

Attachment B
Conditions of Approval

**ATTACHMENT B
CONDITIONS OF APPROVAL**

The applicant or successor in interest shall comply with the following conditions of approval

- 1 The Planned Development (PD) 35 Colorado Hill Planned Development dated May 21, 2018 shall apply and supersede any inconsistent or different standards established by Title 17 of the Pasadena Municipal Code (PMC) but only for the development plan referred to in Section 3 of Ordinance 7296 Except as expressly provided in PD 35, PD 35 shall comply with all the requirements of Title 17 of the PMC
- 2 The conditions of approval identified in this revision to PD-35 shall supersede all prior conditions of approval for the original PD-35.
- 3 The site plan, floor plans, parking levels plans, elevations, and building sections submitted for building permits shall substantially conform to the site plan dated May 21, 2018 submitted with this application, except as modified herein
- 4 References herein to the applicant, developer, or customer shall mean the Project Applicant, and all references include not only the Project Applicant, but also any successors in interest
- 5 All land use regulations and additional use regulations of ECSP-CG-2 or RM-48-PK, as applicable to the project site, that are not inconsistent with PD 35, shall apply
- 6 In cases of conflict between or among the various conditions of approval, mitigation measures, PD 35 development standards, and applicable provisions of the PMC, the stricter requirement, as determined by the City, shall apply
- 7 The final decision letter and conditions of approval shall be incorporated in the building plans submitted for building plan check
- 8 The applicant or successor in interest shall meet the applicable code requirements of all other City Departments
9. 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 PMC, unless otherwise stated in the conditions of approval, or as stated in the Mitigation Monitoring and Reporting Program, certified by the City Council as part of the Final Environmental Impact Report on September 12, 2016
- 10 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 Planning Commission if it can be reasonably shown that there are grounds for revocation or modification of this Planned Development Any such Planning Commission review of these conditions may result in modifications or the addition of new conditions to address any issues related to the use The Planning Commission may revoke the Planned Development if sufficient cause is shown
- 11 The applicant or successor in interest shall comply with all mitigation measures contained within the approved Mitigation Monitoring and Reporting Program, certified by the City Council as part of the Final Environmental Impact Report on September 12, 2016
- 12 The proposed project, Activity Number **PLN2013-00072**, 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 the Planning Division at (626) 744-4009 to schedule an inspection appointment.

Planning Division

13. Commercial uses on both the north parcel and south parcel shall be limited to those uses listed as permitted by the East Colorado Specific Plan in PMC Section 17.31.040 (East Colorado Specific Plan District Land Uses and Permit Requirements, Table 3-3) and additionally meet the definition of "Pedestrian-Oriented Uses (land use)" as defined by PMC Section 17.80.020 (Definitions).
14. All ground-floor commercial uses on the north parcel and south parcel shall provide building access from the adjacent street frontage.
15. Prior to approval of grading plans and/or prior to issuance of demolition, grading and building permits for the north parcel, the requirement to provide and install the following temporary noise barriers shall be provided, installed, and included in the plans and specifications:
 - A 12-foot-high barrier on the north side of the north parcel, extending easterly from the property line at Holliston Avenue to the property line at Hill Avenue.
 - A 10-foot-high barrier on the west side of the north parcel, extending southerly from the north property line to the existing antique store building.

Each barrier shall be solid and provide coverage from the ground to the top and shall be composed of a 5/8-inch-thick plywood (or heavier) or composed of another material that would provide equivalent level of noise reduction to the satisfaction of the City based on evidence provided by the applicant or successor in interest. If it is necessary to install an access gate in the barrier, the gate shall also be solid and the spaces below and to the sides of the gate shall be minimized. Each barrier shall remain in place until the completion of major construction.

16. The following temporary noise barrier shall be provided, installed, and included in the plans and specifications. The barrier shall be in place prior to approval of grading plans and/or prior to issuance of demolition, grading and building permits for the south parcel.
 - A 10-foot-high barrier on the south parcel, extending along the entire south property line, northerly from the southwest corner of the parcel for at least 50 feet and northerly from the southeast corner of the parcel for at least 50 feet.

The barrier shall provide coverage from the ground to the top and shall be composed of 5/8-inch-plywood (or heavier) or composed of another material that would provide an equivalent level of noise reduction to the satisfaction of the City based on evidence provided by the applicant or successor in interest. If it is necessary to install an access gate in the barrier, the gate shall also be solid and the spaces below and to the sides of the gate shall be minimized. The barrier shall remain in place until the completion of major construction.

17. Prior to the approval of grading plans and/or prior to issuance of demolition, grading, and building permits, the following noise-reduction measures shall be identified in the construction plans or specifications.

- The construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards
 - The construction contractors shall place stationary construction equipment so that the equipment is as far as feasible from noise-sensitive receptors and so emitted noise is directed away from noise-sensitive receptors.
 - The construction contractors shall locate equipment and material staging in areas that will create the greatest distance between staging area noise sources and noise-sensitive receptors
- 18 Prior to approval of grading plans and/or prior to issuance of demolition, grading and building permits, the construction specifications shall include statements that prohibit heavy truck traffic from using/passing through Holliston Avenue north of the project site and prohibit the use of cranes or similar equipment within the right-of-way of Holliston Avenue
 - 19 All parking spaces reserved for the hotel use on the north parcel shall be segregated from general public parking for ground-floor commercial uses. This may involve signage or the construction of fencing and/or vehicular gates to limit access, which shall be reviewed by the Department of Transportation and the Planning and Community Development Department
 - 20 All parking spaces reserved for the residential use on the south parcel shall be segregated from general public parking for ground-floor commercial uses. This may involve signage or the construction of fencing and/or vehicular gates to limit access, which shall be reviewed by the Department of Transportation and the Planning and Community Development Department.
 - 21 Prior to the implementation of any on-site (i.e. private property) valet parking operations for the hotel, the applicant or successor in interest shall submit a valet parking plan (where to drop-off/pick-up, amount of queuing space, etc) to the Zoning Administrator and Department of Transportation for review and approval
 - 22 Landscaping, hardscapes, and irrigation 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
 - 23 The project shall comply with the 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
 24. 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
 25. 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

- 26 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
- 27 Prior to issuance of building permits, the applicant or successor in interest shall provide data of the Director of Planning and Community Development demonstrating that the noise level from heating, ventilation, and air conditioning (HVAC) units, swimming pool equipment, and similar mechanical equipment when measured at the nearest property line would not exceed the ambient noise level by more than five (5) decibels
- 28 Each hotel room occurring on the north parcel shall include a mechanical ventilation system, as required by the California Building Code, for occupancy with windows closed
- 29 The project is subject to review and approval by the Design Commission through the Design Review process
- 30 New construction shall comply with the Public Art Design Standards of Pasadena Municipal Code Section 17 40 100 Public Art Requirements and Design Standards
31. An individual master sign plan shall be prepared for the north parcel and south parcel, administered in accordance with Pasadena Municipal Code Chapter 17 48 Signs

Design & Historic Preservation Section

- 32 The Design Commission shall review and refine the overall design of the project through the Design Review process. This review shall include, but is not limited to, modifications to the mass and height within the revised maximum allowed thresholds as deemed appropriate by the Design Commission. The Design Commission will review and condition the project to ensure that the project is of high quality, exhibits architectural excellence, and contextual to the surrounding neighborhood
- 33 The current architectural team shall be retained and consulted throughout the design review and construction processes to ensure that the finishes, materials, and detailing of the structure are appropriate to the design presented or shown in the attachments to support the request to increase the additional F A R for the project
34. A comprehensive landscape plan shall be submitted to the Design Commission for review and approval. The goal of the landscape plan is to demonstrate the following: Create distinctive environments, soften the exterior appearance of the building, and incorporate the use of native drought tolerant plant material to avoid excessive water use
- 35 A sub-committee of the Design Commission should be convened to review the thoroughness of the construction documents (CD's) & specifications prior to each phase of the design review process and plan check submittal
- 36 The developer should be required to provide a large-scale mock-up panel of exterior materials during construction for review and approval by the subcommittee of the Design Commission prior to installation of materials on the building
37. A qualified Executive Architect (subject to City review and approval) with hospitality experience should be engaged by the applicant to oversee the CD production and construction processes to ensure implementation of high-quality design and materials and, during construction, consistency with the approved building plans

- 38 A design-build CD process should be un-acceptable for projects over 10,000 sf
- 39 The number of Design & Historic Preservation inspections during construction should be increased to deter field changes, conditionally releasing each floor
- 40 Specifications should be written for appropriate, quality materials to lessen the ability to reduce the quality of the finish materials approved by the Design Commission The subcommittee of the Design Commission should have enough access to the construction process, to make sure that these are followed through
41. Value engineering that would reduce the quality of materials specifications should not be allowed for this project after design review approval is granted

Building Division

- 42 The design and construction of this project shall be in full compliance with Title-14 of the Pasadena Municipal Code.
43. The design and construction of this project shall be in full compliance with the governing edition of the California Building Code, California Electric Code, California Plumbing Code, California Mechanical Code, California Green Building Standard Code, California Energy Code, California Accessibility Code, California Building Standards Code and all the applicable federal, state and county laws, or any subsequently adopted uniform codes in effect at the time of permit issuance
- 44 Means of Egress (Exiting) Exits and exit systems shall be properly dimensioned on the plans and shall comply with Chapter 10 of the California Building Code (CBC)
- 45 California Disabled Access Requirements This project shall be fully accessible to comply with the Title-24 accessibility requirements and Chapter 11 of CBC
46. California CCR Title 24 Energy Requirements This project shall comply with Title-24 energy requirements and energy calculations are required
- 47 Storm Water Mitigation "SUSMP" plans are required and must be approved prior to the building permit issuance.
- 48 Fire Protection System Fire protection requirements shall refer to section 14 25 of PMC and chapter 9 of CBC and per fire department's requirements
49. Plans and Professional Documents. Architectural, electrical, mechanical and plumbing plans, grading plans (separate fees / plans check / approval required), storm water mitigation plans, geotechnical investigation reports, structural calculations, engineering details and all other construction drawings (shall be prepared by architects or civil / structural and geotechnical engineers licensed in California) are required for this project
- 50 Addressing: The project is governed by Pasadena Municipal Code Chapter 12 20 Building Numbering The address fee will be calculated after receiving the following. an address application, a current half size of 8 ½" x 11" site plan and floor plans for each above ground level, the site plan must show main door entrances to all building and entry into each unit, elevators, stairwells, the streets and indicate the N/S direction as well as the orientation of the building to the streets before submittal to plan check

Housing and Career Services Department

51 The project is subject to the City's Inclusionary Housing Requirements (Zoning Code, Chapter 17.42) For rental housing, 15 percent of the units are required to be restricted at affordable rents, comprised of 10% of Low Income households and 5 percent for Moderate Income households For for-sale housing, 15 percent of the units are required to be restricted at affordable sales prices for Moderate Income households There are other options for meeting the Inclusionary Housing Requirements, including payment of an In-Lieu Fee and provision of "off-site" affordable units The applicant or successor interest shall obtain all necessary clearances from the Housing and Career Services Department.

Public Health Department

52. Plan submittal will be required for the construction of new food facilities in any of the retail spaces.

- Food facility must comply with PMC 8 12 and California Retail Food Code – excerpt from California Health and Safety Code Part 7 California Retail Food Code.
- Food establishment with on-site sale and consumption of alcohol shall comply with PMC 8.12 020 B, C, and D Facilities are required to have a separate restroom for men and women Provide a urinal in the restroom Access to restrooms must be available during hours of operation Number of fixtures for restrooms shall comply with the California Plumbing Code
- Food facility shall adhere to the regulations established in the Tobacco Use Prevention Ordinance (PMC 8 78) Prohibition of smoking in public places and prohibition of smoking in certain outdoor public places (PMC Sections 8 78 060/8 78 071)

Department of Public Works

53 No private improvements may be placed within the public right-of-way, including, but not limited to, soldier beams, tie-backs, utility conduits, backflow preventers, transformers, fire sprinkler valve, decorative sidewalk and applicable parade post holes on Colorado Boulevard per Standard Drawing S-419 Private improvements may only be placed in the public right-of-way by submitting a license agreement, which must be approved by the 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

The applicant shall submit the application, plan and processing fee/deposit, associated with processing the license agreement, at least three to four (3-4) months prior to the issuance of any permits 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 an indemnity bond in order to guarantee that shoring and tie-backs are free from defect due to faulty material, workmanship and failure Upon review of the license agreement exhibits, an indemnity-bond estimate will be prepared and forwarded to the applicant. The estimated amount is equivalent to the cost of reconstructing the public right of way, including all affected utilities, public facilities, and infrastructures, based on the plane of failure at a 45-degree angle from the lowest point of

excavation The indemnity bond shall be submitted to the City prior to the execution of the agreement and the issuance of any building or demolition permits

All steel rods in every tie-back unit shall be relieved of all tension and stresses, and any portion of soldier beams and any portion of the tie-backs located be removed entirely from the public right-of-way A monthly monitoring report stamped and certified by a licensed surveyor shall be submitted to indicate that the deflection from any piles or soldier beams does not exceed one inch Upon completion of construction, the developer or his contractor shall remove all tie-back rods within the public right-of-way The removal shall be documented by a report certified by a licensed deputy inspector The report shall be submitted to the City for review and approval. The applicant will be charged a penalty of \$7,000 for each tie-back rod not removed from the public right-of-way For temporary tie-backs or shoring, the maximum width of the license area fronting the development frontage(s) shall only extend to the centerline of the public right-of-way

- 54 The applicant shall demolish existing and construct all new public improvements along the subject development frontages of Holliston Avenue, Hill Street and Colorado Boulevard, including concrete sidewalk per Standard Plan S-421, concrete curb and gutter per Standard Plan S-406 All public improvements shall be completed prior to the issuance of Certificate of Occupancy
55. Holliston Avenue and Giddings Alley restoration, fronting the subject development, shall be a full width (from gutter to gutter) cold milling and resurfacing of 1 5 inches depth asphalt concrete roadway Restoration of asphalt concrete pavement shall be per Standard Plan S-416 and to the satisfaction of the City Engineer Traffic channelization shall be restored per the Department of Transportation requirements and approval
- 56 Hill Avenue and Colorado Boulevard restoration, fronting the subject development, shall be a full width (from gutter to gutter) cold milling and resurfacing of 1 5 inches depth rubberized asphalt concrete roadway 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 Traffic channelization shall be restored per the Department of Transportation requirements and approval
- 57 In order to provide for an American with Disabilities Act (ADA) compliant ramp, the applicant shall reconstruct
 - a. All four (4) corners of Colorado Boulevard and Hill Avenue intersection with ADA compliant directional ramps per Caltrans Standard A88A Additional striping, signal work, and/or poles/utility relocations might be necessary
 - b All four corners of Colorado Boulevard and Holliston Avenue intersection with ADA compliant directional ramps per Caltrans Standard A88A Additional striping, signal work, and/or poles/utility relocations might be necessary

The curb ramps construction shall be completed prior to the issuance of Certificate of Occupancy A separate permit from the Department of Public Works is required for all construction in the public right-of-way. Please contact 626-744-4195 for the general process

- 58 The applicant may submit to the City for review any proposed designs that will comply with the ADA requirements The applicant is responsible for the design, preparation of plans and specifications, and construction of the new curb ramps Plans for the curb return improvements shall be prepared by a civil engineer, registered in the State of California Upon submittal of improvement plans to the Departments of Public Works for review, the

applicant will be required to place a deposit with the Department of Public Works to cover the cost of plan checking. The amount of deposit will be based on the current City's General Fee Schedule. Note that the building plans approved by the City's Planning (Building) Department do not constitute approvals for work in the public right-of-way. Separate plans shall be submitted to the Department of Public Works – Engineering Division – at 175 North Garfield Avenue Window 6. The applicant shall submit the curb return improvement plans and the plan check deposit at least two (2) months prior to the issuance of any building or demolition permits.

59. Upon review of the curb ramps improvement plans, the applicant may need to dedicate to the City for street purposes the land necessary at the property line corner rounding (per Standard Plan No. S-423) to provide for the minimum clearance required by the Americans with Disabilities Act standards. If so, the applicant shall remove and reconstruct the sidewalk for the dedicated area, per Standard Plan No. S-421. The applicant shall be responsible for all the cost required to complete the dedication, if it is required. The dedication document and processing fee shall be submitted to this office prior to issuance of any permits. The dedication document shall be executed and recorded prior to the issuance of a Certificate of Occupancy.
60. Per the Department of Transportation Revised Acceptance Letter, dated August 29, 2016:
 - a. For the north site portion of the project, the Hill Avenue driveway shall be restricted to right-turn in and right-turn out only due to the close proximity to the intersection of Hill Avenue/Colorado Boulevard.
 - b. The Colorado Boulevard driveway proposes to serve as the drop-off/pick-up to the hotel and would also provide access to the subterranean parking areas. Additional driveway turn restrictions might be considered during building design plan check.
 - c. South of Colorado Boulevard project site access shall be limited to the alley. Additional right-of-way dedication along Giddings Alley may be required for vehicular and pedestrian sight distance visibility to the satisfaction of the Department of Public Works and Transportation.
 - d. To improve the safety of pedestrians crossing the driveway, where applicable, the design plans shall indicate a slope of 2 percent or less from the property line to 20-feet east into the property to improve pedestrian and vehicular sight distance, or include the installation of an exit arm.
 - e. A signal warrant analysis found that a signal is warranted at the intersection of Holliston Avenue/Colorado Boulevard. This signal shall be installed by the applicant at the intersection to improve pedestrian safety and patron access to the north and south sites. The design shall be reviewed and approved by both the Department of Public Works and Transportation before the issuance of the first permit for construction. Furthermore, the signal shall be installed prior to Certificate of Occupancy, temporary or otherwise.
61. 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 7-foot minimum clearance shall be maintained between the edge of any proposed driveway and an existing tree. Red curbs may be required to provide adequate sight distance based on evaluation and recommendation by Department of Transportation.
62. 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.

63. 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 The existing catch basins on Colorado Boulevard and on Hill Avenue are owned and maintained by the Los Angeles County Department of Public Works (LACDPW). If the development proposes to connect to those catch basins, plans shall be submitted to LACDPW for review and approval Permits for construction shall be obtained from both LACDPW and Pasadena Department of Public Works
- 64 On-site drainage, such as roof drain, area drain and subterranean garage discharge, shall be contained on-site per LA County Regional Water Quality Control Board's current permit
- 65 The applicant shall provide storm water drainage plans and obtain approval from the Planning Department and the Department of Public Works prior to issuance of a grading or building permit for this site
66. All public tree removals are subject to the approval from the Urban Forestry Advisory Committee (UFAC)
- 67 A Tree Protection Zone (TPZ) shall be established for all existing City trees within the scope of a construction project The TPZ extends from the base of the tree to four (4) radial feet beyond the dripline of a tree and applies to the entirety of the tree – from the roots to the canopy of the tree.

The applicant is prohibited from the following within a designated TPZ construction vehicle access, construction vehicle operation, staging of materials, and trenching without the consent of the Department of Public Works.

The applicant shall at minimum provide the following within a designated TPZ mulching, irrigation, and protective fencing

- 68 Prior to the issuance of any permit, the applicant shall submit a Preliminary Tree Protection Plan, prepared by a Landscape Architect or certified Arborist, showing the TPZ and all structures, footings, and grading that may impact City trees shall be submitted to the Department of Public Works, for review and approval Given that each construction project poses unique conditions, it is the responsibility of the applicant to develop a Tree Protection Plan based off the TPZ standards to the extent feasible The Plan shall conform to the Tree Protection Standards which specifically require showing the locations of all existing trees, their diameters, canopies, whether the tree is a public tree or private tree, as well as any trees to be planted with their canopy at mature size The final conditions of the Tree Protection Plan shall be approved by the Forestry Superintendent. A sundry deposit may be required for staff time to review the preliminary plans
69. Prior to any construction, tree protections including the installation of fencing to protect public trees must be in place The fencing material shall be chain-link attached to posts

inserted into the ground at the edge of the dripline and shall be a minimum of 4' in height See Standard Plan S-642 – Tree Protection Chain Link Fencing Fencing shall maintain visual lines of sight in order to avoid vehicle and pedestrian hazards Fencing shall include a minimum 8 5" x 11" warning sign with the following information 'Tree Protection Zone', name and contact information of project owner or authorized representative, 'Please contact the City of Pasadena Citizen Service Center to report any concerns (626) 744-7311' All protective fencing must be inspected and approved by Public Works prior to the commencement of any construction

- 70. Prior to issuance of any permit, the applicant shall submit a valuation assessment report of the existing public tree(s) along the boundary of their project The report shall be prepared by a registered Arborist and submitted to PNR for review and approval. If it is determined that the applicant has failed to care for any City tree within their Tree Protection Plan, and the health of the tree(s) was critically compromised requiring its removal, the applicant shall be liable for the following costs assessed value of tree determined by a PNR Arborist using a current ISA assessment methodology, the removal cost determined by PNR; and any applicable infraction or administrative fines determined by Code Compliance.
- 71. Prior to issuance of any permit, a sundry deposit in the amount of the applicant's total liabilities based on the aforementioned approved report shall be submitted to the City The sundry deposit is fully refundable, less administrative fees, upon the satisfaction of Public Works prior to the issuance of a Certificate of Occupancy
- 72. The applicant shall plant the officially designated street tree, per the City approved master street tree plan, , the following maximum number of officially designated street trees

Frontage	Qty.	Species
North Holliston Avenue	1	<i>Quercus engelmannii</i> (Engelmann Oak)
South Holliston Avenue	3	<i>Calocedrus decurrens</i> (incense cedars)
Colorado Boulevard	5	<i>Tabebuia impetiginosa</i> (trumpet tree)
Hill Avenue	4	<i>Quercus engelmannii</i> (Engelmann Oak)

Trees planted by the applicant 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 Planting shall include the installation of the following per tree no less than two tree stakes, one arbor guard; and the use of slow-release fertilizer tablets The applicant shall contact PNR (626-744-3880) for tree planting approval, a minimum of two (2) months, prior to the issuance of a Certificate of Occupancy

Trees planted by the applicant must be irrigated by either an existing or a new irrigation system constructed by the applicant Plans for the irrigation system shall be prepared by a landscape architect registered in the State of California and submitted to PNR for review and approval Irrigation facilities (main line, valve, pull box, timer, etc) must be constructed within private property with the exception of the laterals and bubblers The lateral shall be a minimum of 18" deep, and no above-ground structures are allowed.

Prior to issuance of the Certificate of Occupancy, the applicant shall submit a Tree Guarantee Deposit equal to the cost of all new trees planted to guarantee that newly planted trees are maintained by the applicant for a minimum of three calendar years Tree maintenance during this period shall include the following watering no less than once a week; weed removal, reconstruction of tree wells as needed, re-staking as needed, adjustment to grade of any trees that settle, and any other operations needed to assure

normal tree growth. The applicant shall replace any newly planted trees which, for any reason, die or whose health is compromised, within the applicant's three-year establishment period. The three-year tree establishment period shall commence on the day that the Certificate of Occupancy is issued. PNR shall inspect all trees planted by the applicant at the end of the three-year establishment period, and if the trees are found to be in good health, the applicant's deposit will be released. If the trees are found to be in poor health, the establishment period may be extended by PNR and the applicant's deposit shall be held accordingly. Said deposit may be included as part of the construction guarantee if applicable, and is subject to partial refund or additional billing.

73. The existing street lighting fronting the subject site is substandard. In order to improve pedestrian and traffic safety, the applicant shall replace/renovate the existing street lighting with LED lights, per the City requirements and current standards, on or near the following frontages of the subject property:
- a Hill Avenue – A maximum of three (3) street lights
 - b Colorado Boulevard – A maximum of twelve (12) street lights

74. The existing street lighting system on Holliston Avenue, to the north and to the south of Colorado Boulevard, consists of utilitarian lights (mounted on wood power poles) and, therefore, does not meet present design standards. In order to improve pedestrian and traffic safety, the applicant shall install a maximum of eight (8) new street lights on or near the frontage of the property, including conduits, conductors, electrical service (if necessary), pull boxes, and miscellaneous appurtenant work. 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 applicant is responsible for the design, preparation of plans and specifications, and the construction of all required street lights. 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 shall 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.

75. The applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by an engineer, registered in the State of California. Upon submission of improvement plans to the Department 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. Civil engineering plans must be submitted to the Department of Public Works for approval of the public right-of-way improvements. Plans submitted to the Building Department do not satisfy this requirement.
76. The applicant shall construct public improvements along the frontages of the subject property in accordance with East Colorado Specific Plan. The improvements may include installing street furnishings, such as trash receptacles and tree grates, planting street trees, landscaping, and other necessary related work. For additional information on the specific plan requirements and design guidelines, please visit the Community Planning and

Development Department's website at
[http://www.ci.pasadena.ca.us/Planning/CommunityPlanning/East Colorado Specific Plan/](http://www.ci.pasadena.ca.us/Planning/CommunityPlanning/East_Colorado_Specific_Plan/)

- 77 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.
78. 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 <https://ww5.cityofpasadena.net/public-works/engineering-and-construction/engineering/forms-and-applications/>. 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.

- 79 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 conditions, the requirements of the following ordinances may apply to the proposed project.

- o Residential Impact Fee Ordinance - Chapter 4 17 of the PMC (Not applicable if development is all for hotel usage)
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/

The Residential Impact Fee is based on the current Taxes, Fees and Charges Schedule (http://www.ci.pasadena.ca.us/Finance/Fees_and_Tax_Schedules/) 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

- 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
- 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
- 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 support 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 Refer to <https://www5.cityofpasadena.net/public-works/parks-and-natural-resources/urban-forestry/> for guidelines and requirements for tree protection
- 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/>

The resolution of the City Council of the City of Pasadena approving the amended stormwater and urban runoff pollution control regulations and repealing resolution No 8151, can be found at the following link http://www2.cityofpasadena.net/councilagendas/2015%20Agendas/Aug_17_15/AR%2019

- 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 <https://ww5.cityofpasadena.net/public-works/street-maintenance-waste-management/recycling-resources/construction-and-demolition-debris-recyclers/> 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

Department of Transportation

- 80 In accordance with City Ordinance No 7076, the project shall pay the corresponding Traffic Reduction and Transportation Improvement Fee (TR-TIF) for the project at the time of building permit issuance 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 The payment shall be made at Window #8 in the Permit Center located at 175 N Garfield Ave, Pasadena CA 91109
- 81 For the north site portion of the project, the Hill Avenue driveway shall be restricted to right-turn in and right-turn out only due to the close proximity to the intersection of Hill Avenue/Colorado Boulevard
- 82 The Colorado Boulevard driveway proposes to serve as the drop-off/pick-up to the hotel and would also provide access to the subterranean parking areas Additional driveway turn restrictions may be considered during building design plan check
- 83 South of Colorado Boulevard project site shall be limited to the alley Additional right-of-way dedication along Giddings Alley may be required for vehicular and pedestrian sight distance visibility to the satisfaction of the Departments of Public Works and Transportation
- 84 To improve the safety of pedestrians crossing the driveway, where applicable, the design plans shall indicate a slope of 2 percent or less from the property line to 20-feet east into the property to improve pedestrian and vehicular sight distance, or include the installation of an exit arm
- 85 A signal warrant found that a signal is warranted at the intersection of Holliston Avenue/Colorado Boulevard This signal shall be installed by the applicant at the

intersection to improve pedestrian safety in the vicinity of the project, and patron access to the north and south sites. The design shall be reviewed and approved by both the Departments of Public Works and Transportation before the issuance of the first permit for construction. Furthermore, the signal shall be installed prior to Certificate of Occupancy, temporary or otherwise.

86. The project shall fund the purchase and installation of four traffic monitoring stations in the vicinity of the project as part of the implementation of the Citywide Traffic Monitoring Program. This fund shall be collected by the Department of Transportation prior to the issuance of the first permit for construction (i.e. demolition, foundation, grading, or building). The payment shall be made at Window #8 in the Permit Center located at 175 North Garfield Avenue, Pasadena CA 91109.

Amount: \$10,000**

87. Due to the average daily volume of cars along Hill Avenue, delivery trucks shall access the site by traveling southbound along Hill Avenue to enter from the Hill Avenue project driveway, and exit from the Holliston Avenue project driveway. All loading spaces shall be designed and maintained so that the maneuvering, loading, or unloading of vehicles does not interfere with the orderly movement of traffic and pedestrians on any street.
88. At least 30 days prior to start of construction, the project applicant/developer shall contact public transit agencies with facilities and/or service occurring adjacent to the project site to review, discuss, and coordinate construction plans and activities having the potential to affect those facilities/services, with the objective to avoid or minimize temporary construction-related impacts to such facilities/services. In the unlikely event that construction activities may affect bus operations, the applicant shall contact Metro Bus Operations Control Special Events Coordinator at 213-922-4632 as well as the City of Pasadena Transit Division at 626-744-7661 in advance of initiating construction activities.
89. In accordance with City Ordinance No. 7157, the project is subject to the City's Transportation Demand Management (TDM)/ Trip Reduction Ordinance (TRO) requirements. The purpose of the trip reduction requirement is to reduce the demand for automobile commute trips by ensuring that the design of major nonresidential developments projects accommodates facilities for alternative modes of transportation. **A TDM plan shall be completed to address the project's programs to promote alternative modes of transportation prior to the issuance of the first permit for construction and shall meet the following requirements:**
- a. Carpool and Vanpool Parking. A minimum of 10% of the employee parking spaces shall be reserved for and designated as preferential parking for carpool and vanpool vehicles. Such parking area shall be in a location more convenient to the place of employment than parking spaces for single occupant vehicles, and shall be located as close as practical to the employees' entrances.
 - b. Bicycle Parking. Bicycle parking shall be provided on-site in compliance with Section 17.46.320 (Bicycle Parking Standards). In addition, the bicycle parking shall be located near the employee entrance and shall be conveniently accessible from the external circulation system.
 - c. Transportation Demand Management Program Plan. A Transportation Demand Management Program ("TDM") Plan shall be submitted which complies with Chapter 10.64 of the Municipal Code (Transportation Management Program).

The owner/ developer shall place a deposit with the Department of Transportation **prior to the issuance of the first permit for construction.** This deposit is subject to a partial refund or additional billing in the event that the deposit amount is not sufficient to cover the cost of the review. The developer shall pay an annual Transportation Demand Management (TDM) status report review fee in compliance with the requirements of the Trip Reduction Ordinance.

To minimize and prevent last minute building design changes, it is highly imperative that the applicant, prior to the commencement of building or parking layout design efforts, contact DOT for TRO/ TDM Plan requirements so that trip reduction considerations are designed and incorporated early into the building and parking layout plans to avoid any unnecessary time delays and potential costs associated with late design changes. Please contact Juliana Iturrizaga, Associate Engineer at (626) 744-7228 to arrange a pre-design meeting to finalize the TDM Plan requirements for the project.

** Based on the Current General Fee Schedule. Fees are subject to change.*

90. In addition, since the analyses revealed that project-related vehicular trips exceed adopted caps, more aggressive TDM measures and the need for **developing a neighborhood protection and traffic calming plan** will be required. The applicant shall comply with the following measures to protect nearby neighborhoods and implement measures to reduce vehicular trips to and from the site by project patrons and employees:

- a. The project is expected to exceed adopted street segment and intersection caps. Therefore, implementation of an aggressive Average Vehicle Occupancy (AVO) target that exceeds the city's AVO average by enhancing the required TDM plan under the City's Trip Reduction Ordinance (TRO) is required. Measures may include, but not be limited to, the following:
 - Implement a guest bicycle share program
 - Implement an on-site and/or car share program
 - Incentivize use of transit/Gold Line by hotel guests
 - Install a guest transit kiosk
 - Parking cash-out for employees
 - Transit pass and vanpool fare subsidies
 - Bikeshare program including a public bike share kiosk, bicycle amenities
 - On-site wayfinding kiosks
 - On-site flex cars
 - EV infrastructure
- b. **The applicant shall be required to fund the development and implementation of the targeted Complete Streets plan** with input from the affected residents, Council Districts, and DOT to encourage use of non-vehicular modes by the project's patrons, and implement measures to discourage use of residential streets to-and-from the project site.

California Department of Transportation

91. Install CCTV Camera with Pole and New TS controller and TS switch at the following locations.

- a. Hill Avenue and Walnut Street
- b. Hill Avenue and Colorado Boulevard

92. Upgrade curb ramp to meet current Americans with Disabilities Act of 1990 (ADA) guidelines and Caltrans standards at the WB I-210 on and off ramps at Hill Avenue. Including all non-standard curb ramps, sidewalks, traffic islands, APS, and pedestrian crossings

Fire Department

- 93 The project shall comply with the requirements of the 2013 California codes and PMC.
- 94 High-Rise Building Any building having occupied floors located more than 75 feet above the lowest level of Fire Department Vehicle Access shall comply with California Building Code Section 403.2 through 403.7
- 95 Mixed Use and Occupancy Where a building contains more than one occupancy group, the building or portion thereof shall comply with applicable provision of CBC Section 508
96. Accessible means of egress elevator A building with five stories above grade shall comply with the requirements of Accessible means of egress per CBC Section 1007
- 97 Allowable Building Heights and Area. The project shall comply with the requirements of CBC Table 503.
- 98 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
99. 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 to the review and approval of the building plans
100. 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
- 101 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-foot wide and unobstructed height of 13'-6", with No Parking on Either Side No roadway way shall exceed 10% slope
102. Aerial Fire Apparatus Access Roads Building exceeding 30 feet in height above the lowest level of Fire Department Vehicle Access shall comply with requirements of CFC Section D105.1 through D105.3
103. Building shall have approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway
104. 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 Knox Box or Knox Control Key Switch installed Obtain Knox Box Applications from the Pasadena Fire Department Permit Desk

- 105 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
- 106 Stand pipe system shall comply with the requirements of CBC Section 905
- 107 Fire Department Fire Sprinkler Connections Shall be comprised of:
- 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.
 - (2) 2-1/2" CLAPPERED internal swivel outlet X 2-1/2" CLAPPERED internal swivel outlet X 4" FDC
 - 4" CLAPPERED internal swivel outlet X 4" FDC
 - Shall be clearly labeled to indicate FDC for Fire Sprinklers and Standpipes
 - A clear dimension of 3-feet shall be maintained around the perimeter of each fire department appliance
 - All fire appliances except for fire hydrants shall be cleaned, primed, and painted fire engine red enamel or krylon
- 108 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 shall be submitted by contractor for review and approval prior to construction PMC amended CFC Section 907
- 109 Emergency Vehicle Traffic Signal Preemption Systems Traffic signaling systems serving this complex are required to have emergency vehicle signal preemption controls installed
- 110 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

Pasadena Water and Power – Water

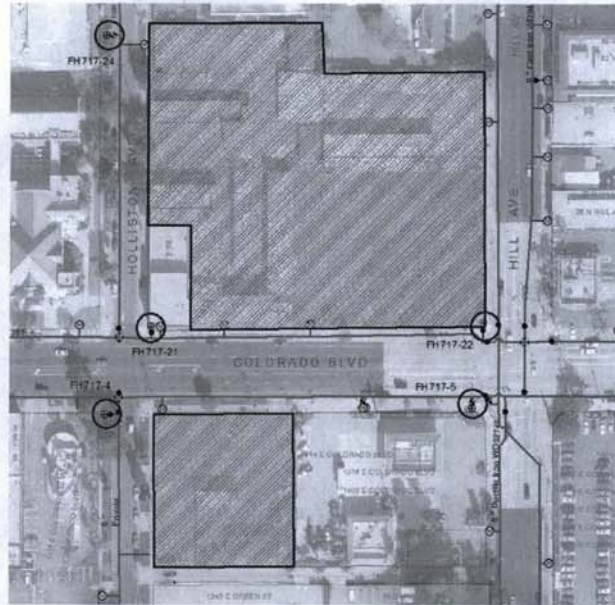
- 111 Water Mains Pasadena Water and Power (PWP), Water Division can serve water to this project There are several water mains surrounding the project
- a In Colorado Boulevard, is a six-inch cast iron main installed under work order 2741 in 1932 located approximately nine feet south of the north property line of Colorado Boulevard There is also a 24-inch cast iron main installed under work order 2508 in 1930 and was cement mortar lined under work order 6234 The 24-inch cast iron main is located approximately 19 feet north of the south property line of Colorado Boulevard
 - b In Holliston Avenue, there is an eight-inch cast iron main installed under work order 3331 in 1937 It is located approximately 24 feet west of the west property line of Holliston

Avenue and currently serves the project north of Colorado Boulevard. The project south of Colorado Boulevard has a water service coming from a private six-inch water main.

- c. In Hill Avenue is a 12-inch cast iron main installed under work order 5104 in 1957. It is located approximately 16 feet west of the west property line of Holliston Avenue.
- 112. Moratorium. Verify with Public Works Department regarding any street construction moratorium affecting this project.
- 113. Water Pressure. The approximate water pressure in the area is 60 psi.
- 114. Water Service. PWP records do not reflect multiple water services to the property. Any request for water service shall be reviewed when the building plans are submitted. Any change in service will be installed at actual cost.
- 115. Fire Flow and Fire Hydrants. The PFD has jurisdiction and establishes the requirements for fire protection within the City of Pasadena. PFD must be consulted in this regard. Any cost incidental to providing adequate fire protection for the project must be paid for by the owner/developer.
- 116. There are several fire hydrants within the vicinity of the project.
 - a. Fire hydrant number 717-24 is located on the west curb of Holliston Avenue approximately 360 feet north of the north property line of Colorado Boulevard.
 - b. Fire hydrant number 717-21 is located on the north curb of Colorado Boulevard, at the northeast corner of Colorado Boulevard and Holliston Avenue.
 - c. Fire hydrant number 717-4 is located on the west curb of Holliston Avenue, at the southwest corner of Colorado Boulevard and Holliston Avenue.
 - d. Fire hydrant number 717-22 is located on the north curb of Colorado Boulevard, at the northwest corner of Colorado Boulevard and Hill Avenue.
 - e. Fire hydrant number 717-5 is located on the south curb Colorado Boulevard, at the southwest corner of Colorado Boulevard and Hill Street.

There are no current fire flow test data available for these hydrants. If you would like to request for fire flow test information for these hydrants, please contact Linette Vasquez at (626) 744-7064.

Fire Hydrant Details:



Pasadena Water and Power – Electric

117. PWP can provide power service to the north parcel either from V2540 (Colorado Boulevard) or from V1289 (Hill Avenue) U/G Distribution Facilities. The applicant shall coordinate with Power Engineering for private property vault placement. No easement is required.
118. PWP will install 2-4" C.E. conduits from V3824 to the property line. The applicant or successor in interest shall pick up 2-4" C.E. conduits from property line and extent to the proposed private property vault. A map has been provided as Exhibit 3 to this Attachment. The exact placement of conduits and PPVs is to be coordinated with PWP Power Engineering / Utility Service Planner's recommendations. No easement is required.

Conditions of Approval Added by Planning Commission

119. Enhance the pedestrian experience and improve pedestrian circulation at and near the designated valet court through the use of alternative paving materials that distinguish pedestrian versus automobile areas.
120. Six months following the issuance of a Certificate of Occupancy, the project site shall be evaluated for compliance with the City's Noise Ordinance and all other conditions of approval or mitigation measures related to operational noise occurring at the project site.
121. Prohibit pool access between 10:00 p.m. and 6:00 a.m. daily. (Mitigation Measure MM-NOISE-2: (Restriction on Nighttime Outdoor Activities) would prohibit the use of the pool area between 10:00 p.m. and 5:00 a.m. daily. This additional condition of approval would extend this prohibition to 6:00 a.m. daily).