the property which includes an analysis

of the trees. According to the Certified Arborist, the multi-trunk European olive tree has co-dominant stems with decay in the center of the stem union. It is crowded by other tree and exhibits die-back and sparse foliage. It also crowds a nearby protected Coast Live Oak.

Private Tree Removal: To allow the removal of one protected Victorian Box tree (*Pittosporum undulatum*)

10. *The project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix adopted by resolution of the city council and included in the associated administrative guidelines. The applicant will be providing a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix adopted by resolution of the city council and included in the associated administrative guidelines. In this case, the applicant will be required to replace the Victorian Box trees (specimen trees) with specimen trees or native trees on the City of Pasadena's Protected Trees List. The replacement matrix requires that the specimen tree that is removed be replaced with eight 15-gallon trees, four 24" box trees or two 36" box trees. As part of the application the applicant submitted a tree report for the property which includes an analysis of the trees. According to the Certified Arborist, the Victorian Box has a cavity with decay in the stem union and has crown die-back. It also is leaning heavily to the south, and is unbalanced and structurally weak. The report concludes that the tree is in decline and dying.*

ATTACHMENT B
CONDITIONS OF APPROVAL FOR HILLSIDE DEVELOPMENT PERMIT #6303

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

General

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans submitted and stamped "Received at Hearing, June 17, 2015" except as modified herein.
2. The right granted under this application must be enacted within 24 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Section 17.64.040.C of the Zoning Code.
3. This approval allows the demolition of an existing single-family residence and construction of a new single-family residence. The total gross floor area of the building shall not exceed 5,437 square feet. The total livable area of the residence for the purposes of the Neighborhood Compatibility requirement shall not exceed 4,817 square feet.
4. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.
5. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
6. The proposed project, Activity Number **PLN2015-00087** is subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact David Sanchez, Current Planning Section, at (626) 744-6707 to schedule an inspection appointment time.

Planning Division

7. The applicant shall comply with all requirements of Chapters 17.22 and 17.29 that relate to residential development in the Hillside Overlay district.
8. No grading permit shall be issued until the building permit for the residential project is ready to be issued.
9. The applicant or successor in interest shall use darker tones, including earth tones, for the exterior walls and roofs on the house to blend in with the natural terrain. Color and material samples shall be reviewed and approved by the Zoning Administrator prior to the issuance of any building permits.
10. The project driveway shall be redesigned to provide a three foot buffer from any paved area around the base of the trunk of the 26" DBH Coast Live Oak tree (*Quercus agrifolia*) identified in the tree inventory as Tree #10.

11. The project shall comply with the Tree Protection Ordinance (Chapter 8.52 of the Pasadena Municipal Code). A tree protection and retention plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any building or grading permits.
12. A final landscape and irrigation plan, in compliance with Chapter 17.44 (Landscaping) of the Zoning Code, identifying all remaining and proposed vegetation and trees shall be submitted along with plans for building permit. The plan shall include a mix of plant size and materials for newly landscaped area. Plant materials shall emphasize drought-tolerant and/or native species.
13. The final landscape plan shall provide the location of a minimum of nine 24-inch box or larger replacement trees for the removal of nine mature trees. The replacement trees shall be of a Specimen or Native tree from the City's Protected Tree List.
14. The applicant shall replace the European Olive tree (specimen tree) with specimen trees or native trees on the City of Pasadena's Protected Trees List. The applicant shall adhere to the requirements of the replacement matrix replacing removed tree with eight 24" box trees or four 36" box trees pursuant to Municipal Code Chapter 8.52. The replacement trees shall be identified in the final landscape and irrigation plan.
15. The applicant shall replace the Victorian Box tree (specimen tree) with specimen trees or native trees on the City of Pasadena's Protected Trees List. The applicant shall adhere to the requirements of the replacement matrix replacing the removed tree with eight 15-gallon trees, four 24" box trees or two 36" box trees pursuant to Municipal Code Chapter 8.52. The replacement trees shall be identified in the final landscape and irrigation plan.
16. A construction staging and traffic management plan shall be submitted to and approved by the Zoning Administrator, Department of Public Works, and Department of Transportation prior to issuance of any permits. The plan shall include information on the removal of demolished materials as well as the on-site storage of new construction materials. A copy of the approved construction parking and staging plan shall be furnished to the Current Planning Division for inclusion into the case file on this project. The plan shall be available for review by surrounding property owners.
17. All new parking areas, circulation aisles, and accessways shall be paved with Portland cement concrete. Other paving materials, including brick, asphalt, decomposed granite, or gravel may be substituted with the approval of the Zoning Administrator, and in compliance with the City's adopted standards for privately owned and maintained parking areas.
18. All proposed above-ground mechanical equipment shall be located at least five feet from all property lines and shall comply with the screening requirements of Section 17.40.150 (Screening) of the Zoning Code.
19. Any new construction shall meet all applicable SUSMP (Standard Urban Water Mitigation Plan) requirements of the Building Division.
20. All landscape and walkway lighting shall be directed downward to minimize glare from the property.

21. For projects subject to a building permit, all construction vehicles or trucks including trailers with length over 30 feet or widths over 102 inches shall require a lead pilot vehicle and flag person to enter the streets within the Hillside District. The flag person will stop opposing traffic as necessary when trucks are negotiating tight curves. Operation of construction vehicles or trucks with lengths over 35 feet shall require approval from the Department of Transportation and Department of Public Works, subject to demonstration that such vehicles can maneuver around specific tight curves in the Hillside District. Operation of construction trucks with lengths over 30 feet shall be prohibited before 9:00 a.m. and after 3:00 p.m., Monday through Friday and all day during weekends and holidays. On refuse collection days, the operation of construction trucks with lengths over 30 feet shall be prohibited before 10:00 a.m. and after 3:00 p.m.
22. The lowest level of the proposed structure, identified in the plan set as the "basement", shall not exceed the 280 square foot area identified on the project plans. Any other areas on this level within the building footprint shall remain unexcavated and shall maintain a ceiling height of less than five feet.

Fire Department

23. All construction shall comply with requirements of California Building Code (CBC) Chapter 7A, California Fire Code (CFC), and Pasadena Municipal Code (PMC).
24. All construction shall comply with requirements of California Building Code (CBC) Chapter 7A, California Fire Code (CFC), and PMC.
25. Provide a Fire Flow Report (contact the Pasadena Water Department 626-744-7064). The required fire flow shall not be less than 1000 GPM at 20 PSI, as required by CFC Appendix III-B, Public fire hydrant shall be located the referenced fire flow within 600 feet of the property, as measured from the fire hydrant by an approved route around the exterior of the building compliance with CFC Section 507.5.1.
26. A complete automatic fire sprinkler system designed in compliance with NFPA 13D is required throughout all structures as stated in CFC Section 903.3.1.3. Plans shall be submitted to the Permit Center for Fire Department review after the issuance of the Building Permit.
27. Fuel Modification Landscape Plans: Provide separate fuel modification landscape plans complying with the Urban Wild land Interface Code for all structures located within the Fire Interface Zone. Plans shall indicate all plant and tree species compliant with the FZ in addition to planting distance, canopy sizes, irrigation systems, and landscape management within defensible spaces in proximity of all structures. Compliance is required prior to certificate of occupancy being issued
28. Smoke alarms shall be installed in each sleeping room, area(s) serving as a sleeping area, areas accessing all sleeping areas, and at the top of stairways. All smoke alarms are to be photoelectric or combination photoelectric/ionization. All smoke alarms throughout the dwelling unit shall be interconnected. All sounders are to produce a coded temporal pattern. All smoke alarms shall be UL 217 and California State Fire Marshal (CSFM) Listed, manufactured by the same company, and listed by the manufacture as compatible with each other. Smoke alarms shall not be installed within 3-feet of return or supply air registers or 3-feet of bathroom openings. (CFC 907)

29. Provide approved spark arrestor(s) on all chimney(s).
30. Provide eave and projection details on drawings. All eaves and other projections are required to be "boxed" with one-hour fire resistive or noncombustible material, per CBC Section 707A.5
31. Exterior walls: the exterior wall covering or wall assembly shall comply with one of the following requirements:
 - a) Noncombustible material.
 - b) Ignition-resistant material
 - c) Heavy timber exterior wall assembly
 - d) Log wall construction assembly
32. No wood roofs or wood roof assemblies, Pasadena Municipal Code.
33. All new proposed gutters/downspouts shall be constructed of noncombustible material per UWIC Sec. 504.4.
34. Appendages and projections (IE: decks, balconies & etc.) shall be constructed with one of the following material:
 - a) Noncombustible material
 - b) Ignition-resistant material
 - c) Exterior fire retardant treated wood
35. All new exterior windows, skylights, etc. are required to be multi-layered glazing with a minimum of one tempered pane .CBC Section 708A.2.1
36. All new exterior doors are required to be 1¾" solid core per CBC Section 708A.3
37. Attic and foundation ventilation in vertical exterior walls and vents through roof shall not comply with requirements of CBC Section 706A.
 - a) The vents shall be covered with noncombustible corrosion resistant mesh not exceeding 1/16 " and shall not exceed 1/8" openings.
 - b) Attic ventilation openings shall NOT be located in soffits, eave overhangs, between rafters at eaves or in other overhang areas. Gable and dormer vents shall be located at least 10 feet from property lines.

Building Division

38. The project shall comply with the 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.
39. A soils report shall be submitted with the building permit application.
40. If greater than 50 cubic yard, Grading/Drainage Plans shall be prepared by a registered engineer. Grading shall conform to the provisions of Chapter 14.05 of City's Municipal Code.

41. Standard Urban Stormwater Mitigation Plan (SUSMP): This project will require the preparation of a Standard Urban Stormwater Mitigation Plan. First 3/4 site drainage must be retained on site effective January 1, 2014.
42. For 3:1 or steeper slopes, the new structure (including pool/spa) shall be located to comply with the slope setback requirements per Section R403.1.7 of the California Residential Code.
43. A solid roof is required over outdoor sinks if they are connected to sewer.
44. Separate permits are required for demolition, grading (if applicable), fire sprinkler, mechanical, electrical, plumbing, pool/spa, and detached accessory structure greater than 120 square feet in area.

Public Works Department

45. There is an existing sewer easement (E-207) traversing the subject property. The sewer easement and all sewer facilities shall be shown on all of the construction drawings. No structure shall be built within the 10 feet wide sewer easement, projecting five (5) feet on each side from the sewer main alignment. The sewer easement E-207 is attached herein for your reference.
46. The existing house sewer is currently connecting to a sewer manhole in accordance with Sewer Plan and Profile Sheet No. 651, see attached. The proposed development shall connect to the public sewer along the sewer main, not at the manhole, with a new six-inch diameter house sewer 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 sewer 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.
47. A backwater trap and valve shall be installed in the proposed basement per Section 13.24.300 of Pasadena Municipal Code, if applicable: In every case where a plumbing outlet or plumbing fixture is installed or located below the elevation of the curb or property line, an approved type of backwater trap or an approved type of backwater sewer valve shall be installed between the outlet and the public sewer in such a manner as to prevent sewage from flowing back or backing up into any such outlet or plumbing fixture. Every such trap or valve shall be installed in the basement, or in a box or manhole of concrete, or cast iron, or other material approved by the superintendent so that it will be readily accessible at all times. The trap or valve shall be placed only in the drain line serving the fixtures that are located below the elevation of the above-mentioned curb or property line and no drainage from fixtures located above this elevation shall pass through such trap or valve.
48. The proposed drive approach shall be constructed in accordance with Standard Drawing No. S-403. The existing gutter shall be cut per the requirements of Public Works

inspector and the paving shall not be disturbed. All drive approaches shall be at least seven feet clear of existing trees.

49. Any vegetation, including overhanging brush and tree limbs, that encroaches into the public right-of-way shall be removed.
50. The applicant shall protect all City trees during construction. No trees shall be impacted by the proposed construction, if a City tree is damaged, the applicant may be liable for the assessed value of the tree.
51. 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 \$5,000 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. A processing fee will be charged against the deposit.
52. 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.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 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 is allowed in the public right of way.
53. In addition, prior to the start of construction or issuance of any permits, the applicant shall conduct a field meeting with an inspector from the 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.
54. In preparation for the New Year Rose Parade and Rose Bowl Game, the Department of Public Works will suspend all works within the public right-of-way during the holiday season in accordance to PMC 12.24.100 and City Policy.

In general, all public streets, sidewalks and parkways shall be free and clear of excavations and other construction related activities during the period of November through January of the following year. Specific dates will vary on an annual basis. Accordingly, contractors will be required to shut down construction operations which would impede traffic and pedestrian movements during these periods unless otherwise authorized by the City Engineer. Any existing excavations shall be backfilled, compacted and temporarily repaved before the beginning of the moratorium period.

The Holiday Moratorium Map, showing the appropriate shutdown period, and corresponding areas in the City, is available at the Department of Public Works Permit Counter (window #6), 175 N. Garfield Avenue, Pasadena, CA 91109, or at the following link: http://cityofpasadena.net/PublicWorks/Engineering_Division/.

55. 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.
56. In addition to the above conditions, the requirements of the following ordinances will apply to the proposed project:
- o 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.
 - o 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://cityofpasadena.net/PermitCenter/Plans_Submittal_Checklists/
 - o 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://cityofpasadena.net/PublicWorks/Engineering_Division/ and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:
 - a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers is included on the waste management application plan form and it can also be obtained from the Recycling Coordinator.
 - b. 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. For Demolition Only projects, the security deposit is \$1 per square foot or \$30,000, whichever is less. 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.

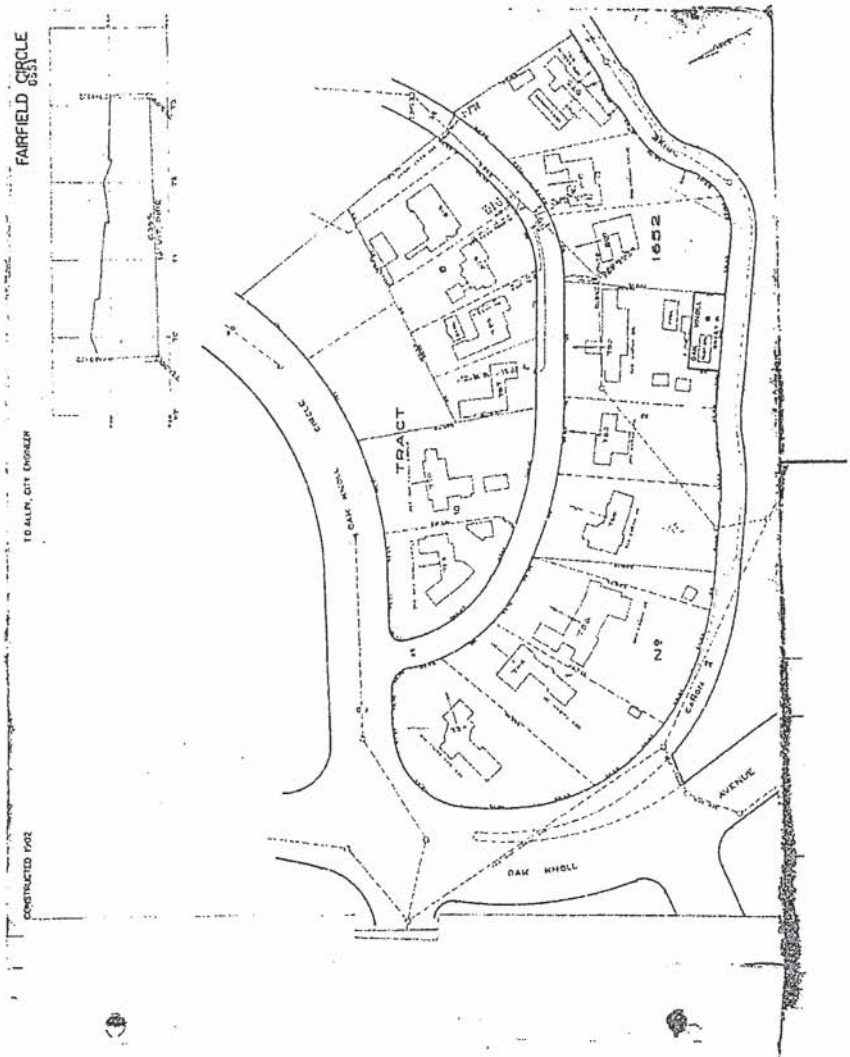


W H E R E A S, it is the desire and intention of the City of Pasadena, a Municipal Corporation, in the County of Los Angeles, State of California, to construct an out-fall sewer to provide for the sewerage of the eastern portion of said City, and

W H E R E A S, it is necessary in order to accomplish said object, to construct said sewer on the premises owned by S. D. Rosenbaum, south of said City:

NOT, THEREFORE, in consideration of the payment by said City of the sum of One (\$1.00) Dollar, the receipt whereof is hereby acknowledged, said S. D. Rosenbaum does hereby grant to said City of Pasadena, the right to construct, forever maintain and operate a public sewer, including manholes, as shown upon the accompanying map, and also a sewer described herein as an "auxiliary sewer" through and upon said premises, and between the following points, to-wit:-

Beginning at a point on the south boundary of Oak Knoll Tract, as shown on map recorded in Book 26, Pages 88 to 91, Miscellaneous Records of Los Angeles County, said point being fifty-five and forty-three hundredths (55.43) feet easterly from the south-west corner of Lot numbered Twelve (12), Block "C" of said Tract; thence north eight (8) degrees five (5) minutes East seventy-nine and six-hundredths (79.06) feet to a point; thence north fifty-four (54) degrees five (5) minutes East four hundred sixty-nine and eighty-five hundredths (469.85) feet to a point; thence north thirty-seven (37) degrees forty-eight (48) minutes East nine hundred fifty-five and seventy-five (955.75) feet to a point; thence north forty-one (41) degrees twenty-five (25) minutes East three hundred sixteen and eight-tenths (316.8) feet to a point on the center line of Madison Avenue; thence north eight (8) degrees twenty-three (23) minutes West along the center line of Madison Avenue and across Oak Knoll Avenue eighteen hundred ninety-three and twenty-hundredths (1893.20) feet to a point; thence north forty-eight (48) degrees eighteen (18) minutes



ATTACHMENT C SITE PLAN

