



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: October 2, 2019

TO: Hearing Officer

SUBJECT: Vesting Tentative Tract Map #76048

LOCATION: 913 Boston Court

APPLICANT: Garo Minassian

ZONING DESIGNATION: CD-5-AD-2 (Central District, Lake Avenue sub-district, Alcohol District overlay 2)

GENERAL PLAN DESIGNATION: High Commercial

CASE PLANNER: Kent Lin

STAFF RECOMMENDATION: Adopt the Environmental Determination and the Specific Findings in Attachment A to **approve** Vesting Tentative Tract Map #76048 with the Conditions of Approval in Attachment B.

PROJECT PROPOSAL: Vesting Tentative Tract Map: To create 12 air parcels on one land lot for residential condominium purposes. The project received Final Design Review approval on October 25, 2016. This application is for the creation of air parcels only; no changes to the approved project is proposed as part this application.

ENVIRONMENTAL DETERMINATION: It was determined that the project is Categorical Exempt from CEQA (Section 15332, Class 32, In-Fill Development) on January 12, 2016 as part of the approval of Concept Design Review. It has further been determined that there are no changed circumstances or new information as part of the proposed Vesting Tentative Tract Map application to allow the creation of 12 air parcels on one land lot that necessitate further environmental review, and there are no features that distinguish this project from others in the

exempt class; therefore, there are no unusual circumstances.

BACKGROUND:

Site characteristics: The subject lot is approximately 6,510 square feet, and is currently developed with a surface parking lot. The parcel is located on the north side of Boston Court, west of Mentor Avenue, and east of Lake Avenue. The subject site is located approximately 1,400 feet south of the Gold Line Lake Avenue Station and is situated within the Central District Transit-Oriented Area.

Adjacent Uses: North – Restaurant
South – Parking Structure
East – Office Administrative Business Professional
West – Retail Sales, Medical Office

Adjacent Zoning: North – CD-5-AD-2 (Central District, Lake Avenue sub-district, Alcohol District overlay 2)
South – PD-10-AD-2 (Planned Development 10, Colorado/Lake, Alcohol District overlay 2)
East – CD-5-AD-2 (Central District, Lake Avenue sub-district, Alcohol District overlay 2)
West – CD-5-AD-2 (Central District, Lake Avenue sub-district, Alcohol District overlay 2)

Previous zoning cases on this property: None

PROJECT DESCRIPTION:

The applicant, Garo Minassian, has submitted a Vesting Tentative Tract Map application to create 12 air parcels on one land lot for residential condominium purposes. The multi-family residential project, consisting of 12 residential units with subterranean parking, received Final Design Review approval on October 25, 2016. This application is for the creation of air parcels only, and does not involve the design or construction of the multi-family residential project, nor does not include any proposed changes to the previous Design Review approval.

ANALYSIS:

The subject site is located within the CD-5-AD-2 (Central District, Lake Avenue sub-district, Alcohol District overlay 2) zoning district, where multi-family residential is a permitted use by-right and is subject to the Urban Housing development standards of the City’s Zoning Code. The maximum allowable residential density on the subject site is 87 units per acre. Based upon the lot size of 6,510 square feet, the maximum density permitted on the site is 13 units. The proposed 12 residential units comply with the maximum residential density requirement. Per Figure 3-9 of the Zoning Code, the maximum floor area ratio (FAR) is 3.00. Based upon the lot size of 6,510 square feet, the maximum floor area is 19,530 square feet. The proposed project is approximately

14,123 square feet in total floor area, or 2.16 FAR, and is in compliance with the maximum floor area requirement.

The 12-unit project completed the Preliminary Plan Check process and received Final Design Review approval on October 25, 2016. The City's Design Commission found that the design of the project is consistent with the purposes of design review, the design-related goals and policies in the Land Use Element of the General Plan, and the Design Guidelines in the Central District Specific Plan, and approved the Final Design Review application. No deviations, concessions, or waivers were requested. The project is currently in the plan check process (BLD2017-01228) and has been approved by all the departments and is pending the issuance of a building permit. During this review, Zoning staff determined that the project satisfied all the general requirements of the CD-5 zone (e.g. setbacks, height, floor area ratio, etc.) as well as the Urban Housing development standards of the Zoning Code.

Tenant Protection Ordinance

The proposed project is not subject to the City's Tenant Protection Ordinance requirements because it does not entail the demolition/removal of any existing housing dwelling units or the displacement of any residential tenant onsite. The site is currently developed with a surface parking lot and does not contain any residential dwelling unit onsite.

Inclusionary Housing

Chapter 17.42 of the Zoning Code applies to projects with 10 or more new dwelling units, such as this 12 dwelling unit development. These standards and procedures are intended to encourage the development and availability of affordable housing by ensuring that the addition of affordable housing units to the City's housing stock is in proportion to the overall increase in new housing units. If an applicant does not wish to construct the required inclusionary units on-site, then per Section 17.42.050 of the Zoning Code, the applicant can pay a one-time inclusionary housing in-lieu fee which will be used to fund future affordable housing projects. The applicant has elected to pay a one-time inclusionary housing in-lieu fee.

Tree Protection Ordinance

Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance) establishes standards for the protection and removal of protected trees on private property. Through the Design Review process, the applicant requested, and was granted approval to remove one protected tree on private property. The approval allowed the removal of a Jacaranda with a diameter-at-breast-height (DBH) of 30 inches. To satisfy the City's replacement requirement, the applicant proposed four, 36-inch box replacement trees.

GENERAL PLAN CONSISTENCY:

The subject property is designated High Commercial in the General Plan Land Use Element. The 12-unit project complies with the maximum density specified in the General Plan. The Vesting Tentative Tract Map for 12 air parcels is consistent with Policy 1.2, Targeted Growth, in that the project would result in new construction in an infill area and away from Pasadena's residential neighborhoods and open spaces by redeveloping underutilized commercial and industrial properties within the Central District.

The Vesting Tentative Tract Map is also consistent with Policy 2.1, Housing Choices, as the project would provide opportunities for a full range of housing types, densities, locations, and affordability levels to address the community's fair share of regional, senior, and workforce housing needs and provide a strong customer base sustaining the economic vitality of Pasadena's commercial land uses.

Lastly, the Vesting Tentative Tract Map is consistent with Policy 4.4, Transit Villages, of the City's General Plan Land Use Element, as the project would provide a residential use close to the Lake Avenue Metro Gold Line station.

ENVIRONMENTAL REVIEW:

It was determined that the project is Categorical Exempt from CEQA (Section 15332, Class 32, In-Fill Development) on January 12, 2016 as part of the approval of Concept Design Review. It has further been determined that there are no changed circumstances or new information as part of the proposed Vesting Tentative Tract Map application to allow the creation of 12 air parcels on one land lot that necessitate further environmental review, and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

REVIEW BY OTHER DEPARTMENTS:

The City's Department of Transportation, Public Works Department, Housing Department, Fire Department, Department of Water and Power, AT&T California, Pasadena Unified School District, and Southern California Edison has reviewed the application. The Department of Public Works has provided comments and their recommended conditions of approval have been included in Attachment B of this staff report.

CONCLUSION:

The Vesting Tentative Tract Map would create 12 air parcels on one land lot. The proposal is consistent with the land use policy and goal of the General Plan, and is in compliance with the development standards for Urban Housing projects as established in the Zoning Code. Therefore, staff recommends approval of the application based on the findings in Attachment A and the conditions in Attachment B.

Attachments:

Attachment A: Findings

Attachment B: Conditions of Approval

ATTACHMENT A
SPECIFIC FINDINGS FOR VESTING TENTATIVE TRACT MAP #76048

1. *The proposed map is consistent with applicable general and specific plans as specified in Section 65450.* The subject property is designated High Commercial in the General Plan Land Use Element. The 12-unit project complies with the maximum density allowed. The subject property is designated High Commercial in the General Plan Land Use Element. The 12-unit project complies with the maximum density specified in the General Plan. The Vesting Tentative Tract Map for 12 air parcels is consistent with Policy 1.2, Targeted Growth, in that the project would result in new construction in an infill area and away from Pasadena's residential neighborhoods and open spaces by redeveloping underutilized commercial and industrial properties within the Central District. The Vesting Tentative Tract Map is also consistent with Policy 2.1, Housing Choices, as the project would provide opportunities for a full range of housing types, densities, locations, and affordability levels to address the community's fair share of regional, senior, and workforce housing needs and provide a strong customer base sustaining the economic vitality of Pasadena's commercial land uses. Lastly, the Vesting Tentative Tract Map is consistent with Policy 4.4, Transit Villages, of the City's General Plan Land Use Element, as the project would provide a residential use close to the Lake Avenue Metro Gold Line station.
2. *The site is physically suitable for the type of development.* The site is a 6,510 square-foot rectangular shaped interior lot, without unique topographical features. The site is currently developed with a surface parking lot. The site is physically suitable for the Urban Housing development and complies with applicable development standards of the Zoning Code.
3. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.* The property is located in an urbanized area and not near any sensitive habitat. The proposal for 12 air parcels will not cause substantial environmental damage since the subdivision is for a mapping action that does not include any physical changes to the site. Further, it was determined as part of the Consolidated Design Review approval that the project is Categorically Exempt from CEQA (Section 15332, Class 32, In-Fill Development). There are no changed circumstances or new information as part of the proposed Vesting Tentative Tract Map application that necessitate further environmental review and there are no features that distinguish this project from others in the exempt class and will not cause substantial damage to the environment.
4. *The design of the subdivision or the proposed improvements is not likely to cause serious health problems in that the subdivision is compatible with existing residential land uses in the vicinity.* The multi-family residential project will be designed in compliance with applicable Zoning Code standards, and Citywide Design Principles and architectural standards. The design of the project provides appropriate ventilation, light, and circulation within the development and adjacent developments, consistent with requirements of the Zoning Code. Therefore, proposed improvements are not likely to cause serious health problems.
5. *The proposed map meets the requirements of Title 16 as applicable.* The proposal to create 12 air parcels will comply with applicable standards of Title 16. The Vesting Tentative Tract Map was prepared by a registered engineer, obtained a map number assigned by the County, references the locations of adjacent streets and other public properties, labels and identifies easements, and references means of vehicular access. Copies of the Vesting Tentative Tract Map were provided to the applicable parties, including, but not limited to the City engineer,

Water and Power Department, Fire Department, Transportation Department, Housing Department, telephone company (AT&T), and Pasadena Unified School District as required by Title 16. The 12-unit project complies with the maximum density allowed for the High Commercial land use designation under the General Plan.

6. *The discharge of waste from the proposed subdivision into existing sewer system would not add to or result in violation of existing water quality control standards.* The development standards of the Pasadena Municipal Code provide standards that will require the applicant to connect to public sewer. Compliance with this requirement has been verified in the building permit plan check process.
7. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.* Easements acquired for the public at large do not traverse the site of the proposed subdivision.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP #76048

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

General

1. The final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Vesting Tentative Tract Map submitted with this application and dated "Approved at Hearing, October 2, 2019," except as modified herein.
2. The site plan, floor plan, elevation plan, and building sections submitted for building permits shall substantially conform to plans submitted and stamped "Approved at Hearing, October 2, 2019, except as modified herein.
3. The creation of the 12 air parcels for residential condominiums purposes on one land lot shall occur substantially as shown on the submitted plans, except as modified herein and shall comply with the applicable land use regulations and development standards of the Pasadena Municipal Code subject to the approval of the Zoning Administrator.
4. All utility substructures shall be located underground if required by the applicable City Departments. However, no subterranean gas meters shall be allowed.
5. The applicant or successor in interest shall comply with the attached conditions of approval from other City Departments.
6. The applicant shall receive written final approval of the addresses that will be assigned to each proposed parcel/unit prior to recordation of map. Final approval of the addresses shall come from the Addressing Coordinator. For additional information please contact the Addressing Coordinator at (626) 744-4622.

Planning

7. Any change to these conditions of approval or expansion of the use shall require the modification of this Vesting Tentative Tract Map or a new Vesting Tentative Tract Map.
8. The common area portion of the site shall be maintained and kept in good condition at all times.
9. The applicant shall satisfy the requirements of Chapter 17.46 (Parking and Loading) of the Pasadena Municipal Code prior to the issuance of a Building Permit.
10. All guest parking spaces shall be clearly marked "Guest Parking Only".
11. The applicant or successor in interest shall comply with the conditions of the Final Design Review.
12. All proposed signage on the site shall conform to the regulations of the Zoning Code and shall be reviewed and approved by the Zoning Administrator and Design and Historic Preservation staff prior to issuance of any building permits.

13. 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.
14. All landscape and walkway lighting shall be directed downward to minimize glare.
15. All proposed fencing and/or walls shall comply with Section 17.40.180 (Walls and Fences) of the Zoning Code.

Department of Public Works

16. Prior to submission of the final tract map to the City for approval, the applicant shall pay a non-refundable flat fee (based on the current General Fee Schedule) to cover the cost of processing the final map. The applicant shall complete all required conditions before City's approval of the final map.
17. The applicant's engineer shall set boundary monuments on the proposed subdivision per Pasadena Municipal Code, Section 16.24.060, and furnish to the City a set of field notes that have been recorded with Los Angeles County Department of Public Works. The monuments shall be independently inspected by a third party licensed surveyor; with a certified report submitted to the City.
18. 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 building or demolition 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.

19. The proposed driveway ramp to the subterranean garage on Boston Court frontage shall be constructed in accordance to the Pasadena Department of Transportation's Analysis Condition of Approval letter, dated December 21, 2015.
20. Boston Court street restoration, fronting the subject development, shall be a full width (from gutter to gutter) cold milling and resurfacing of asphalt concrete roadway per Standard Plan S-415. The street restoration shall be completed prior to the issuance of Certificate of Occupancy.
21. The applicant shall demolish existing and construct all new public improvements along the subject development frontage of Boston Court, including concrete drive approach per Standard Plan S-403; 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.
22. The proposed development shall connect to the public sewer main line with one or more new six-inch diameter sewer laterals laid at a minimum slope of two percent. In accordance with PMC Chapter 13.24.010, house sewer (lateral) "means that part of the horizontal piping beginning 24 inches from the exterior wall of the building or structure and extending to its connection with the public sewer." The section of house sewer within the public right-of-way - from the property line to the public sewer, or within easement, shall be vitrified clay or cast iron pipe. The house sewer shall meet City Standards as determined by the Department of Public Works, and a permit issued by the Department of Public Works is required for work within the public right-of-way. The construction of all new house sewers shall be completed prior to the issuance of Certificate of Occupancy.
23. The applicant shall plant the officially designated street tree per the City's approved Master Street Tree Plan one (1) *Cinnamomum camphora* (camphor tree) along the frontage of the subject property. The Department of Public Works will confirm eligible planting site, and will provide the applicant the location.
24. 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.
25. 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.
26. 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.

27. Any existing street tree(s) proposed to be removed are subject to the approval of the Urban Forestry Advisory Committee (UFAC).
28. 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.
29. 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.
30. 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.
31. 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.

32. 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.
33. 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.
34. 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 place a deposit with the department to cover the cost of plan checking. The amount of deposit will be based on the current City's General Fee Schedule. 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.
35. 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.
36. 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.
37. 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.
38. 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.

39. 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/> .
40. 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 at 626-744-3762. In addition to the above conditions, the requirements of the following ordinances will apply to the proposed project:
 - a) 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.

b) 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.

c) 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.

d) Residential Impact Fee Ordinance - Chapter 4.17 of the PMC
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: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/> . The Residential Impact Fee is based on the current Taxes, Fees and Charges Schedule (<https://www.cityofpasadena.net/finance/general-fund/fees-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.

The estimated Residential Impact Fee based on the current tax schedule. This amount is a rough estimate and for informational purposes only. The exact amount will be calculated at the time of Building Permit issuance.

e) 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.