

**ATTACHMENT B
CONDITIONS OF APPROVAL
LA SALLE HIGH SCHOOL MASTER PLAN**

I. GENERAL

1. **Previous Approvals.** The conditions of this Master Plan shall supersede the Conditions of Approval of CUP #75, CUP #2308, CUP #2968, CUP# 3975, and CUP#4363, CUP#4500, CUP#4663. All applicable conditions of approval have been included.
2. **Conformance with Plans.** The site/floor/elevation plans submitted for building permits shall substantially conform to the plans dated **September 19, 2016**, except as modified herein. Plans shall be submitted for review and approval by the Planning & Community Development Director prior to the issuance of any project building/grading/foundation permits.
3. **Expiration.** The Master Plan shall expire 15 years from the date of approval unless renewed in accordance with Section 17.61.050.I.5.B. In the event that not all phases of the Master Plan are completed and the Master Plan expires, the conditions of approval shall continue to apply to the completed portions of the project.
4. **Call for Review.** The Planning & Community Development Director, at any time, can call for a review of the approved conditions at a duly noticed public hearing. These conditions herein may be modified or new conditions applied to reduce any unforeseen impacts during the construction or operation of the use.
5. **Five Year Review.** In accordance with Section 17.61.050.I.5.d (Five Year Review Required), the Master Plan shall be reviewed by the Planning Commission, or other review authority designated by the City Council commencing on the fifth year after the approval date of the Master Plan, for compliance with features of the Plan and all applicable Conditions of Approval. The applicant shall be responsible for any required fee for the five-year periodic review.
6. **Design Review.** Design review for new construction and building alterations shall be in conformance with Table 6-3 of Section 17.61.030 (Design Review) of the Zoning Code. Projects up to 25,000 square feet of new construction shall be subject to review by the Planning Director.
7. **Phasing.** The project shall follow the Phasing Schedule outlined in the staff report unless modifications to the Phasing Schedule are approved by the Director of Planning and Community Development. These modifications may include combining of phases into one and/or reversal of the order in Phasing dependent on

on-going operational, fundraising progress, and programming needs for the full implementation of the Master Plan.

8. **Landscaping.** Prior to removal of any protected trees, the applicant or successor in interest shall submit final landscape plans, demonstrating adherence to the replacement matrix adopted by resolution the City Council and included in the associated administrative guidelines, to the Planning & Community Development Director for review and approval. Compliance with the Tree Protection Ordinance will be monitored through the approved landscape plan depicting replacement trees during the design review phase of the Master Plan implementation.
9. **Noise Regulations.** The applicant or successor in interest shall adhere to the City's noise regulations in accordance with Section 9.36 of the Pasadena Municipal Code.
10. **Refuse Facilities.** Trash enclosure areas shall be provided in accordance with the requirements of Section 17.40.120 (Refuse Storage Facilities) of the Pasadena Municipal Code. Deliveries and trash pickup shall not occur between the hours of 7:00 p.m. and 7:00 a.m. daily.
11. **Temporary Fencing.** Temporary construction fencing shall be permitted during the duration of demolition and construction of buildings on site.
12. **Hours of Construction.** Construction and demolition activities shall be limited to between the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction or demolition activities shall occur on Sundays or City-designated holidays.
13. **Mechanical Equipment.** No mechanical equipment shall be permitted on any roof unless it is lower than the maximum height outlined in the Master Plan for each individual building, properly screened, and located in an enclosure designed to be architecturally compatible with the building.
14. **Condition Monitoring.** The project, PLN2012-00384, shall comply with all conditions of approval, and is subject to Condition Monitoring. Required fees for monitoring and inspections shall be paid on or after the effective date of this permit, but prior to the issuance of any building permit. Contact the Code Compliance Staff at (626) 744-4633 to verify the fees and to schedule an inspection appointment time. All fees are to be paid to the cashier at the Permit Center located at 175 N. Garfield Avenue. The cashier will ask for the activity number provided above. Failure to pay the required fees prior to the stipulations in this condition may result in revocation proceedings of this land use entitlement.
15. **Other City Requirements.** The applicant or successor in interest shall comply with the code requirements of all other City Departments.

II. LA SALLE HIGH SCHOOL CONDITIONS

16. **Enrollment.** School enrollment shall be limited to a maximum of 780 students. No increase in student enrollment shall exceed the maximum permitted under this Master Plan unless a subsequent application is submitted and approved; additional analyses of impacts to traffic and parking may be required. The applicant shall provide annual enrollment figures to the Director of Planning & Community Development one month after the new school year is in session.
17. **Number of Employees.** A maximum of 95 full time employees (administrative, faculty, other related staff) shall be permitted. The applicant shall provide an annual faculty and staff roster to the Planning & Community Development Director one month after the school year is in session.
18. **Private School Requirements.** The applicant or successor in interest shall comply with the requirements of Section 17.50.270 (Schools, Private) of the Zoning Code that regulates private schools during each phase of construction. This includes the requirements for outdoor play area, indoor classroom area, traffic control plan, and noise standards.
19. **Annual Calendar of Events.** Prior to the beginning of each school year and at least quarterly thereafter, La Salle shall provide an annual calendar of school and after-school events and performances to be held on campus to the Zoning Administrator. Said calendar shall be made accessible to the public through the school's website. The calendar shall include school events as well as third-party events and shall be updated periodically.
20. **Performing Arts Center Events.** All events in the Performing Arts Center shall be scheduled to end by 10 p.m.
21. **Third Party Uses** shall be subject to the same conditions of approval as La Salle High School, unless otherwise described herein.
22. **Third-Party Uses of Performing Arts Center** shall be limited to a maximum of 24 performance days per calendar year, notwithstanding Condition #26 regarding maximum number of indoor third-party uses.
23. **Third Party Monitor.** La Salle shall have a minimum of one La Salle High School employee on site during all third-party uses to ensure that third-party uses adhere to the conditions of approval in this Master Plan; said monitor's contact information shall be made provided in the Calendar of Events (Condition 19) made accessible on the school's website.
24. **Parking Information.** For all events with more than 200 attendees, including La Salle High School events and third party uses, off-street event parking shall be provided. Event organizer shall provide parking information to attendees, directly

printing parking information on tickets, as well as other methods such as providing parking information online during registration or on advertising material for the event.

25. **Third Party Parking Monitor.** For third-party uses with more than 200 attendees, a parking monitor shall be present on the corner of Canfield Avenue and Michillinda Avenue to guide attendees to designated parking lots and to discourage attendees from parking on residential streets.
26. **Third Party Indoor Use.** Third party uses with more than 150 participants/attendees shall be limited to 15 event days per calendar year.
27. **Third Party Outdoor Use.** Shall be limited to a maximum of 12 event days per calendar year and shall adhere to Condition #32 regarding athletic field lighting.
28. **Sunday Use.** No outdoor third-party events shall occur on Sundays.
29. **No Long Term Outdoor Third-Party Uses.** No long-term outdoor third party uses are allowed under this Master Plan unless the uses are further analyzed in a subsequent application. For the purpose of this Master Plan, long-term third party uses are defined as events that occur more than three times in one calendar year.
30. **Secure Facilities.** La Salle shall be responsible for securing and monitoring their facilities to prevent any activities, whether La Salle affiliated or non-affiliated activities, from occurring on the sport field during Sundays.
31. **Historic Resources.** No exterior modification, including new windows or doors, additions or enclosure, shall be made to the existing Administration/Classroom and Gym Buildings without a historic survey and the appropriate entitlement(s).
32. **Athletic Field Lighting.** La Salle shall be subject to the lighting restrictions imposed under CUP 4663, no changes to the lighting restrictions are proposed or permitted under this Master Plan.
33. **Pool Lighting.** No lights including decorative lights shall be installed for the proposed pool, except as required under Condition #34.
34. **Pool Hours of Operation.** All operations of the swimming pool shall not begin prior to 6:00 am and shall cease by 7 p.m.
35. **Exterior Lighting.** No new exterior lighting shall be permitted unless required by applicable codes, such as Fire Code, Building Code or Public Health Code.
36. **Verification of Lighting Intensity.** La Salle shall submit a lighting study to the Zoning Administrator, verifying that any new exterior lighting under Condition 34, after installation, would not produce an illumination level greater than one foot-

candle on any property within a residential zoning district except on the school's property prior to issuance of Certificate of Occupancy.

37. **Scoreboards.** All new scoreboards shall not be visible from any residential property. For scoreboards located outdoors, scoreboards shall not have any audible sounds, such as a horn or public address system.
38. **Decorative Lighting.** No up-lighting of trees or landscaping shall be permitted.
39. **Event Parking.** For any event (La Salle or third-party event) that may draw crowds of 600 or more persons, the parking plan approved in Conditional Use Permit #4500 shall be implemented to mitigate all potential parking impacts.
40. **Number of Parking Spaces.** A minimum of 204 parking spaces shall be provided at full implementation. La Salle shall demonstrate compliances with Zoning Code Section 17.46 at each phase of construction.
41. **Displacement Parking.** Prior to repaving the north parking lot and extension of the south parking lot, La Salle shall submit a parking plan with lease agreements demonstrating adherence to the minimum number of required parking spaces (204 spaces) will be provided during construction.
42. **Construction Parking.** Construction parking shall be provided in parking lots within 500 feet of the school. No construction parking shall be permitted on residential streets.
43. **Parking Leases/Agreements.** Prior to commencement of the 2016-2017 regular school year, La Salle shall submit copies of all lease agreements for off-site parking facilities showing that not less than 505 parking spaces are available for bleacher users during peak use periods.
44. **Southern Parking Lot.** The southern parking lot shall be designated for staff, employee and use for special event parking only; students shall not be permitted to utilize the southern parking lot during after school hours.
45. **Pool Buzzer and Whistles.** No buzzers or whistles shall be utilized at the Aquatic Center prior to 8:00 a.m. or after 7:00 p.m. or dusk, whichever occurs first.
46. **Visual Impacts.** To minimize obstruction of mountain views by new development, the maximum height of the solar panels on the Aquatic Center shall not exceed the maximum height of the sound wall (+893.5' above sea level).
47. **Green Treatment of Aquatic Center Sound Wall.** La Salle shall provide green/landscaping treatment to the proposed Aquatic Center sound wall on the south side of the wall (facing Canfield Road), subject to approval and review by the Zoning Administrator. The planting to be installed shall be provided with an

irrigation system that shall be approved and inspected prior to constructing the wall.

48. **Verification of Water Polo Noise.** Within 90 days of the installation of the proposed sound wall, La Salle shall submit a noise study to the Zoning Administrator, verifying that activities associated with a typical water polo game are consistent with the Noise Ordinance (Condition 9).
49. **Drop-Off and Pick-Up.** All drop-off and pick-up of students shall continue to be along East Sierra Madre Boulevard and Michillinda Avenue. La Salle shall have staff monitor the daily activity of drop-off and pick-up operations.
50. **Notification of Parking Regulations.** Prior to the beginning of each school year, the school shall distribute to parents, students and staff an informational brochure with parking, drop-off, and pick-up regulations.
51. **Mitigation Measure Reporting Program.** La Salle shall comply with all mitigation measures outlined in the attached Mitigation Measure Reporting Program.

IV. APPLICABLE PREVIOUS CONDITIONS

CUP#75 (Establishment of the School)

52. A minimum setback of 50 feet shall be maintained from the north property line (East Sierra Madre Blvd) and a minimum setback of 20 feet shall be maintained from the east property line (Michillinda Ave).
53. The treatment of the south side property line shall consist of a landscape embankment with trees spaced not less than 50 feet apart. Sprinkler heads shall be located along the embankment in order to provide water coverage and the planting shall be properly maintained by the school.
54. A five foot high solid masonry wall shall be located at the top of the embankment at the south side of the property. This wall shall extend from the setback line from Michillinda Avenue to the top of the bank near the west property line. A five foot high chain link fence shall be mounted on top of the wall for its entire length. At no point shall this wall or fence be less than 10 feet from the south property line.

CUP#2968 (Co-Educational Facilities Addition)

55. Mechanical equipment, with the exception of solar collectors, shall not be permitted on any roof unless fully screened in an architecturally compatible manner with the related building.

CUP#2968 (Expansion of School)

56. Deliveries and trash pick-up shall not be performed between the hours of 7:00 p.m. and 7:00 a.m. daily.

57. All parking areas shall be secured 'with fencing or other obstruction in order to closed off access when school is not in operation.

CUP#3975 (Electronic Reader Sign)

58. The electronic reader board sign shall not flash, scroll or move in any fashion.
59. The message on the electronic reader board sign shall only be changed once a day and while the sign is not illuminated.
60. The sign shall only operate during the hours of 7 am through 10 pm, 7 days a week.

CUP# 4363 (Scoreboard)

61. The internally lighted electronic scoreboard shall be set back at least 20 feet from the block wall on the south portion of the property. Including the existing approximately 20 foot wide area south of the wall, the scoreboard shall be setback approximately 40 feet from the closest residential property line.
62. The electronic scoreboard shall not be larger than 8 feet tall and 18 feet wide. The two poles that support the scoreboard shall not be taller than 8 feet. The overall height of the sign shall not exceed 16 feet.
63. There shall not be any audible sounds, such as a horn or public address system, which emanate from the electronic scoreboard.
64. There shall be no commercial advertising on the scoreboard. The scoreboard shall only be used to display the score of games played on this field.
65. The applicant shall submit a landscape plan, to be approved by the Zoning Administrator, for an area located directly south of the proposed scoreboard, south of the existing wall. This landscaped are shall be planted and maintained with vertical landscaping designed to obscure the view of the scoreboard from the residential properties to the south.
66. There shall be no light visible from the back side of the scoreboard.

CUP#4500 (Bleachers)

67. The City must be notified 30 days prior to the termination of any lease agreement to ensure that the applicant can obtain parking at a different location.
68. Parking fees shall not be charged to vehicles of bleacher users upon their arrival to parking facilities that are designated for the bleacher users.

69. The applicant shall provide free shuttle service to and from the 505 off-site leased parking spaces and the parking area north of the bleachers, during pick use of the bleachers.
70. The two existing loud speakers on the south side of the bleachers shall be directed north and the noise level shall be in conformance with the City Noise Ordinance.
71. No spectator events, including competitive sports and other organized events, shall occur on Sunday on Kohorst Field.
72. No spectators to events shall be allowed on the south side of the field adjacent to the residential area.

CUP#4663 (Field Lighting – City Council)

73. The total number of days of nighttime usage of the athletic field shall be reduced to a maximum of 52 annually, which is equivalent to usage an average of one night weekly during the year.
74. All non-football nighttime athletic events and light usage on the athletic field occurring Monday through Friday shall terminate no later than 7:30 p.m.
75. No nighttime lighting shall occur on Saturday.
76. No athletic events, including practices and games, shall occur on Sunday, on Kohorst Field.
77. No more than three events that require nighttime illumination shall occur during any week, Monday through Friday.
78. For football events that may draw crowds of 600 or more persons (nine events annually), the parking plan approved in Conditional Use Permit #4500 shall be implemented to mitigate all potential parking impacts.
79. The approval of this application allows a maximum of nine evening events annually on Kohorst Field that may draw more than 200 persons per event. The nine evening events may occur from 5:00 p.m. to 10:00 p.m., Monday through Friday only.

DEPARTMENT OF TRANSPORTATION CONDITIONS

80. No two significant events shall be held simultaneously at the Performance Arts Center, existing theater, cafeterias, and sport facilities. For purposes of this condition, a "significant event" is one that may draw more than 200 persons per event.

81. The permitted student population shall remain at 780 students.
82. Weekday events at the Performance Arts Center shall start after 6:30 p.m. to avoid afternoon peak hour traffic.
83. The school shall no longer have baseball activities on campus.
84. The applicant shall pay a deposit of \$500, subject to partial refund or additional billing, for the installation of appropriate signage directing turning vehicles to yield to pedestrians at the intersection of Sierra Madre Boulevard and Michillinda Avenue. Payment shall be payable to City of Pasadena and sent to the Department of Transportation, attention: Conrad Viana at 221 E. Walnut Street, Suite 210, Pasadena, CA 91101 prior to issuance of Certificate of Occupancy.

PUBLIC WORKS CONDITIONS

85. 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.
86. A backwater trap and valve shall be installed in the proposed basement per Section 13.24.300 of Pasadena Municipal Code, if applicable: In every case where a plumbing outlet or plumbing fixture is installed or located below the elevation of the curb or property line, an approved type of backwater trap or an approved type of backwater sewer valve shall be installed between the outlet and the public sewer in such a manner as to prevent sewage from flowing back or backing up into any such outlet or plumbing fixture. Every such trap or valve shall be installed in the basement, or in a box or manhole of concrete, or cast iron, or other material approved by the superintendent so that it will be readily accessible at all times. The trap or valve shall be placed only in the drain line serving the fixtures that are located below the elevation of the above-mentioned curb or property line and no drainage from fixtures located above this elevation shall pass through such trap or valve.
87. The applicant shall retrofit the existing curb ramp at the southwest corner of Sierra Madre Boulevard and Michillinda Avenue in accordance with Pasadena Standard Plan S-414.

88. If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be obtained from the Planning Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
89. If the proposed improvement drains to any driveway, the applicant shall construct a non-sump grate drain in the driveway at the back of the sidewalk. This drain shall discharge to the street at an approved angle in a cast iron curb drain or an approved curb outlet. The construction of the grate drain shall be completed prior to the issuance of Certificate of Occupancy.
90. The existing street lighting system on Michillinda Avenue consists of utilitarian lights (mounted on wood power poles) and, therefore, does not meet present design standards. In order to improve pedestrian and traffic safety, the applicant shall install a maximum of three (3) new street lights on or near the frontage of the property, including conduits, conductors, electrical service (if necessary), pull boxes, and miscellaneous appurtenant work. The type and hardware shall conform to current policies approved by the City Council, and the locations shall be as approved by the Department of Public Works.
91. The applicant is responsible for the design, preparation of plans and specifications, and the construction of all required street light(s). 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 place a deposit with the department to cover the cost of plan checking and construction inspection of the improvements. The amount of deposit will be determined when the plans are submitted. In addition, there is possibly considerable lead-time for the materials required for street light construction. In order to avoid delays in the development schedule, the applicant shall coordinate with this office at 626-744-4195 regarding this street light condition at least five (5) months in advance of the anticipated issuance of Certificates of Occupancy.
92. All existing public street trees shall be protected in place and watered sufficiently for the duration of construction.
93. 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. This deposit may also be used for charges due to damage to existing street trees and for City personnel to review traffic control plans and maintain traffic control. A processing fee will be charged against the deposit.

94. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at:
http://cityofpasadena.net/PermitCenter/Plans_Submittal_Checklists/. A deposit, based on the General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the WATCH Manual, 2006 Edition. If the public right-of-way occupation requires a diagram that is not a part of the WATCH Manual, 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.
95. In addition, prior to the start of construction or the issuance of any permits, the applicant shall conduct a field meeting with an inspector from Department of Public Works for review and approval of construction staging, parking, delivery and storage of materials, final sign-off procedure, and any of the specifics that will affect the public right-of-way. An appointment can be arranged by calling 626-744-4195.
96. All costs associated with these conditions shall be the applicant's responsibility.
97. 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.
98. In addition to the above conditions, the requirements of the following ordinances may apply to the proposed project:
 - i. 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.

- ii. 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.
 - iii. City Trees and Tree Protection Ordinance - Chapter 8.52 of the PMC - The ordinance provides for the protection of specific types of trees on private property as well as all trees on public property. No street trees in the public right-of-way shall be removed without the approval of the Urban Forestry Advisory Committee.
 - iv. Stormwater Management and Discharge Control Ordinance – Chapter 8.70 of the PMC - This project is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance which implements the requirements of the Regional Water Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance. Information on the SUSMP requirements can be obtained from the Permit Center's webpage at http://cityofpasadena.net/PermitCenter/Plans_Submittal_Checklists/
 - v. 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 and the Recycling Coordinator, (626) 744-7175, for approval prior to the request for a permit:
 - C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the permit. A list of Construction and Demolition Recyclers can be obtained from the Recycling Coordinator.
 - Monthly reports must be submitted throughout the duration of the project.
 - Summary Report with documentation must be submitted prior to final inspection.
98. 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. 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.