

## **Proposed Conditions for 183 E Palm Development**

**1 – The developer should have 24-hour 7 day a week onsite security during the demolition, grading and construction phases of the project.**

Reason: There has been issues with vagrants at the property and rising crimes at construction sites in Altadena.

**2 – A comprehensive noise management and dust management and cleanup plan will be developed, submitted and implemented for both the demolition, grading and construction phases of the project.**

Reason: Many existing buildings are very close, sometimes less than three feet from neighboring properties. The demolition and the construction will have significant bleed over of noise and dust in to surrounding properties.

**3 – The demolition, grading and construction on the site shall be limited to Monday through Friday from 7AM to 6PM and Saturday from 8 AM to 6 PM. Sunday and Holidays shall have no construction.**

Reason: To reduce impact on surrounding neighbors. Note County Code Allows Mon-Sat 6:30AM to 8PM.

**4 – The developer shall hire a licensed arborist to evaluate the health of all trees on site. Then the developer is to work with the arborist to develop and implement a comprehensive tree protection and care plan for each tree that is healthy and will be remaining on the site. The developer shall immediately start the care plan as directed by the arborist. The developer is to have the arborist onsite regularly to monitor the trees during the demolition, grading, and construction phases to ensure the tree protection and care plan is being followed. The tree protection and care plan should use the Urban Forestry Program Manual as developed by the County of Los Angeles Department of Parks and Recreation as a model, see [http://file.lacounty.gov/SDSInter/dpr/184720\\_UFPMANUAL080211.pdf](http://file.lacounty.gov/SDSInter/dpr/184720_UFPMANUAL080211.pdf) Chapter 4.0 PROTECTION OF TREES DURING CONSTRUCTION. This is in addition to the required tree and oak tree Protections already found in LA County Code.**

Reasoning: There are many significant trees on this site and as many of them as possible should be saved.

**5 – The developer shall work with a licensed arborist or licensed landscape architect to develop and implement a landscape plan that is compatible with the trees that will be remaining on the site.**

Reason: In the drawings we keep seeing grass, however we know oak trees do not do well with grass under them as it leads to overwatering and eventual death, we want to help preserve as many trees as possible on the site.

**6 – The developer shall have a licensed traffic planner submit and implement a traffic management plan for demolition, grading and construction phases of the project.**

Reason: There have been concerns about the traffic these phases will generate as some large vehicles will be needed during certain phases.

**7 – The developer shall ensure compliance with all applicable codes found in Chapter 12.84 - LOW IMPACT DEVELOPMENT STANDARDS of LA County Code.**  
[https://library.municode.com/CA/Los Angeles County/codes/code of ordinances?nodeId=TIT12ENPR\\_CH12.84LOIMDEST](https://library.municode.com/CA/Los Angeles County/codes/code of ordinances?nodeId=TIT12ENPR_CH12.84LOIMDEST)

Reason: We want to ensure the capture of as much storm water as possible onsite.

**8 – The developer shall ensure compliance with all applicable codes found in Chapter 22.52 Part 20 - TREE PLANTING REQUIREMENTS of LA County Code.**  
[https://library.municode.com/ca/los angeles county/codes/code of ordinances?nodeId=T122PLZO\\_DIV1PLZO\\_CH22.52GERE\\_PT20TRPLRE](https://library.municode.com/ca/los angeles county/codes/code of ordinances?nodeId=T122PLZO_DIV1PLZO_CH22.52GERE_PT20TRPLRE)

Reason: We want to ensure tree plantings for all the homes onsite.

**9 – A comprehensive storm water pollution prevention plan will be developed, submitted and implemented for both the demolition, grading and construction phases of the project.**

Reason: There is concern from neighbors who live below that a rain storm may lead to flooding before the new drainage is completed onsite.

**10 – A comprehensive pest management plan will be developed for the during the demolition phases using environmentally friendly pest control methods.**

Reason: There is a concern of the neighbors about a rodent issue in the abandoned buildings.

**11 - The developer shall ensure compliance with all applicable codes found in Chapter 22.46.2100 - Oak Tree Regulations of the LA County Code.**

[https://library.municode.com/ca/los angeles county/codes/code of ordinances?nodeId=T122PLZO\\_DIV1PLZO\\_CH22.46SPPL\\_PT4UNSTSPPL\\_22.46.2100OATRRE](https://library.municode.com/ca/los angeles county/codes/code of ordinances?nodeId=T122PLZO_DIV1PLZO_CH22.46SPPL_PT4UNSTSPPL_22.46.2100OATRRE)

Reason: There are a variety of protected oaks on the property.