1. Agenda For August 21, 2012

   Documents: 8-21-12.PDF
2. Staff Report One For August 21, 2012

   Documents: 8.21.12 SR.PDF

CITY OF MONTEREY PARK

DESIGN REVIEW BOARD AGENDA

REGULAR MEETING
CITY HALL— Council Chambers
320 W. NEWMARK AVENUE
August 21, 2012
7:00 P.M.

Board Members
Krystal Hamner, Chair
George Chiang, Vice-Chair
Roy Furuto, Member
Jack Chiang, Member
Vacant

Staff
Jim Basham, Director of Community Development
Samantha Tewasart, Associate Planner
Crystal Landavazo, Assistant Planner

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

ORAL AND WRITTEN COMMUNICATIONS:

The public may at this time address the members of the Design Review Board on any matters within the jurisdiction of the Design Review Board, prior to any action taken on the agenda. No action may be taken on off-agenda items except as authorized by law. Speakers are requested to limit their comments to no more than **five minutes** each.

If you would like to address the Design Review Board, please complete the **white speaker's card.** The card is available at the speaker's podium or from the Secretary. Please identify on the card your name, address and the item on which you would like to speak and return to the Secretary. The **speaker's card** assists the Chairperson in ensuring that all persons wishing to address the Members are recognized. If you wish to speak on an agendized item, your name will be called at the time the matter is heard by Design Review Board.

AGENDA CHANGES AND ADOPTION:

OLD BUSINESS:

NEW BUSINESS:

1. **400 NORTH GARFIELD AVENUE — NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET AND NEW SIGNS – CONSTRUCTION OF NEW CHURCH WITH MULTIPURPOSE USES (DRB-12-04)**

The applicant, Chester Liu, on behalf of the Home of Christian Church, is requesting design review approval for the construction of a new church with multipurpose uses and new signs in C-P (Commercial Professional) Zone.

RECOMMENDATION: That the Design Review Board approve subject to conditions.

ITEMS FROM THE BOARD:

ITEMS FROM STAFF:

ADJOURNMENT:

To the next regularly scheduled meeting on September 4, 2012, 2012, at 7:00 p.m.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, YOU SHOULD CONTACT CITY HALL, (626) 307-1359 OR TTD/TTY (626) 307-2540. PLEASE NOTIFY THE CITY CLERK'S OFFICE TWENTY-FOUR HOURS PRIOR TO THE MEETING SO THAT REASONABLE ARRANGEMENTS CAN BE MADE TO ASSURE ACCESSIBILITY TO THIS MEETING.

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting shall be available for public inspection in the Planning Division located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at http://www.ci.monterey-park.ca.us.

APPROVED BY:

JIM BASHAM	

DESIGN REVIEW BOARD

STAFF REPORT

ITEM NUMBER
1

TO:	Design Review Board
FROM:	Director of Community Development
MEETING DATE:	AUGUST 21, 2012
CASE NUMBER:	DRB-12-04
SUBJECT:	NEW BUSINESS NEW CONSTRUCTION OVER 10,000 SQUARE FEET – HOME OF CHRISTIAN CHURCH – NEW CHURCH
LOCATION:	400 N GARFIELD AVENUE
APPLICANT:	Chester Liu Home of Christians Church 400 N Garfield Avenue Monterey Park CA 91754
PROJECT PLANNER:	Samantha Tewasart Associate Planner
RECOMMENDATION:	That the Design Review Board approve subject to conditions

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15060, an Initial Study was conducted on the project and a Mitigated Negative Declaration was prepared for the project dated July 3, 2012. The Initial Study identified potentially significant effects on some environmental factors including Air Quality, Cultural Resources, Hazards and Hazardous Materials, Noise, Transportation/Traffic and Construction/Short-Term, but revisions in the project plans or proposals made by or agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment. The mitigation measures have been incorporated as conditions of approval.

REVIEW AND REPORT:

Background

The applicant, Chester Liu, on behalf of the Home of Christian Church, is requesting design review approval for the construction of a new church with multipurpose uses at 400 N Garfield Avenue. The property is zoned C-P (Commercial Professional) and is designated Commercial in the General Plan. A church is a permitted principal use in the C-P Zone.

The subject property is located at the northeast corner of North Garfield Avenue and East Emerson Avenue. The property is rectangular shaped, relatively flat, and 33,870 square feet in area. The project site was originally three separate parcels: 400 N Garfield Avenue, 111 E Emerson Avenue, and 117 E Emerson Avenue. 400 N Garfield Avenue is developed with the existing church constructed in 1929. 111 E Emerson Avenue is developed with two detached residential dwelling units constructed in 1923. 117 E Emerson Avenue is developed with two detached residential dwelling units and detached 2-car garage constructed in 1924. A Lot Merger by Document was processed and recorded with the Los Angeles County Recorder's Office to merge the three parcels into a single parcel on November 13, 2011.

The total square footage of the existing buildings on the merged property is 10,297 square feet. The existing church is 6,588 square feet. The four existing residential dwelling units have been converted for church-related activities such as prayer meetings, Bible studies, child care (during Sunday services), English/Chinese classes, and storage. The church membership is approximately 240 members. Existing parking consists of 27 on-site parking spaces accessible from North Garfield Avenue and East Emerson Avenue.

Surrounding land uses include a convalescent hospital to the north and residential properties to the east. Additional residential uses are located farther east along East Emerson Avenue. Across Emerson Avenue are commercial uses, including a restaurant and medical and dental office building. Across North Garfield Avenue are medical offices and another church. Properties to the north, south, and west are zoned C-P. Properties to the east of the project site are zoned R-3.

Project Description

The proposed church with ancillary uses will be two-stories, 22,378 square feet in size. The proposed sanctuary area will be 3,373 square feet with 240 fixed seats. The first floor will have a Fellowship Hall, kitchen, library, gospel room, religious education room, counseling rooms, and restrooms. The second floor will have the sanctuary area, a children's worship and activity area, as well as office spaces and restrooms.

The proposed floor area ratio is 66 percent of the lot which is less than the maximum 80 percent permitted for a lot greater than 20,000 square feet in the C-P Zone. The proposed

area. The proposed building height is 40 feet tall and 2 stories, which is less than the maximum 3 stories permitted in the C-P Zone. No setbacks are required, except when adjacent to a residentially zoned lot, then no less than 15 feet shall be provided. To the east of the subject property is an R-2 zoned lot. The building will be setback 64 feet from the residentially zoned property to the east.

The building will be situated at the southwest corner of the site with the parking area located to the north and east of the building. The required number of parking spaces for church use is 1 space per every 4.5 fixed seats, or 1 space for every 22 inches of installed bench or pew, or where open seating is used, 1 space for every 35 gross square feet of sanctuary area. The required number of parking spaces based on the number of fixed seating in the sanctuary is 54 spaces and 65 spaces will be provided. The parking area will be accessible from two 26-foot wide driveways, one from Garfield Avenue and the second from Emerson Avenue.

Architecture

The proposed church will have a contemporary design, with the second story overhanging the first story on all facades. The building will have varying parapet heights. The exterior walls will have a smooth stucco finish with articulation in the form of differential wall depths and windows. The building will have solar panels on the roof to offset energy use. The primary building color will be "Bay Ridge (La Habra - x81593)," a dark gray, accented by "Crystal White (La Habra – x50)" and "Mesa Verde (La Habra – x215), a lighter, natural gray." The windows will be a neutral glass with a reflective coating (Old Castle Guardian Sun-Guard AG43) and aluminum frames. The glass will have a slight grey tint.

Along the north property line is an existing six feet tall block wall. A new six feet tall block wall will be constructed along the east property line. All existing mature trees on the property will be removed, with the exception of the street trees on East Emerson Avenue. Staff recommends adding a condition requiring that for every mature tree that will be removed, a minimum 36-inch box tree shall be planted in its place or if possible red tag and save the trees prior to the issuance of a demolition permit. The proposed landscaping consists of low-maintenance, low- to moderate-water consuming species. The landscaping will be located along the eastern, southern, and western property lines. Two new street trees will be planted along East Emerson Avenue.

A new trash enclosure will be constructed at the northeast corner of the property. The trash enclosure will meet the minimum dimensions of 5 feet tall, 4 feet deep, and 7 feet wide with a solid gate and roof cover. The enclosure walls will be stucco covered to match the exterior building color.

Signage

Two new wall signs are proposed on the west and south building elevations. The wall signs will be aluminum panels with cutout letters. The panels will be backlit with LED lights to create a halo effect. The proposed wall signs will be 14 feet 6 inches wide and 1-foot 8 inches tall totaling 24 square feet, which is less than the maximum sign area permitted.

The wall signs will be one row of text. The signs will read "**Home of Christians**" in Roman letters followed by Chinese characters stating the same. The building address number will be the same design and material as the wall signs.

In addition to the new wall signs, the existing monument sign will be replaced with a new monument sign. The proposed monument sign will be 7 feet tall and 4 feet 8 inches wide totaling 33 square feet. The monument sign will be constructed with c channel steel columns powder coated (Dunn Edwards – Tarnished Silver DE 6355) a medium shade gray and (Dunn Edwards – Sheet Metal DE 6356) a dark gray. The monument face will be Diabond, a composite metal sheet. The monument face will have a sky image painted with scratch resistant paint and the text on the monument will be black vinyl letters. The monument sign will have two rows of text. The top row will be Chinese characters and the bottom row will be Roman letters that reads, "**HOME OF CHRISTIANS**."

Construction Program

The project is proposed to be constructed in two phases. Construction is anticipated to begin in October 2012. Phase 1, anticipated to last nine months, involves the demolition of three of the existing ancillary buildings and construction of the rear portion of the new church. Phase 2 will begin when additional funds are available, but estimated to be one year following the completion of Phase 1, will have a 17-month construction schedule. Phase 2 will include the demolition of the existing sanctuary and construction of the new sanctuary. During Phase 2, the new sanctuary will be connected to the building constructed in Phase 1. Upon completion of the new building, the remaining ancillary building and the garage will be demolished. The new driveway and parking lot would be completed during Phase 2. With a one-year gap between Phases 1 and 2 included, completion of the full project is anticipated by November 2015.

CONCLUSION:

Staff reviewed the application and believes the proposed project is appropriate for the property and compatible with other buildings in the surrounding area. The property is not located in a specific plan area or a rehabilitation design guideline area. The Board is authorized to approve any architectural style, colors, and materials.

CONDITIONS OF APPROVAL:

Planning:

1. All work performed must be in substantial conformance with plans date-stamped March 6, 2012 and color elevations and sign plans date-stamped April 17, 2012, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of Monterey Park Municipal Code (MPMC) Section 21.72.120.

2. Quality of all finished work shall be per planner's approval before building final.

3. All buildings or structures on the property shall remain free of graffiti. Failure of the applicant/property owner to remove any graffiti, upon 24 hours written notice by the City, shall authorize the City to remove or mask said graffiti at the cost of the applicant/property owner.

4. The property shall be kept free of trash and debris at all times.

5. The applicant/property owner shall sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.

6. This approval for a new church with multi-purpose accessory uses to be constructed in two phases is not an approval of a building permit, which must be applied for separately with the Building Division.

7. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.

8. All conditions of this approval shall be complied with prior to Planning Division final inspection.

9. The sanctuary use shall move to the new Phase 1 building during Phase 2 of the project.

10. The ancillary rooms must not be leased out due to the number of on-site parking spaces.

11. For every mature tree that will be removed, a minimum 36-inch box tree shall be planted in its place or if possible red tag and save the trees prior to the issuance of a demolition permit, subject to the review and approval of the Planner.

12. Due to the proximity of the project to sensitive receptors, the project must comply with the City's Noise Ordinance (Chapter 9.53 Noise) of the Monterey Park Municipal Code.

13. The operation of any mechanically powered saw, sander, drill, grinder, lawn or garden tool or similar tool between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and the hours of 9:00 a.m. and 6:00 p.m. on Saturdays, Sundays and holidays.

14. Construction or demolition work conducted between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and the hours of 9:00 a.m. and 6:00 p.m. on Saturdays, Sundays and holidays.

15. No additional seating is permitted in the sanctuary area and no additional ancillary uses are permitted in the building due to the number of parking spaces provided on the property.

16. **Mitigation Measure AQ-1** – The applicant/developer must comply with the South Coast Air Quality Management District (SCAQMD) Rule 403 Fugitive Dust, during project construction. Compliance with Rule 403 includes:

    a. Applying water or a stabilizing agent to exposed surfaces to prevent generation of dust plumes.

    b. Utilizing at least one of the following measures at each vehicle egress from the project site to a paved public road:

        i) Installing a pad consisting of washed gravel maintained in clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long;

        ii) Paving the surface extending at least 100 feet and at least 20 feet wide;

        iii) Utilizing a wheel shaker/wheel spreading device consisting of raised dividers at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages; or

        iv) Installing a wheel washing system to remove bulk material from tires and vehicle undercarriages.

    c. Covering all haul trucks hauling soil, sand, and other loose materials with tarps or other enclosures that would reduce fugitive dust emissions.

    d. Suspending construction activity on unpaved surfaces when winds exceed 25 miles per hour.

    e. Suspending the use of heavy-duty equipment operations during first and second stage smog alerts.

    f. Replacing ground cover in disturbed areas as quickly as possible.

17. **Mitigation Measure AQ-2** – The construction manager shall ensure to the satisfaction of the City that all on-site construction equipment meets all applicable requirements for exhaust emissions controls.

18. **Mitigation Measure C-1** – If potential archaeological materials are uncovered during grading or other earth moving activities, the contractor shall be required to halt work in the immediate area of the find and to retain a professional archaeologist to examine the materials to determine whether they are a "unique archaeological resource" as defined in Section 2108.3.2(g) of the State CEQA Statues. If this determination is positive, the scientifically consequential information shall be fully recovered by the archaeologist. Work may continue outside of the area of the find. No further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Community Development Director. This mitigation measure shall be implemented at the expense of the project applicant.

19. **Mitigation Measure C-2** – If paleontological materials are uncovered during grading or other earth moving activities, the contractor shall be required to halt work in the immediate area of the find, and to retain a professional paleontologist to examine the materials to determine whether it is a significant paleontological resource. If this determination is positive, the scientifically consequential information shall be fully recovered by the paleontologist. Work may continue outside of the area of the find; however, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Community Development Director. This mitigation measure shall be implemented at the expense of the project applicant.

20. **Mitigation Measure HM-1** – Prior to commencement of demolition activities, the existing onsite structures shall be surveyed for the presence of asbestos containing materials (ACMs) by a contractor registered with Asbestos Contractors' Registration Unit, as required by the State law. If AMCs are detected, appropriate abatement measures shall commence by a registered contractor at the expense of the project proponent. Documentation certifying that ACMs have been removed to satisfactory levels as required by State law shall be delivered to the City of Monterey Park Community Development Director prior to demolition of existing structures onsite. A demolition plan must be submitted for plan check prior to the issuance of a demolition permit.

21. **Mitigation Measure HM-2** – Prior to commencement of demolition activities, the existing onsite structures shall be surveyed for the presence of lead. If lead exists in levels determined to be hazardous, such materials shall be removed by an abatement contractor prior to demolition of the buildings. Demolition debris and waste categorized as hazardous waste shall be handled, transported, and disposed of in accordance with applicable Federal, State, and local laws and rules to ensure that potential impacts of health and the environment are minimized. Specifically, employees who perform trigger tasks, such as manual demolition, are required to receive employer provided training, air monitoring, protective clothing, respirators, and hand washing facilities. Standard work practices required by CCR Title 17, Division 1, Chapter 8 also include the use of wet methods and HEPA vacuums. Documentation verifying appropriate disposal of hazardous wastes shall be provided to the Community Development Director prior to issuance of building permits.

22. **Mitigation Measure N-1** – Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer's standards prior to accessing the site. Construction contractors shall place all stationary construction equipment so that emitted noise is directed away from the nearest residential or convalescent living uses. A staging plan must be submitted to the Planning Division for review and approval prior to the issuance of a demolition permit.

23. **Mitigation Measure N-2** – The developer shall be required to phase demolition, earth-moving, and ground-impacting operations so as not to occur simultaneously. Wherever

possible, excavators, bulldozers, backhoes, loaders, graders, or similar equipment shall not be used within 20 feet of any building on an adjacent property.

24. **Mitigation Measure CO-1** – The applicant shall prepare, implement, and maintain a Construction Management Plan. The Construction Management Plan shall be subject to review and approval by the following City departments: Public Works, Community Development, Fire, and Police. City review of the Construction Management Plan shall occur prior to any construction staging or construction activities for the project, and shall be approved prior to the issuance of building permits. The Construction Management Plan shall, at a minimum, include the following:

    a. A detailed construction traffic control plan, including designation of construction routes. The plan shall be designed to prevent material traffic impacts on the surrounding roadway network. The plan shall specify utilization of designated truck routes for construction truck traffic within the City of Monterey Park. The plan shall include specific information regarding project construction activities that may disrupt normal pedestrian and traffic flow and the measures to address these disruptions. Trucks shall only travel on a City-approved construction routes. Truck queuing/staging shall not be allowed on streets. Limited queuing may occur on the construction site itself. The traffic control plan shall outline a schedule to avoid dirt and demolition material hauling and construction material delivery during the morning and afternoon peak traffic periods, and cleaning of streets and equipment as necessary.

    b. A construction parking plan to minimize parking impacts from construction workers parking both to public parking and access to private parking to the greatest extent practicable.

    c. Requirement to complete project coordination tasks prior to commencement of construction, including:

        - Approval from the City through issuance of an encroachment permit for any construction work requiring encroachment into public rights-of-way, detours, or any other work within the public right-of-way.

        - Timely notification of construction schedules shall be provided to all affected agencies and residential and commercial tenants of property within a radius of 500 feet from the project property lines. Public notice shall be given prior to construction identifying the location and dates of construction, together with the name and phone number of a City of Monterey Park contact in case of complaints. Public notice recipients shall also be kept informed of any changes to the schedule.

25. **Mitigation Measure CO-2** – The project applicant shall post on the project site a sign informing all workers and subcontractors of the time restrictions for construction activities. The sign shall also include the City telephone numbers where violations can be reported and complaints associated with construction noise can be submitted.

26. **Mitigation Measure CO-3** – The construction staging area shall be located on the south side of the project site, as far away as practical from the adjacent convalescent facility north of the property. Construction contractors shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and the convalescent facility. No concrete crushing for recycling of aggregate shall be permitted on the project site; this must occur off-site.

27. **Mitigation Measure CO-4** – The City may, through the project conditions of approval, restrict all construction activities on Sundays and federal holidays.

Public Works:

28. Under the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," which the City of Monterey Park is a permittee, this project involves the disturbances of soils by grading, clearing and/or excavation. Developer/owner is required to obtain a "General Construction Activity Storm Water" Permit, and the City of Monterey Park shall condition the issuance of the grading permit on evidence of compliance with the permit and its requirements. Compliance information is available in the office of the City Engineer. Submit NPDES plans and calculations to the City. The review fee is to be paid to the City by the property owner.

29. The developer/owner is responsible for ascertaining and paying all City development fees such as, but not limited to, sewer deficiency fees, water meter fees and metered water service impact fees as required by MPMC.

30. All improvement plans, including grading and public improvement plans shall be based upon City approved datum. Benchmark references to be obtained from the Engineering Division.

31. A water plan shall be submitted for review and approval by the City Engineer. This plan shall substantiate adequate water service for domestic flow, fire flow and identify backflow prevention. If current fire flow and pressure tests are not available to substantiate adequate pressure and flow to serve the development, the developer will be responsible for conducting the appropriate tests and submitting copies of the test results for review and ultimate approval by the City. The substantiation of adequate water services shall be verified by the City Engineer prior to issuance of a building permit.

32. Water Division requirements are to be determined upon completion and submittal of a water meter sizing sheet by the applicant. This may include up sizing of water meter and water services. All upgrading costs are the responsibility of the property owner.

33. Provide boundary survey. Provide survey monuments denoting the new property boundaries and lot lines to the satisfaction of the City Engineer. All maps must be prepared from a field survey. Compiled maps will not be permitted unless prior approval is granted by the City Engineer. Whenever possible, lot lines shall be located

to coincide with the top of all man-made slopes. Any deviation from this requirement must be approved by the City Engineer.

34. A site drainage plan shall be prepared for review and approval by the City Engineer. The property drainage shall be designed so that the property drains to the public street or in a manner otherwise acceptable to the City Engineer. Drainage from contiguous properties shall not be blocked and shall be accommodated to the satisfaction of the City Engineer. A hydrology and hydraulic study of the site may be required for submittal to the City Engineer for review and approval.

35. All storm drainage facilities serving the development shall accommodate a (50) year storm. If existing storm drain facilities are inadequate they shall be enlarged as necessary. All storm drain facilities shall be designed and constructed to Los Angeles County Department of Public Works standards and specifications and also to the satisfaction of the City Engineer.

36. Any damage done to existing street improvements and utilities during construction shall be repaired before acceptance of the project. Pre-existing damaged, deteriorated, substandard or offgrade curb, gutter, driveways and sidewalk must also be repaired or replaced to the satisfaction of the City Engineer. All existing driveways, if not to be used, must be removed and replaced with curb and sidewalk. Sidewalk shall be full parkway width.

37. All public works improvements shall comply with the standards and specifications of the City and to the satisfaction of the City Engineer. All public works improvements must be completed and accepted by the City or a public works improvement guarantee and agreement posted prior to final map approved by the City Council.

38. All electric, telephone and cable TV utility services shall be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer and gas, shall be made to City and public utility standards. A utility plan shall be prepared and submitted showing all existing and proposed utilities. The utilities may be shown on either a separate plan or on the proposed site plan.

39. Construct a 25 feet radius curb return and relocate all existing interfering street improvements and structures, traffic signals, fire hydrants, catch basins. Catch Basins are Los Angeles County Public Works drains. A permit from the County is required for any relocation and reconstruction of any existing basins.

40. The owner shall remove obsolete traffic signal pole, wiring, foundations, and equipment from proposed 25 feet radius curb return. Owner shall furnish and install new traffic signal pole, foundations, underground conduits, wiring, pull boxes and signal equipment as needed to install new signal pole in relocated position. Provide engineered plans and details for City approvals, said plans to be designed by a registered Traffic Engineer.

41. Construct a wheelchair ramp in the curb return at the street intersection.

42. All buildings shall have roof gutters and all roof drainage shall be conducted to the public street or an approved drainage facility in a manner approved by the City Engineer.

43. Parkways shall be irrigated and landscaped per plans submitted for review and approval by the City Engineer. The need for preserving existing street trees and/or providing additional street trees shall be reviewed and approved by the City Recreation and Parks Department.

44. The project must comply with the City's Reduction and Recycling Element (SRRE), which mandates a reduction in the amount of solid waste generated in the City that will be landfilled.

Water Division:

45. A water meter sizing sheet is required. Currently there is an 8-inch CIP water main located on East Emerson. The pressure at the existing water main is 80 PSI and a pressure regulator will be required for all domestic services. No water services will be required on North Garfield Avenue. There are a total of 3 existing water services, 1- to 2-inch and 2-¾-inch services and meters which can be used if adequate.

Fire Department:

46. All Fire Department requirements must be noted verbatim as Fire Department Notes on the plans.

47. Fire Department access roads and portable fire extinguishers must be provided and maintained during construction, alteration or demolition of a building. (2010 California Fire Code, Section 1410.1 & 1415)

48. An approved number or address must be provided on all new and existing building in such a position as to be plainly visible and legible from the street or road fronting the property. Number must be a minimum of 6 inches high ½ inch stroke and be a contrasting background. (2010 California Fire Code, Section 505.1)

49. The suite address designation must be installed on or near all exterior doors of the suite in 3 inches high numbers or letters on a contrasting background. (2010 California Fire Code, Section 506.1)

50. An approved Knox box must exist on the building or a Knox box must be provided for this building. The Knox box application can be obtained from the City of Monterey Park Fire Department. (2010 California Fire Code, Section 506.1)

51. Fire/smoke dampers, when required, must be interconnected to the Fire Alarm (if the building is required with a fire alarm system). A separate plan submittal and permit is required with a fire alarm work.

52. Air-moving system (i.e. HVAC) supplying air in excess of 2,000 CFM to enclosed spaces within building must be equipped with automatic shut-off. When required, duck smoke detectors must be installed in the main supply-air duct served by such equipment and interconnected to the fire alarm (if the building equipped with a fire alarm). A separate plan submittal and permit is required and permit is required for the alarm work. (2010 California Mechanical Code, Section 907.12).

53. Portable fire extinguishers must be installed per the 2007 California Fire Code, Section 906. Start the placement of the fire extinguisher near the main exit door. Mount the fire extinguisher in a visible and accessible location, 3 to 5 feet above the finished floor to the handle. Not more than 5 feet above the finished floor for extinguishers weighing 40 pound or less and not more than 3.5 feet above the floor for extinguishers weighing more than 40 pounds. Building with multiple floors must have at least one fire extinguisher per floor.

    Light Hazard Occupancies (offices, classrooms, churches, assembly rooms, residential, etc.) required "2A10BC" fire extinguishers. The maximum coverage area is 6,000 square feet per extinguisher and the maximum travel distance shall not exceed 75 feet.

    Ordinary Hazard Occupancies (parking garages, retail, light manufacturing, factories, warehouse without high-piled storage, etc.) required "3A40BC" fire extinguishers. The maximum coverage area is 4,500 square feet per extinguisher and the maximum travel distance shall not exceed 75 feet.

    High Hazard Occupancies (auto repair, warehouse with high piled combustible storage, flammable liquid usage, etc.) require "4A60BC" fire extinguishers. The maximum coverage is 4,000 square feet per extinguisher and the maximum travel distance shall not exceed 50 feet.

    Commercial Kitchens require a fire extinguisher listed and labeled for Class K fires to be provided within 30 feet of travel distance to commercial food heat processing equipment.

54. A readily visible and durable sign must be provided above the main entrance door stating: "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S and in places of religious worship, must be equipped with common knowledge lever type, single action hardware, unless panic hardware is specifically required. (2010 California Fire Code, Section 1008.1.9.3)

55. All doors designated as exists, except for the main entrance in Group A3, B, F, M and S occupancies and in all chambers, must be equipped with common knowledge lever type, single action hardware, unless panic hardware is specifically required. (2010 California Fire Code, Section 1008.1.9)

56. Additional exit signs may be required at time of final inspection, if the ones provided do not met the intent of the code. (2010 California Fire Code, Section 1011.1)

57. If emergency illumination is existing and/or required, additional fixtures may be required to be installed (verify the requirements with the plans). The lighting must provide a minimum of one-foot candle at the floor level throughout the exit path. Testing of the fixtures will be required during the final inspection. The Fire inspector may request a nighttime test at his/her discretion to confirm the minimum requirement of one-foot candle at floor level (2010 California Fire Code, Section 1006)

58. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes must have the capacity of the room posted in the conspicuous place on an approval sign near the main exit from the room. (2010 California Fire Code, Section 1004.3)

59. Any fire alarm and/or fire sprinkler system monitoring installation or modification required a separate plan check submittal and approval. Work shall not commence until a fire permit is obtained. Inspection of the system must be performed and subject to acceptance tests prior to operation. (2010 California Fire Code, Section 907.1.2.)

60. Other fire protection systems and appurtenances (i.e., commercial cooking operations for hood fire suppression, underground fire line, FM-200, etc.) installation or modification requires a separate plan check submittal and approval. Inspection of the system shall be performed and subject to acceptance tests prior to operation. (2010 California Fire Code, Section 904)

61. Contractor's statement of compliance. Before requesting final approval of the installation of fire protection systems and appurtenances, the installing contractor must furnish a written statement to the Fire Inspector that the subject fire protection system has been installed in accordance with approved plans and has been tested in accordance with the manufacturer's specifications and the appropriate installation standard. Any deviations from the design standard shall be noted and copies of the approvals for such deviations must be attached to the written statement. (2010 California Fire Code, Section 901.2.1)

62. Revise the applicable codes and Building code information based on 2010 California Building and Fire Code.

63. Provide Building Code occupancy classification(s) for all separate and distinct uses of the structure(s) in accordance with 2010 Building Code 302.1 on the site plan.

64. Provide Building Code type of construction in accordance with 2010 Building Code Section 602.1 and Table 601. Indicate the type of construction on the site plan and provide construction details for the structural elements in Table 601.

65. The height and area of buildings of different construction types must be governed by the intended use of the building and must not exceed the limits in 2010 Building Table 503 except for area modifications in Section 506. (Automatic sprinkler must be used for area increase or building height for "A" occupancies 2010 CBC 504.2, 506.3) Incorporate the calculations on the site plan.

66. Provide a minimum unobstructed width of 20 feet, except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior building walls. (2010 California Fire Code, Section 503.2.1) Cross-hatch the Fire Department vehicle access on the site plan.

67. Fire Department vehicular access roads must be provided with a 32 foot centerline turning radius. (Fire Code 503.2.4) Indicate the centerline, inside and outside turning radii of each change in direction on the site plan.

68. On the site plan include the following note: Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. (Fire Code 501.4)

69. On the site plan including the following note: Building address numbers must be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers must be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. (Fire Code 505.1)

70. Fire flow for building other than single family dwellings, the minimum fire flow and fire duration shall be a specified in Table B105.1. Provide the fire flow calculation on the site plan.

71. Show all existing public fire hydrants within 300 feet of the lot frontage on both sides of the street. Specify the size of the fire hydrant(s) and dimension(s) to the property lines. Additional fire hydrant requirements may be necessary after this information is provided. (Fire Code 507.1) Indicate the size and locations of all existing fire hydrants on the site plan.

72. All fire hydrants shall measure 6 inches by 4 inches by 2 ½ inches, brass or bronze, conforming to American Water Works Association Standard C503, or approved equal; and shall be installed in compliance with Fire Code 507.

73. On the site plan include the following note: All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. (Fire Code 501.4) All on-site fire hydrants shall be installed, tested and approved prior to building occupancy. (Fire Code 901.5.1)

74. On the site plan include the following note: Provide an approved automatic fire sprinkler system as set forth by Building Code 903 and Fire Code 903. Plans must be submitted to the Sprinkler Plan Check unit for review and approval prior to installation.

75. Provide occupant load calculation and exit width analysis for all portions of the building in accordance with 2010 California Building Code 1004, 1005, Table 1004.1.1 and Table 105.1. Incorporate the calculations on the site plan or provide an exit analysis plan.

76. On the site plan and door schedule include the following note: Egress doors must be readily accessible from the egress side without the use of a key or any special knowledge or effort. (Building Coe 1008.1.9)

77. Egress doors must swing in the direction of the egress travel where serving an occupant load of 50 or more persons or a Group H occupancy regardless of the occupant load. (Building Code 1008.1.2) Indicate the floor swing on the floor plan.

78. On the site plan include the following note: The means of egress travel must be illuminated at any time the building is occupied with a light intensity of not less than one-foot candle at the walking surface level. (2010 Building Code 1006.2)

79. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, the emergency power system shall provide power for duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. (Building Code 1006.3) Provide a note on the site plan and indicate the light fixtures with emergency power on reflected ceiling plan.

80. Exits, exit access doors and paths of egress travel that are not immediately visible to the occupants shall be marked by an approved exit sign that is readily visible from any direction of egress travel. Exit signs must be internally or externally illuminated. (Building Code 1011) Additional exit signs may be required at time of field inspection. Indicate exit sign locations on floor plan and reflected ceiling plan.

81. Interior exit stairways and exit ramps must be enclosed with fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 712, or both and must not be used for any purpose other than as a means of egress. (2010 California Building Code 1022) Exit enclosures required serve an occupant load or greater than 10 people. Show exit enclosure on floor plans and provide construction details.

82. Walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways must be protected by 1-hour fire-resistance-rated construction or the fire-resistance rating of the stairway enclosure, whichever is greater. (Building Code 1009.6.3) Indicate on the floor plan and provide stairway detail.

83. Provide draft stops in floor-ceiling assemblies, attics and mansards as required in Building Code 717.3 and 717.4. Show location on draft stops on reflected ceiling plan/floor plan and provide a construction detail.

84. On the site plan include the following note: Portable Fire Extinguisher must be installed in locations as required Fire Code 906.

85. On the site plan include the following note: Dumpsters and containers with an individual capacity of 1.5 cubic yards (40.5 cu. Ft.) or more must not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eaves, unless

areas containing dumpsters or containers are protected by an approved automatic fire sprinkler system. (Fire Code 304.3.3)

86. On the site plan include the following note: Each required commercial kitchen exhaust hood and duct system must have a Type I hood protected with an approved automatic fire-extinguisher system installed in accordance with Building Code 904.2.1 and Fire Code 609.

87. Interior wall and ceiling finishes must be classified in accordance with Building 803 and Table 803.5. Provide a note on the site plan and indicate on the room finish schedule.

88. Curtains, drapes and other decorative materials suspended from the walls or ceilings must meet the flame spread propagation performance criteria of NFPA 701 in accordance with Section 806.2 or be noncombustible. (Building Code 806.1) Indicate on the plans and provide on the site plan.

89. On the site plan include the following note: A manual fire alarm system shall be installed in Group A occupancies having an occupant load of 300 or more. (Building Code 907.2.1) Submit plans to the Fire Alarm Plan Check Unit for review and approval prior to installation.

90. On the egress plan include the following note: Every room or space that is assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room and space. Posted signs must be of an approved legible permanent design and shall be maintained by the owner or authorized agent. (Building Code 1004.3)

Police Department:

91. The business/location shall be equipped with an alarm system that covers break-ins and robberies and identifies the coverage for each building. The alarm system must be monitored by an alarm monitoring company who will notify the Monterey Park Police of any break-ins or robberies. Employees must have access to a hidden button that will trigger a silent alarm, notifying the alarm monitoring company that a robbery is taking place. The business owner/manager will obtain an alarm permit from the Monterey Park Police Community Relations Bureau.

92. A video surveillance camera shall cover the outer perimeter of the building, including all areas of the parking lot, and main entry doors to each building. The video surveillance cameras shall be on and recording at all times. The video surveillance cameras shall record onto a recording medium/device and such recordings shall be kept for a minimum of 30 days. All recordings shall be made immediately available to any law enforcement officer if requested for official purposes. Nothing in this condition will require the business owner or responsible party from violating privacy laws, as it pertains to video surveillance cameras.

93. Due to the site plans indicating specific areas to be used for children at the location the business owner/manager shall submit a site Security/Safety Plan to the Chief of Police. The Security/Safety Plan will outline the measures taken to protect the safety and well being of the children. Items to be covered shall include, but are not limited to:

    - Means to prevent children from walking away from the business/location.
    - Means to prevent unauthorized persons from entering the business/location.
    - Means to prevent child abduction from the business/location.

94. The business owner/manager shall be required to submit and receive approval of the Security/Safety Plan from the Chief of Police, prior to opening for business.

95. The property owner must construct a 25-foot radius curb return and relocate all exiting interfering street improvements and structures, traffic signals, fire hydrants, catch basins. The catch basin is under the jurisdiction of the Los Angeles County Department of Public Works, and a permit from the County is required for any relocation and reconstruction of any existing basins.

96. The property owner must remove an obsolete traffic signal pole (made obsolete by the new curb return), wiring, foundations, and equipment from the 25-foot radius curb return area, as well as furnish and install new traffic signal pole, foundations, underground conduits, wiring, pull boxes and signal equipment as needed to install the new signal pole in the relocated position. Engineered plans and details associated with the curb return construction must be submitted for City approvals. The roadway construction would take place either during Phase 1 and Phase 2, and is estimated to last approximately one week.

Building and Safety:

97. Issuance of the building permit shall not be construed as permitting the excavations to encroach into adjacent property. Requirements for protection of adjacent property shall be defined in California Civil Code Section 832.

98. The site plan shall indicate proposed path of building sewer, size of sewer line, location of cleanouts, and the invert elevation of the lateral at the property line.

99. A permit from CAL-OSHA shall be obtained prior to issuance of the building permit.

100. A compaction report for demolition of previous buildings shall be submitted to the City of Monterey Park prior to excavation of new foundations.

101. The conditioned space of the building shall conform to 2008 edition of Energy Efficiency Standards by California Energy Commission.

102. Accessibility requirements, per 2010 California Building Code, apply to this project.

103. The allowable height and building areas shall not exceed the limits in table 503 of 2010 CBC. For class rooms above first floor and rooms used as Group E, type V construction is not an option.

104. As exit enclosures shall discharge directly to the exterior of the building.

105. Accessible means of egress shall comply with section 1007 of 2010 CBC.

106. All assembly occupancies in Group A shall comply with section 1028 of 2010 CBC.

Jim Basham
Director of Community Development

Attachments:

1. Site, floor, elevation plans
2. Color elevation
3. Landscape/irrigation plan
4. Sign plan