

**ATTACHMENT B
CONDITIONS OF APPROVAL**

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

1. The Planned Development 39 (PD-39) PD Plan dated November 21, 2022 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 __ of Ordinance _____. Except as expressly provided in PD-39, PD-39 shall comply with all the requirements of Title 17 of the Pasadena Municipal Code and The Citywide Design Principles.
2. The site plan, floor plans, parking levels plans, elevations, and building sections submitted for building permits shall substantially conform to the site plan dated November 21, 2022 submitted with this application, except as modified herein.
3. References herein to the applicant or developer shall mean the Project Applicant, and all references include not only the Project Applicant, but also any successors in interest.
4. All of the land use regulations and additional use regulations of CD-6 Central District Specific Plan, Arroyo Corridor/Fair Oaks subdistrict that are not inconsistent with this PD-39 shall apply. In cases of conflict, the PD-39 Ordinance shall prevail.
5. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Director, his or her designee, or, for conditions imposed by a specific City department, the department originally issuing the condition, and in accordance with any stated laws or regulations, or any amendments thereto. The implementing and enforcing departments may determine substantial conformance with these conditions of approval.
6. The final decision letter and conditions of approval shall be incorporated in the building plans submitted for building plan check.
7. 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.
8. 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.

9. The applicant or successor in interest shall comply with all mitigation measures contained within the approved Mitigation Monitoring and Reporting Program.
10. The proposed project, Activity Number **PLN2020-00127**, 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

11. Prior to issuance of any building or grading permits, the applicant or successor in interest shall record a lot tie covenant and agreement for purposes of calculating the maximum allowable gross floor area and density for the entire property (parcels 5722-008-019, 5722-008-002, 5722-008-012, 5722-008-017, 5722-008-016). Each individual legal parcel shall be subject to the covenant whether or not such individual parcel is sold.
12. The applicant or successor in interest shall submit an application to designate 501 and 523 South Arroyo Parkway as Landmarks, and historic structure reports shall be prepared for the two buildings prior to issuance of any building or grading permits. Landmark Designation shall be required prior to issuance of any building or grading permits.
13. No grading permit shall be issued until the building permit for the project is ready to be issued.
14. All parking spaces reserved for residential uses in the subterranean parking garage shall be segregated from the parking for 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.
15. An exterior lighting plan, including specifications of the proposed fixtures, shall be submitted to the Zoning Administrator prior to the issuance of any building permits. No light sources (e.g., bulb) shall be visible from any location off the site. The lighting shall comply with the standards of Section 17.40.080 (Outdoor Lighting) of the Zoning Code.

16. 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.
17. The project is subject to review and approval by the Design Commission through the Design Review process.
18. The applicant or the successor in interest, shall submit a final landscape and irrigation plan, in compliance with Zoning Code Chapter 17.44 (Landscaping) along with plans for a building permit. The plan shall be reviewed and approved to the satisfaction of the Zoning Administrator prior to the issuance of any building or grading permits. The landscape plan shall include a mix of plant size and materials. Plant materials shall emphasize drought-tolerant and/or native species.
19. This project meets the threshold for state-mandated water-efficient landscaping. Accordingly, the final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications), shall be reviewed by Planning Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such approved MWELo-compliant plans to the satisfaction of the department.
20. Construction hours, allowable workdays, and the phone number of the job superintendent should be clearly posted at all construction entrances to allow surrounding property owners/users to contact the job superintendent if necessary. In the event the City receives a complaint, appropriate corrective actions should be implemented, and a report of the action should be provided to the reporting party.
21. 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.
22. If construction is initiated during the breeding season for nesting birds (i.e., March 1–September 15) and nesting raptors (i.e., January 1–July 31), the Project Applicant shall perform, or direct the performance of, a pre-construction survey for nesting birds and/or raptors shall be conducted by a qualified Biologist within three days prior to any construction activities on the Project site and in the immediately surrounding area (i.e., perform survey within 300 ft for nesting birds and within 500 ft for nesting raptors). A qualified Biologist shall be knowledgeable and experienced in conducting nesting bird surveys within Southern California and in determining appropriate buffer size to prevent bird nesting failure. If the Biologist does not find any active nests in or immediately adjacent to the Project site, construction work shall be allowed to proceed and no further action is required

23. If the Biologist finds an active nest in or immediately adjacent to the Project site and determines that the nest may be impacted or breeding activities substantially disrupted due to planned construction activities, the Biologist shall delineate an appropriate buffer zone around the nest depending on the sensitivity of the species and the nature of the construction activity. Any nest found during survey efforts shall be mapped on the construction plans. The active nest shall be protected until nesting activity has ended. To protect any nest site, the following restrictions to construction activities shall be required until nests are no longer active, as determined by a qualified Biologist: (1) construction limits shall be established within a buffer around any occupied nest (the buffer shall be 25–100 ft for nesting birds and 300–500 ft for nesting raptors), unless otherwise determined by a qualified Biologist and (2) access and surveying shall be restricted within the buffer of any occupied nest, unless otherwise determined by a qualified Biologist. Encroachment into the buffer area around a known nest shall only be allowed if the Biologist determines that the proposed activity would not disturb the nest occupants. Construction in a buffer area can proceed when the qualified Biologist has determined that fledglings have left the nest or the nest has failed.
24. Unanticipated Discovery of Human Remains and Associated Funerary Objects: Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the NAHC and PRC 5097.98 shall be followed.
25. Resource Assessment & Continuation of Work Protocol: Upon discovery of human remains, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 100 feet and place an exclusion zone around the discovery location. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are human and subsequently Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).
26. Kizh-Gabrieleno Procedures for burials and funerary remains: If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions

included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

27. Treatment Measures: Prior to the continuation of ground disturbing activities, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.
28. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.
29. Professional Standards: Native American and Archaeological monitoring during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of TCR's shall be taken. The Native American Monitor shall be culturally affiliated with the site as recognized by the Native American Heritage Commission (NAHC). Principal personnel for Archaeology must meet the Secretary of Interior

standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California.

Cultural Affairs

30. The project shall meet all requirements of the Public Art program. Prior to being issued a building permit, the property owner shall deposit twenty percent (20%) of the total one percent building valuation as the Public Art Deposit for the project. It is their responsibility to allocate the remaining eighty percent (80%) toward an onsite public art project, developed in accordance with the Guidelines for New Private Development. The property owner may also choose to pay the full 1% building valuation to the Cultural Trust Fund, in lieu of developing an onsite public art project. Fulfillment of the Public Art Requirement via an onsite public art project or payment of the 1% in lieu fee shall occur in order to receive Final Signoff/Certificate of Occupancy.

Please note: For those property owners who choose to pursue the onsite public art project option, the following is required:

- a. An art consultant shall manage any art project valued at \$25,000 or more. After consulting with Cultural Affairs Staff, an art consultant should be contracted as soon as possible so they may work as an integral part of the design team from the inception of the project.
- b. No project will receive Concept Design Review by the Design Commission without having first filed a Public Art Application with Cultural Affairs Staff.
- c. A draft Concept Art Plan shall be submitted to Cultural Affairs Staff within 45 days after Concept Design approval by the Design Commission.
- d. Application for Final Design Review by the Design Commission is only possible after the Concept Art Plan has been approved by the Arts & Culture Commission.

Building & Safety

31. GOVERNING CODES: Comply with the Current Edition of California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Energy Code, *California Green Building Standard Code* and the City of Pasadena Municipal Code. The governing edition is based on the date in which the project is submitted to the City of Pasadena for review.
32. BUILDING CODE ANALYSIS: Provide a Building Code Analysis on the title sheet. Include the code(s) information for each building proposed: Descriptive scope of work, occupancy, assessor's parcel number, number of stories, type of construction, fire sprinklers, floor area, height, and allowable floor area.
33. BEST MANAGEMENT PRACTICES: Photocopy to plans and complete the BEST MANAGEMENT PRACTICE page 1(form must be signed). Photocopy any other

applicable pages and cross reference the location at the site plan, i.e. the material storage, the concrete waste management, etc. These forms can be found at <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>

34. PROPERTY LINE SURVEY REQUIRED. Per City of Pasadena Policy property line survey is required for:
 - a. New construction.
 - b. Auxiliary buildings and additions where setback is less than 5'-0" to property line.
 - c. All buildings where specific Zoning Division Variance is issued for approved setbacks & whether newly constructed or altered.

35. SOILS REPORT REQUIRED. A soils engineer report is required for:
 - a. All new constructed single and multi-family residential, commercial, and industrial buildings.
 - b. An addition to a commercial or industrial building.
 - c. Second (2nd) story addition to existing one-story building.
 - d. Hillside construction, i.e. decks, retaining walls, and swimming pools.

36. GRADING:
 - Show compliance with CBC 2019 Appendix J – Grading with City of Pasadena Amendments.
 - Clearly show the cubic yard quantities for excavation (cuts) and fills and label if site grading or foundation excavations.
 - Clearly show the cubic yard quantities for excavation (cuts) and fills; and label if site grading or foundation excavations. A grading permit may not be required per section J103.2 Exemptions.

37. GREEN CODE: Photocopy to plans and complete the 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH CITY OF PASADENA AMENDMENTS FORMS. These forms are being provided attach and can be found at <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>.

38. LOW IMPACT DEVELOPMENT (LID): Low Impact Development (LID) may be required for this project. Refer to the City of Pasadena link for further information on the requirements and submittal process: <https://www.cityofpasadena.net/wp-content/uploads/sites/30/Form-PC.pdf?v=1599178168233>.

39. MEANS OF EGRESS (EXITING): Clearly label and identify on plans fire-resistive corridors, exit enclosures, exit passageways, horizontal exits, occupancy separation walls and floors, fire resistive shafts, and fire walls, along with their fire-resistive ratings as applicable.

40. FIRE AND SMOKE PROTECTION FEATURES: Show materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.
41. ACCESSIBILITY:
- Provide compliance with accessibility per CBC Chapter 11A and 11B accordingly.
 - Provide an analysis for the minimum required units and parking spaces. Label the accessible units/parking spaces.
 - Provide the minimum vertical clearance for VAN accessible to basement and garage per 11A and/or 11B accordingly.
42. REQUIRED PLANS AND PERMIT(S):
- In addition to architectural plans, provide Structural, Shoring, Plumbing, Mechanical, Electrical plans, and grading plans as required. No deferred submittal.
 - Separate permits are required for the following: Mechanical, Electrical, Plumbing, Fire Sprinkler, Demolition, Block walls, others.

Health Department

43. Per California Health and Safety Code (CHSC) Section 113789(c)(9), facilities licensed by Department of Social Services (DSS) Community Care Licensing are exempt from the health permit requirement. If the proposed business is licensed by DSS Community Care Licensing, plan submittal to Environmental Health for the kitchen is not required, and a health permit for the kitchen is not required.

If the facility is unlicensed, or if the facility is licensed by the California Department of Public Health, the facility meets the CHSC definition of a food facility, and health plan approval and a health permit are required for the kitchen.

Examples

- Residential Care Facility for the Elderly (DSS Community Care Licensing): Exempt
- Skilled Nursing Facility (CDPH): Health plan review and health permit required

If the facility is licensed by both DSS Community Care Licensing and CDPH, health plan approval and a health permit are required for the kitchen that provides foodservice to the CDPH portion of the facility.

44. Food facilities shall adhere to the regulations established in the Tobacco Use Prevention Ordinance (PMC 8.78). Smoking in outdoor public areas is prohibited throughout the City of Pasadena. Refer to the following link for more information: 8.78.071 – Prohibition of smoking in certain outdoor public places

45. If pools or spas are planned in this development, plan submittal to Environmental Health is likely to be required. Contact Pool Plan Check Specialist Elaine Zita at ezita@cityofpasadena.net or at (626) 744-6026 for details.

Housing and Career Services Department

46. Should Building A consist of a residential use, the applicant or successor-in-interest shall obtain all necessary clearances from the Housing and Career Services Department, including the submission of an Inclusionary Housing Plan for approval by the City Manager within 30 days after any applicable discretionary action by the City.

Fire Department

47. Assisted Living: 24 hour care facilities in a group R2.1 occupancy licensed by a government agency shall comply with the requirements of CBC Section 435.1 through 435.8.2.
48. High- rise building: Occupancies having occupied floors more than 75 feet above the lowest level of Fire Department Vehicle Access shall comply with CBC section 403.2 through 403.6.2.
49. Secondary Water Supply: A secondary on site water supply shall be provided for high- rise building CFC Section 903.3.5.2.
50. Emergency system: The detection, alarm and emergency voice/alarm communication system for high-rise building shall comply with CBC Section 403.4.1 through 403.4.8.
51. Fire Command Center: A fire command center complying with section 911 of CFC shall be provided in a location approved by the fire department.
52. Smoke Control System: High-rise building shall be provided with a passive or active smoke control system or combination thereof in accordance with CFC Section 909.
53. Standby power: A standby power system shall be provided per requirement of CBC Section 403.4.8
54. Means of Egress and Evacuation: The means of egress in high- rise building shall comply with CBC Section 403.5.1 through 403.5.6.
55. Elevator Car: At least one elevator shall be provided for fire department emergency access to all floors. The medical emergency service elevator shall comply with gurney size per CBC Section 3002.4.

56. Exit and exit access to public way: Each building shall comply with requirements of CBC chapter 10 for path of egress travel to public way.
57. 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.
58. Minimum Fire Flow/Fire Hydrants: All structures shall have the minimum fire flow (GPM) required by Appendix B Table B 105.1 and the quantity and spacing of fire hydrants as required by Appendix C Table C105.1 of Title 24, California Fire Code. Plans shall be submitted to the Pasadena Fire Department for review and approval prior the review and approval of the building plans.

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

59. Fire Department Access: Fire Department Access shall be provided to within 150-feet of all exterior portions of any structure. All access roads exceeding 150-feet shall be provided with an approved Fire Department Hammerhead or Turnaround. Fire department access shall be constructed of an all weather surface to support a minimum of 75,000 pounds with a minimum of 20-feet wide and unobstructed height of 13'-6", with No Parking on Either Side. No roadway way shall exceed 10% slope.
60. 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 though D105.3. 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.
61. Knox Box: All access gates across roadways or entrances to facilities shall fail unlocked/open in the event of any loss of power. All access gates and main entrance doors shall have a Know Box or Knox Control Key Switch installed. Obtain Knox Box Applications from the Pasadena Fire Department Permit Desk.
62. Automatic Fire Sprinkler System or Standpipe: An automatic sprinkler system shall be provided throughout building per CBC Section 903.2.1 and PMC amended CFC section 903. Stand pipe system shall comply with the requirements of CBC Section 905.

63. 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 100 feet of a public 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.
64. 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.
65. Emergency Vehicle Traffic Signal Preemption Systems: Traffic signaling systems serving this complex are required to have emergency vehicle signal preemption controls installed. The specific signals requiring this system is to be determined by both Pasadena Fire Department and Pasadena Department of Transportation. The fees for these systems will be determined based on the quantities and types of traffic signals being used and/or being retrofitted for the emergency vehicle controls.

Public Works Department

66. In reference to the Department of Transportation conditions of approval on sidewalk widening along Arroyo Parkway frontage and California Boulevard frontage, the applicant shall be responsible for all the costs required to complete the dedication. The dedication documents and processing fee shall be submitted to this office, at least three to four (3-4) months prior to the issuance of any permits. The dedication documents shall be executed and recorded prior to the issuance of a Certificate of Occupancy.
67. 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, 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.

68. In order to accommodate an Americans with Disabilities Act (ADA) compliant curb ramp, the applicant shall verify, and reconstruct if necessary, standard curb ramps at all four corners of Arroyo Parkway and California Boulevard intersection, if possible, per Caltrans Standard A88A or City of Pasadena Standard No. S-414. The curb ramp 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.

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.

The applicant shall 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 ramp. Plans for the curb ramp 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 submit fees, per the current General Fee Schedule, to cover the cost of plan checking and construction inspection of the improvements. 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 ramp improvement plans and the plan check fees at least two (2) months prior to the issuance of any building or demolition permits.

Upon review of the curb ramp improvement plans, the applicant may need to dedicate to the City for street purposes the land necessary at the property line corner rounding (Per 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, at least three to four (3-4) months, prior to issuance of any permits. The dedication documents shall be executed and recorded prior to the issuance of a Certificate of Occupancy.

69. The existing street lighting fronting the subject site are 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, along the following frontage:
 - a. One (1) street light along the California Boulevard frontage
 - b. Five (5) street lights along the Arroyo Parkway frontage

In the event where the existing street light pole determined, by the City, to be deteriorated and/or damaged, the applicant shall replace the existing street light pole with a new street light pole in kind. The replacement shall include but not limited to new pole, new footing, new LED light(s), conduit, conductors, lamp socket, fuse, globe/lantern, globe holder, photo cell, and other miscellaneous related parts. The applicant shall schedule a street lighting pre-inspection with the Public Works inspector to determine the details/scope of the replacement/renovation of the existing street lighting. Please contact 626-744-4195 or via email: pw-permits@cityofpasadena.net to schedule a street lighting pre-inspection, prior to the issuance of any permits.

70. The intersection of Arroyo Parkway and California Boulevard shall be upgraded as follow:
- a. The intersection safety lighting are HPS luminaires. To continue on more efficient energy and lighting, the existing luminaires should be changed out to LED HBL's to help in energy costs and more efficient lighting. SLATS will provide specifications for model and wattage, when consultant submits the luminaire calculations for SLATS review.
 - b. The existing CCTV camera has reached its operating lifespan and needs to be replaced and upgraded. The new CCTV camera shall be a BOSCH MiC camera. SLATS will provide the specifications.

Contact Rich Yee by phone at 626-744-4643 or email RYee@cityofpasadena.net for details.

71. The applicant shall restore and re-paint the existing metal street light pole along the California Boulevard frontage of the subject property in a manner acceptable to the Department of Public Works. In addition, the painting specification shall be per the Specific Plans and specifications. The cost of the street light pole and traffic signal pole/equipment restoration and painting is the applicant's responsibility.
72. The applicant is responsible for the design, preparation of plans and specifications, and the construction of all required street lights and traffic signal modification. Plans for the improvements shall be prepared by a civil engineer, registered in the State of California. Upon submission of improvement plans to the Departments of Public Works for checking, the applicant will be required to submit fees, per the current General Fee Schedule, to cover the cost of plan checking and construction inspection of the improvements. In addition, there is possibly considerable lead-time for the materials required for the construction and modification. In order to avoid delays in the development schedule, the applicant shall coordinate with this office at 626-744-4195 regarding this street light/traffic signal condition at least five (5) months in advance of the anticipated issuance of Certificates of Occupancy.
73. A section of Arroyo Parkway, fronting the subject development, is an asphalt concrete roadway. This reach shall be restored with half-width (from gutter to median island) cold milling and resurfacing of asphalt concrete roadway per Standard Plan S-415.
74. California Boulevard and portion of Arroyo Parkway is a concrete street, restoration of any utility trenches shall be per Standard Plan S-417. All street restoration shall be completed prior to the issuance of Certificate of Occupancy.
75. The applicant shall demolish existing and construct the following public improvements along the subject development frontage of Arroyo Parkway and California Boulevard, including concrete drive approach per Standard S-403; concrete sidewalk per Standard Plan S-421; concrete curb and gutter per Standard

S-406. The public improvements shall be completed prior to the issuance of Certificate of Occupancy.

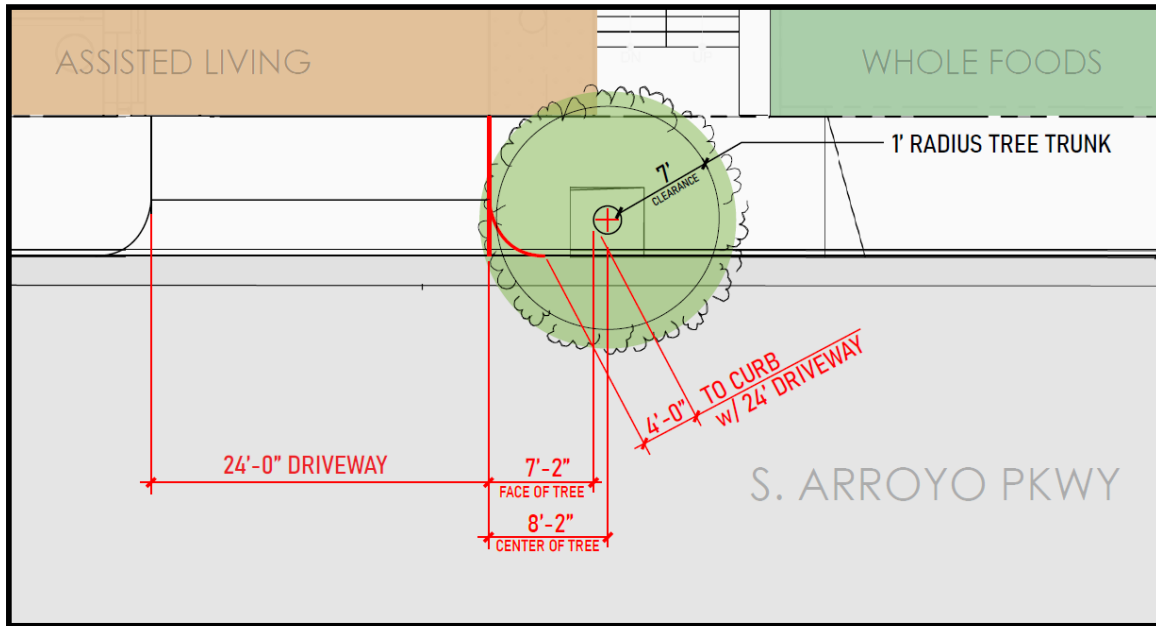
76. The proposed development shall connect to the public sewer with one or more new six-inch diameter house sewers laid at a minimum slope of two percent. In accordance with PMC Chapter 13.24.010, house sewer “means that part of the horizontal piping beginning 24 inches from the exterior wall of the 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.
77. The applicant is responsible for the design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by a civil engineer, registered in the State of California. Upon submittal of improvement plans to the Departments of Public Works for review, the applicant will be required to submit fees, per the General Fee Schedule, to cover the cost of plan checking and construction inspection of the improvements. Note that 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 public improvements plans and the plan check deposit at least two (2) months prior to the issuance of any building or demolition permits.
78. 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.
79. The applicant shall plant one (1) Fern pine, *Afrocarpus gracilior*, tree along S. Arroyo Parkway frontage and one (1) Brisbane Box, *Lophostemon confertus*, tree along E. California Boulevard frontage, the officially designated street tree per the City’s approved Master Street Tree Plan. The Department of Public Works will confirm eligible planting sites, and will provide the applicant the location, quantity.
80. 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.

81. 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.
82. 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.
83. To protect existing City trees during construction and ensure maximum protection in relation to the excavation of the parking structure, the applicant shall fully conform to the Tree Protection Guidelines signed by the City Manager. The full guidelines is available at the following link: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>.
84. Any existing street trees proposed to be removed are subject to the approval of the Urban Forestry Advisory Committee (UFAC).
85. 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.

86. Prior to the issuance of any permit, the applicant shall submit a Preliminary Tree Protection Plan (PMC Ch. 8.52 – City Trees and Tree Protection Ordinance), 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 non-refundable flat fee, per the current General Fee Schedule, will be required for staff time to review the Tree Protection Ordinance compliance.
87. 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 6' 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 permitted, inspected and approved by Public Works prior to the commencement of any construction.
88. All new drive approaches shall be at least seven (7) feet clear of the existing street trees measured from the edge of the trunk closest to the drive approach. All public trees shall be protected and fenced with a posting on the fences advising of the tree protection. The proposed 24-ft wide curb return driveway south of the existing Whole Foods building, as shown below, is exempt from this condition. The straight edge of the driveway will be 7'-2" from the edge of the existing tree, while end of the curb return is 4'-0" from the edge of the existing tree. The tree shall be protected by fencing per Standard S-642, and caution shall be exercised during construction of the driveway per Standard Plan S-402.



DRIVEWAY EXHIBIT

555 S ARROYO PKWY, PASADENA, CA 91105



89. 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.
90. Prior to issuance of any permit, a deposit in the amount of the applicant's total liabilities based on the aforementioned approved tree assessment report shall be submitted to the City. The deposit is fully refundable, less administrative fees, upon the satisfaction of Public Works prior to the issuance of a Certificate of Occupancy.
91. 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. A processing fee will be charged against the deposit.

92. 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://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/>. A non-refundable flat fee, based on the current 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 (and the private street) 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 truck idling or staging, material storage, or construction trailer are allowed in the public right-of-way.

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.

93. 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: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/> .

94. 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. A Public Works permit is required for all construction and occupancies in the public right-of-way. If construction vehicles and equipment are parked off-site in the public right of way, the permit fee for street and sidewalk occupancy will be based on the area and duration corresponding to the current City's General Fee Schedule. For more information, please contact Yannie Wu-Bowman at 626-744-3762.

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

- 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 curb, gutter and sidewalk along the subject frontage prior to the issuance of a Certificate of Occupancy 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://www.cityofpasadena.net/public-works/parks-and-natural-resources/urban-forestry/> for guidelines and requirements for tree protection.

- 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://www.cityofpasadena.net/public-works/recycling-resources/construction-demolition-recycling/construction-and-demolition-debris-recycling/> 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

95. As a project adjacent to the Metro L line tracks, and an active at-grade light rail transit crossing, the project applicant will meet and confer with Metro regarding construction and coordination prior to the commencement of construction and shall continue through completion of construction.
96. In accordance with City Ordinance No. 7157, the project is subject to the City's Trip Reduction Ordinance (TRO) requirements. As indicated in the ordinance, a Transportation Demand Management (TDM) Plan shall be prepared prior to the issuance of the first permit for construction.

To understand the TDM Plan requirements and associated review fees* for the report submittal, contact the Mobility, Planning, Operations and Engineering Division at (626) 744-7526 to arrange a pre-design meeting.

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

97. The project traffic exceeds the street segment thresholds at the following locations:
- Marengo Avenue between Bellevue Drive and California Boulevard
 - Bellevue Drive between Arroyo Parkway and Marengo Avenue

DOT acknowledges that the project's effects to the street segments will remain.

The applicant is required to develop and implement a targeted Complete Streets Plan with input from the affected residents, Council Districts, and DOT. There shall be a minimum of three (3) meetings with the community. The goals of the Plan include:

- Encouraging the use of non-vehicular transportation modes by the project's patrons and residents.
- Developing feasible safety enhancements to encourage non-motorized use for travel.
- Enhancing motorist safety through striping, signage, and physical improvements.

Public meetings shall be completed, and the Complete Streets Plan shall be submitted to DOT prior to the issuance of the Certificate of Occupancy for Building B. The referenced final Complete Streets Plan must be approved by DOT and any improvements must be implemented, or bonded for, prior to the issuance of the Certificate of Occupancy for Building A.

***The above condition does not apply if the project exchange is the chosen option for construction.

[This condition shall be evaluated to reflect the approved project.](#)

98. The following equipment shall be installed at the designated locations:

- CCTV at the Arroyo Parkway and Bellevue Drive intersection
- CCTV at the Raymond Avenue at California Boulevard intersection
- Video data collection and performance monitoring system at the Arroyo Parkway at Bellevue Drive intersection
- Video data collection and performance monitoring system at the Arroyo Parkway at California Boulevard intersection
- Video data collection and performance monitoring system at Raymond Avenue and California Boulevard intersection

The equipment shall be installed prior to the issuance of the Certificate of Occupancy. Please contact the Traffic Operations Division at (626) 744-8723 to arrange a pre-design meeting to understand the requirements for the project.

***The requirement to install video data collection equipment above does not apply if the project exchange is the chosen option, but the CCTVs at the intersections of

Arroyo Parkway/Bellevue Drive and Raymond Avenue/California Boulevard are still required under the project exchange option.

99. ~~Pursuant to the adopted Street Design Guide by the City Council,~~ The applicant shall comply with the following:

- The existing sidewalk along Arroyo Parkway is 10' wide. The project shall provide a ~~3'-5'~~ sidewalk easement to allow for a ~~13'-15'~~ wide concrete sidewalk that will begin south of the existing historic commercial building to be retained at 523 South Arroyo Parkway to California Boulevard. Up to six columns may encroach up to ~~3'-5'~~ into the sidewalk easement, spaced a minimum of 20' apart. Any and all subsurface shoring, structure, parking or other required mechanical, electrical spaces may encroach to the existing property line. The remainder of the existing sidewalk along Arroyo Parkway shall remain 10' wide.
- The existing sidewalk along California Boulevard is 10' wide. The project shall provide a ~~2'-5'~~ sidewalk easement to allow for a ~~12'-15'~~ wide concrete sidewalk along the project's frontage. Up to six columns may encroach up to 3' into the sidewalk easement, spaced a minimum of 20' apart. Any and all subsurface shoring, structure, parking or other required mechanical, electrical spaces may encroach to the existing property line.

100. The site will have medical offices and senior housing elements. Both types of use are served regularly by Pasadena Dial-A-Ride and other accessible type shuttles. The property on-site shall accommodate the convenient, safe and accessible pick-up and drop-off of accessible type shuttles that are up to 25' long, 8' wide and 10' tall. The turning radius wall to wall is 60'. This shall be the case even if the senior housing is considering having their own shuttle.

Please contact the Transit Division at (626) 744-4055 to arrange a pre-design meeting to understand the requirements for the project.

101. All existing bus zones and transit amenities shall remain in place and protected during construction. The existing bus zone will not be relocated without prior written approval from the Transit Division. Tree wells, street lights, fire hydrants and other items shall not be placed in the public right of way within bus zone(s) without prior approval. The proposed project shall not interfere with bus operations (this includes, but is not limited to, building overhangs, awnings, landscaping, etc.)

102. There is an existing active bus stop adjacent to the proposed California Boulevard driveway. Additionally, the project is immediately adjacent to the existing Metro L line tracks. The development shall not interfere with any transit activity during and after construction without written permission on file by the appropriate transit agencies that may be affected.

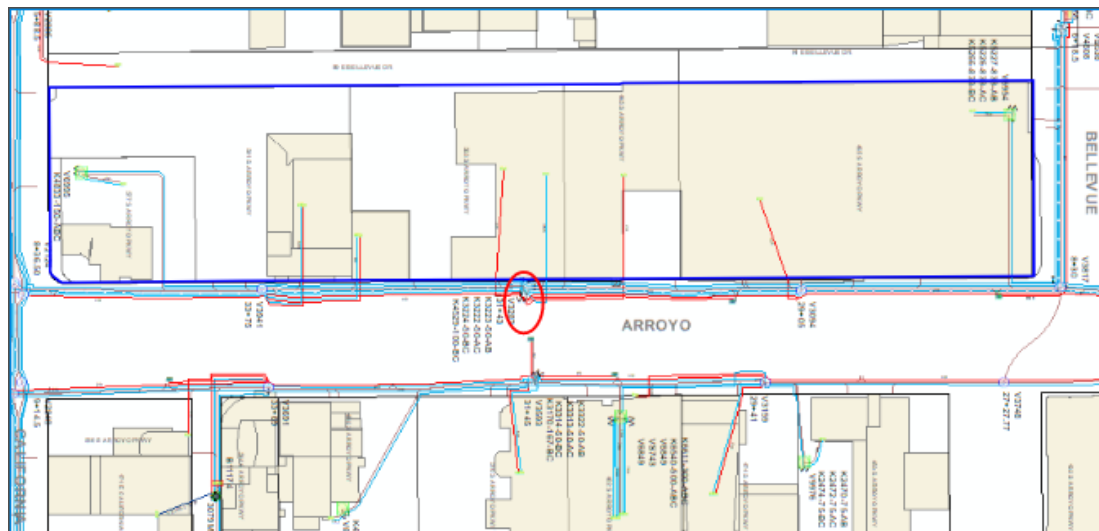
103. Construction-related traffic (delivery trucks or haul trucks) shall be restricted to the hours between 9:00 AM to 3:00 PM, or as approved by the Department of Transportation, to limit the peak hour traffic conflict along the local street network.
104. Any project loading/unloading spaces shall be on-site. DOT will not install a loading zone for project use along the project's street frontages.
105. The developer should provide the required vehicle and bicycle parking spaces required for the project as directed by the Planning Department.
106. All required parking shall be on-site. No permanent, on-street, overnight parking permits will be issued to future residents of this project. Future tenants shall be advised of this condition by the private development staff.
107. If a gate to the parking area is proposed, it shall be installed at least 40' back from the property line to allow for adequate stacking for cars entering the parking garage.
108. Driveways should be a minimum 20' wide to provide for adequate passing of two-way traffic.
109. Driveways shall be located a minimum distance of 50' from any intersection and approved by the Department of Transportation prior to the issuance of the first permit for construction (demolition, grading, or building).
110. To improve the safety of pedestrians crossing the driveways as well as improve vehicular sight distance, there shall be a slope of 2% or less for a minimum of 20' feet beyond the property line before the start of the subterranean ramp.
111. The project shall pay the 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 General Fee Schedule at the time of permit issuance. Total payment would be based on the final project scope.

Pasadena Water and Power – Power

Pasadena Water & Power (PWP), Power Delivery shall provide electric service to the proposed development contingent upon satisfying all the requirements listed below:

112. Power Infrastructure:
 - There are existing 17KV underground distribution facilities in close proximity (located along Arroyo Pkwy) of the proposed project location.
 - Existing conduit infrastructure may be re-used if the size, number of conduits, and location coincides with new location of transformer vault. (contingent upon PWP approval).

- Extension the underground conduit infrastructure to the property line to feed the proposed development will be at the expense of the developer.
- Underground distribution system upgrades may be required to accommodate large electrical services. System upgrades that are triggered by the development will be at the expense of the developer.
- Proposed power feed point for new electrical service is indicated below (street vault V3282).



113. Existing Electrical Services:

- PWP records indicate a private property transformer vault V6995 and six underground services within the proposed development area.
- Developer shall notify PWP of any underground electrical conduits, transformer vaults, or overhead lines in conflict with construction.
- Developer shall submit a demo request to de-energize existing services prior to start of construction.
- A single existing electrical service may be utilized as temporary power for construction should it meet the needs of the developer (contingent upon PWP approval).

114. Easements: A utility easement shall be required if the new electrical service crosses or feeds multiple parcels.

115. Power Delivery Requirements:

- Owner/developer shall install subterranean private property transformer vault room within development area close to the street and in close proximity to PWP underground distribution facilities.
- Owner/developer shall install an electrical room that is adjacent (sharing a wall) with the transformer room for a bus duct type installation.

- Multiple transformer vaults or rooms may be required. The size and number of transformer vaults shall be determined by PWP based on the size of electrical service.
- Transformer vault/room shall have an access hatch from above (open to sky) for equipment installation purposes and drivable PWP truck access.
- Transformer room(s) located within a building structure shall be rated for 4-hour fire separation and meet all local Building & Fire Department requirements related to room ventilation and alarming.
- Owner/developer shall be responsible for installing lighting, receptacles, ground rods, and air blowers inside transformer vault/room.
- Owner/developer shall be responsible for installing vent pipes from transformer vault/room to open air for proper air circulation.
- Owner/developer shall be responsible for the maintenance of the transformer vault, and allow access to the transformer room at all times to Department personnel and vehicles in accordance with the Department Electric Service Requirements Regulation 21.
- PWP shall install primary service laterals from the street vault to the property line (if necessary) at the developer's expense.
- Owner/developer shall be responsible for picking up and extending primary service laterals from the property line to the transformer vault/room.
- Owner/developer shall install secondary service conduits from transformer vault/room to electrical room.
- PWP shall install electrical service transformers, cables, and electric meters.
- All PWP installation costs shall be paid by the developer prior to scheduling of any work.

116. Distributed Generation: Owner/developer installed distributed generation resources that will be interconnected to the Pasadena Electric Distribution System shall be installed in accordance with the Department Distributed Generation Interconnection Requirements Regulation 23. In addition, all customer installed solar photovoltaic (PV) resources shall meet all of the requirements of local building codes, Fire Department and the Pasadena Solar Initiative Program.

117. Coordination of Electric Service:

- a. In order to determine the specific requirements of the electrical service for this project and to begin the coordination of service, the following items will need to be included in the submittal:
 - Electric Service Application
 - Electrical Plans (single-line diagram, load calculations).
 - Site plan & elevation plan showing proposed transformer vault/room location & electrical switchgear/meter location.
 - \$5,000.00 Deposit
- b. Total cost for providing electric service to this development will depend on service size and the extent of civil work required in the public right of way. A cost shall

be provided to the owner/developer after the submittal is received and a PWP power design is finalized.

Pasadena Water and Power – Water

118. Any change in water service will be reviewed when the building plans are submitted. Any change in service will be installed at actual cost and paid for by the owner/developer, pursuant to PWP Water Regulation Section XI. All service pipes shall be of suitable capacity as determined by applicable plumbing and fire codes. The minimum sized service installed by PWP is 1-inch.
119. Water Main Charge: If it is determined that a water main must be upgraded due to size, age, pressure deficiencies, and/or the integrity of the existing water main; the upgrade will be paid for by the owner/developer. A deposit will be requested for the water main design and a cost estimate will be provided to the owner/developer for the new water service installations, main design, and main construction. The owner/developer must be aware that the design of a new water main will take 3 to 4 months after the initial deposit is made by the owner/developer. Also, an additional 4 to 6 months will be needed for the construction of the water main after the balance of the estimate is paid in full by the owner/developer. The design and construction estimated time depends on the size and length of the water main and other mains in the queue. For this reason, it is imperative that the initial deposit be submitted promptly. Also, the owner/developer will pay in full any street restoration that is required by PWD. PWD determines the limits of the street restoration.
120. Water Division Requirements:
- Water lines are not permitted to cross lot lines to serve adjoining lots without a utility easement; the Pasadena Water Division shall approve all proposed easements.
 - The Water Division will install the service tap, lateral, water meter and designate the distribution main and service tap.
 - All services not in use must be abandoned at the distribution main at the applicable rate.
 - For subdivided lots with one unit behind the existing, show easement documentation and assessor parcel map showing the subdivision.
121. Cross Connection Requirements for Domestic Services:
- All city cross-connection prevention policies must be adhered to. The developer is required to provide back-flow protection at all connections whereby the plan arrangement or configuration could potentially contaminate the domestic water system.
 - There shall be no taps between the meter and the backflow assembly.

- The owner/developer shall provide and install an approved double check valve backflow prevention assembly at each water service if more than one water service serves property. The location of the back-flow prevention assembly shall be above ground within 20-feet of the property line.
- The property owner is responsible for the back-flow prevention assembly. The assembly will be registered and require an annual test certification. All manufacturer warranties shall be transferred upon installation and certification to the property owner.
- The owner/developer is responsible for certifying and testing the assembly after installation by a person that possesses a current and valid license, and must be certified by the County of Los Angeles Department of Health Services.
- The owner/developer shall submit the results of the test to the Water Utility Service Section for approval. Upon approval, the City will maintain domestic water to the property and will automatically register the assembly.
- All water services shall be protected from cross connections by means of approved backflow prevention techniques and assemblies.
- An administrative fee of \$180.94 will be charged for each backflow prevention assembly installed.

122. Cross Connection Requirements for Fire Service:

- The fire service requires a detector meter and back-flow prevention assembly.
- The assembly shall be located in a readily accessible location for meter reading, test and maintenance.
- All fire sprinkler systems require installation of an approved double check valve backflow prevention assembly at the sprinkler lateral off the domestic system.
- Contract service other than PWP, providing the backflow prevention assembly shall contact the Water Utility Services Section to verify assembly approval or contact the University of Southern California foundation for Cross Connection Control and Hydraulic Research for an approve list of assemblies.
- All manufacturer warranties shall be transferred upon installation and certification to the property owner. The property owner shall assume ownership of the back-flow prevention assembly. The assembly will be registered and require an annual test certification.
- If PWP is to provide DCDA for fire service, PWP will install Wilkins, model 450 DA.
- Choose from one of the below listed options and incorporate into the fire sprinkler plans.

Option 1:

Detector meter located on double check detector check assembly (DCDA) outside the structure on private property.

- The Water Division will install the service tap, lateral, DCDA (optional Wilkins, models 350 DA or 450 DA) and designate the distribution main and service tap.

- The location of the back-flow prevention assembly shall be a minimum of 12-inches above grade within 10-feet of the property line, on private property. Reference Water Division Plan Check for certification and registration.

Option 2:

Detector meter located in a vault within the public right of way with a double check valve backflow prevention assembly (DCA) provided and installed inside or outside the building by the owner/developer.

- The Water Division will install the service tap, lateral, detector water meter and designate the distribution main and service tap.
- The location of the back-flow prevention assembly shall be a minimum of 12-inches above grade within 20-feet of the property line on private property. Reference Water Division Plan Check for certification and registration.

123. All Other Cross Connection Requirements: The owner/developer is also responsible for additional cross connection requirements for irrigation system, swimming pool and/or spa, boiler / chilled water / cooling tower (using chemical additives), domestic water line at makeup to carbonation system, sewage ejector, decorative water fountain, and makeup water to reverse osmosis filtration equipment.

124. Residential Water Metering Requirements:

Senate Bill No. 7 (Housing: water meter: multiunit structures) approved by the Governor September 25, 2016, requires that individual meters or submeters be installed on all new multifamily residential units. Per Senate Bill No. 7: Each water purveyor that sells, leases, rents, furnishes, or delivers water service to a newly constructed multiunit residential structure or newly constructed mixed-use residential and commercial structure for which an application for a water connection, or more than one connection, is submitted after January 1, 2018, shall require a measurement of the quantity of water supplied to each individual residential dwelling unit as a condition of new water service. The law exempts long-term health care facilities, low-income housing, residential care facilities, housing at a place of education, and time-share properties, as well as, other multiunit residential structures deemed infeasible by the Department of Housing and Community Development.

Per the Water Regulations adopted by City Council on June 4, 2012: “The water service will end at the curb, public right of way or property line at the option of PWP. Where the location of the meter box or vault on the City side of the property line is not practicable, the meter box or vault shall be located on the Customer’s premises or such other location that may be agreed upon by PWP at its option. The Customer shall be responsible for the expense of installation and maintenance of the lines on the Customer’s side of the property line connecting to PWP’s service where construction of the Customer’s facilities began.”

The following submetering options are available for PWP customers:

Option 1:

Individual metering located on the parkway.

The Water Division will install individual water meters on the parkway in front of the project site, if permitted by available space as per the General Requirements, for each residential unit. The owner/developer shall install an approved double check valve backflow prevention assembly at each domestic water service. All dedicated irrigation services must have a Reduced Pressure Zone Valve Assembly ("RP"). The location of the backflow prevention assemblies shall be above ground within 20-feet of the property line, and the assemblies require registration and annual test certifications. PWP's responsibility of service ends at the meter and PWP will bill each tenant directly.

Option 2:

Individual metering located on private property.

The Water Division will install a service lateral up to the property line with a shut off valve. The owner/developer shall provide and install an approved double check valve backflow prevention assembly after the shut off valve and will install all piping behind the property line. The location of the backflow prevention assembly shall be above ground within 20-feet of the property line, and the assembly requires registration and an annual test certification. The owner/developer will pay for and install all water meters, provided by PWP, to each residential unit. Water meters must be installed horizontally and must be located in an open area or in a garage/parking area and must have a minimum 12-inch above grade in order for meter readers to have unrestricted access to them if needed. All dedicated irrigation services must have a RP. PWP will inspect the individual meters as a condition of providing service. PWP's responsibility of service ends at the property line and PWP will bill each tenant directly.

Option 3:

Submetering by third party vendor located on private property.

The Water Division will install master water meter(s) on the parkway, in front of the project site. The owner/developer must submit a statement on letterhead stating that a Contractor licensed by the California State License Board will install submeters, per Senate Bill No. 7, to all residential units. The owner/developer shall install an approved double check valve backflow prevention assembly on each submeter. All dedicated irrigation services must have a RP. The backflow prevention assemblies require registration and annual test certifications. PWP will inspect the submeters as a condition of providing service. PWP's responsibility of service ends at the master meter and the owner/developer is responsible for billing each tenant per Senate Bill No. 7.

125. Fire Flow and Fire Hydrants:

The Pasadena Fire Department (PFD) has jurisdiction and establishes the requirements for fire protection within the City of Pasadena. PFD must be consulted

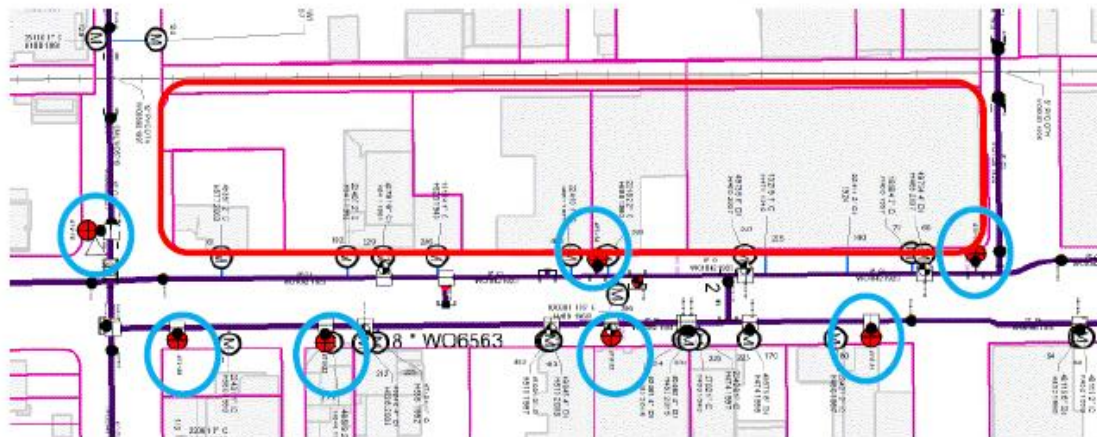
in this regard. Any cost incidental to providing adequate fire protection for the project must be paid for by the owner/developer.

There are seven fire hydrants in close proximity to the project site:

- Fire hydrant 418-16 is located on the southwest corner of Arroyo Parkway and Bellevue Drive.
- Fire hydrant 418-31 is located on the east curb of Arroyo Parkway, approximately 80 feet south of Bellevue Drive.
- Fire hydrant 418-22 is located on the east curb of Arroyo Parkway, approximately 350 feet south of Bellevue Drive.
- Fire hydrant 418-14 is located on the west curb of Arroyo Parkway, approximately 370 feet south of Bellevue Drive.
- Fire hydrant 418-32 is located on the east curb of Arroyo Parkway, approximately 200 feet north of California Boulevard.
- Fire hydrant 419-38 is located on the northeast corner of Arroyo Parkway and California Boulevard.
- Fire hydrant 419-18 is located on the southwest corner of Arroyo Parkway and California Boulevard.

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

Fire Hydrant Details:



City Council

126. The applicant or successor in interest shall provide Building B with a MERV 13 air filtration system or equivalent and maintain those filters according to manufacturer specifications.
127. The Project shall comply with the Building Electrification Ordinance, Chapter 8.92 of the PMC.

128. Prior to permit issuance, the applicant or successor in interest shall submit documentation reflecting that the new buildings satisfy requirements and prerequisites that correspond to a LEED certification level of Silver or higher.
129. Should Building A consist of residential uses as an alternative to medical office uses, a Conditional Use Permit (CUP) shall be required to address the PD plans changes. The review of the CUP shall be limited shall demonstrate to whether the Project complies with all applicable provisions of the PD, Design Review and applicable provisions of the Zoning Code, including Zoning Code Section 17.50.160 (Mixed-Use Projects). The residential use shall be permitted by right. Inconsistency may require a modification to this PD or Design Review.
130. The Applicant shall require its contractor, working ~~in conjunction~~ with the project's labor partners, to submit a workforce utilization and subcontracting plan ("Plan") to the City, establish a local hire program prior to the issuance of a building permit with the goal that 20% of all construction labor hours worked on the project and 20% of subcontracting opportunities shall be directed to the following prioritized workers and businesses: first, to Targeted Workers and to Local. "Local" shall be defined as Tier 1: workers residing within and businesses located in the following City of Pasadena postal codes: 91101, 91102, 91103, 91104, 91105, 91106, 91107, 91108, 91109, 91110, 91114, 91115, 91116, 91117, 91118, 91121, 91123, 91124, 91125, 91126, 91129, 91182, 91184, 91185, 91188, 91189, and 91199 ("Tier 1"); second, to Tier 2: workers residing within and businesses located in the San Gabriel Valley and adjacent cities ("Tier 2"); and third, to Tier 3: workers residing in and businesses located in the County of Los Angeles ("Tier 3"). The Plan must require the contractor to first meet this goal with Tier 1 workers and businesses and must require that, if the contractor is unable to do so, it must submit a statement on company letterhead to a designated contact at the City certifying that it has exhausted all available and qualified Targeted Workers and workers and businesses from the area defined above during a 48-hour period before pursuing workers and businesses from Tiers 2 and 3, respectively. The Plan shall be submitted to the City prior to commencing construction of the Project. As part of the local hire program, the contractor shall notify the City of job fairs for the Project and work with the project's labor partners to foster staffing positions with graduates of apprenticeship programs.

A Targeted Worker is defined herein as an individual who is a resident of the County of Los Angeles and who faces one or more of the following barriers to employment: (1) a history of involvement with the criminal justice system; (2) being a former foster youth; (3) a documented annual income at or below 150 percent of the County average median income; (4) being a veteran or the spouse of a veteran of the United States armed forces; (5) no high school diploma or GED; (6) experiencing protracted unemployment, defined as receiving unemployment benefits for at least 6 months; (7) being 50 years or older; (8) being a current recipient of government cash or food assistance benefits; or (9) being a custodial single parent.

The Project contractor shall also designate a job coordinator that will perform outreach for and inform the City of Pasadena of job fairs, coordinate with local partners, and seek referrals through the First Source local hiring database. Potential local partners may include, but shall not be limited to, the Flintridge Center, Foothill Workforce Development Board, Pasadena NAACP, Pasadena Community Job Center, Pasadena Chamber of Commerce, and Pasadena City College.

In addition, the Applicant shall require its contractors and subcontractors to make a good-faith effort to engage businesses located in Pasadena to obtain at least 15% of the building materials required to construct the Project, provided that these materials are readily available in the quantities required and comparably priced to the same materials available elsewhere.

131. The applicant shall facilitate first-mile, last-mile connections from the site to the nearby Fillmore and Del Mar Stations of the Metro L (Gold) Line by implementing the Trip Demand Management (TDM) plan required in Condition #96, #134 and any Complete Streets Plan that may be required pursuant to Condition #97. In addition, as components of satisfying these two conditions, the applicant shall: 1) install or refurbish bus benches or shelters for existing public transit stops within 1,000 feet of the Project to the satisfaction of Pasadena Transit, and 2) install or refurbish the wayfinding signage in the public right-of-way adjacent to the Project (up to \$25,000 total).

132. The maximum allowed height of Building A shall be 75 feet.

133. Building A shall provide a minimum 15-foot setback from the sidewalk along Arroyo Parkway and California Boulevard for the top two floors.

134. At the applicant's expense, a transportation impact review shall be conducted for the Approved Project using the City's Local Mobility Analysis (LMA) process to consider the effect of the new development on the street network using the new analysis methodology. The analysis will apply new assessment criteria, existing and future transportation network context, operational analyses, residential neighborhood cut-through/intrusion analysis, net project trip generation based on the current land uses, and new traffic data collection. The LMA process may be found here: <https://www.cityofpasadena.net/transportation/wp-content/uploads/sites/20/City-of-Pasadena-TIA-Guidelines.pdf>.

Based on the outcome of the Local Mobility Analysis, the applicant may be required to implement improvements in the public right-of-way.

135. Should Building A consist of residential uses as an alternative to medical office uses, a maximum of 197 residential dwelling units shall be permitted. Any proposal to exceed Building A maximums for height or number of units shall require an amendment to this PD.