

1. Agenda For September 24, 2013

Documents: [PLANNING COMMISSION AGENDA SEPTEMBER 24, 2013.PDF](#)

2. Item For September 24, 2013

Documents: [9-24-13 ITEM.PDF](#)



CITY OF MONTEREY PARK PLANNING COMMISSION AGENDA

REGULAR MEETING
CITY HALL—COUNCIL CHAMBERS
320 W. NEWMARK AVENUE
September 24, 2013
7:00 P.M.

Planning Commission

Michael Hamner, Chairperson
Larry Sullivan, Vice-Chair
Ricky Choi
Rodrigo T. Garcia
Stephen Lam

Staff

James Funk, Lead Planner/Economic and
Development Special Projects Manager
Karl Berger, Assistant City Attorney
Samantha Tewasart, Acting Senior Planner
Harald Luna, Assistant Planner

CALL TO ORDER:

ROLL CALL:

ORAL AND WRITTEN COMMUNICATIONS:

The public may at this time address the members of the Planning Commission on any matters within the jurisdiction of the Planning Commission, 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 Planning Commission, 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 Commission are recognized. If you wish to speak on an agenda item, your name will be called at the time the matter is heard by Planning Commission.

AGENDA CHANGES AND ADOPTION:

APPROVAL OF MINUTES: April 23, 2013

PUBLIC HEARING:

OLD BUSINESS:

1. CONDITIONAL USE PERMIT – 133 EAST GRAVES AVENUE (CU-13-02)

The applicant, John F. Page of Meher Montessori School, is requesting approval of a Conditional Use Permit to permit a private middle school and preschool with extended child day care within an existing building (“Montessori School”) at 133 East Graves Avenue in the R-3 (High Density Residential) Zone.

ENVIRONMENTAL: The City reviewed the project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”), and the City’s Environmental Guidelines. This project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15301.

RECOMMENDATION: It is recommended that the Planning Commission consider taking the following actions: (1) open the public hearing and take testimonial and documentary evidence; (2) close the public hearing; and (3) after considering the evidence represented during the public hearing, adopt the Resolution approving the requested Conditional Use Permit (CU-13-02); and (4) take such additional, related, action that may be desirable.

NEW BUSINESS: None

ITEMS FROM COMMUNITY DEVELOPMENT:

ITEMS FROM THE COMMISSION:

ADJOURNMENT:

Next regular meeting on October 8, 2013, 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 PLANNING COMMISSION 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](http://www.ci.monterey-park.ca.us).

APPROVED BY:

JAMES FUNK	
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PLANNING COMMISSION STAFF REPORT

ITEM NUMBER

1

TO: Planning Commission

FROM: Lead Planner/Economic and Development Special Projects Manager

MEETING DATE: September 24, 2013

SUBJECT: PUBLIC HEARING

CONDITIONAL USE PERMIT (CU-13-02) TO PERMIT
A PRIVATE MIDDLE SCHOOL AND PRESCHOOL
WITH EXTENDED CHILD DAY CARE WITHIN AN
EXISTING ASSEMBLY USE BUILDING

LOCATION: 133 East Graves Avenue

APPLICANT: John F. Page of Meher Montessori
2009 South Garfield Avenue
Monterey Park CA 991754

PROJECT PLANNER: Samantha Tewasart
Acting Senior Planner

RECOMMENDATION: It is recommended that the Planning Commission consider taking the following actions: (1) open the public hearing and take testimonial and documentary evidence; (2) close the public hearing; and (3) after considering the evidence represented during the public hearing, adopt the Resolution approving the requested Conditional Use Permit (CU-13-02); and (4) take such additional, related, action that may be desirable.

ZONE: R-3 (High Density Residential)

GENERAL PLAN DESIGNATION: High Density Residential

ASSESSORS PARCEL NUMBER: 5257-017-006 (13,937 square feet) and 5275-017-018 (38,983 square feet)

SITE DESCRIPTION:

Property Size: 52,230 square feet (1.2 acres)

Surrounding Properties:

North: R-1 (Single Family Residence); single family dwelling
South: R-1 (Single Family Residence); single family dwelling
East: R-2 (Medium Density Residential); dwellings
West: R-3 (High Density Residential); dwellings

PROJECT SITE BACKGROUND/PAST CITY APPLICATIONS:

- CU-87-020, Resolution No. 47-87 – Conditional Use Permit to allow a 75-student preschool to operate in an existing church – PC approved 11-28-87
- CU-83-017, Resolution No. 48-83 – Conditional Use Permit to permit St. Gabriel Episcopal Church – PC approved 10-04-83

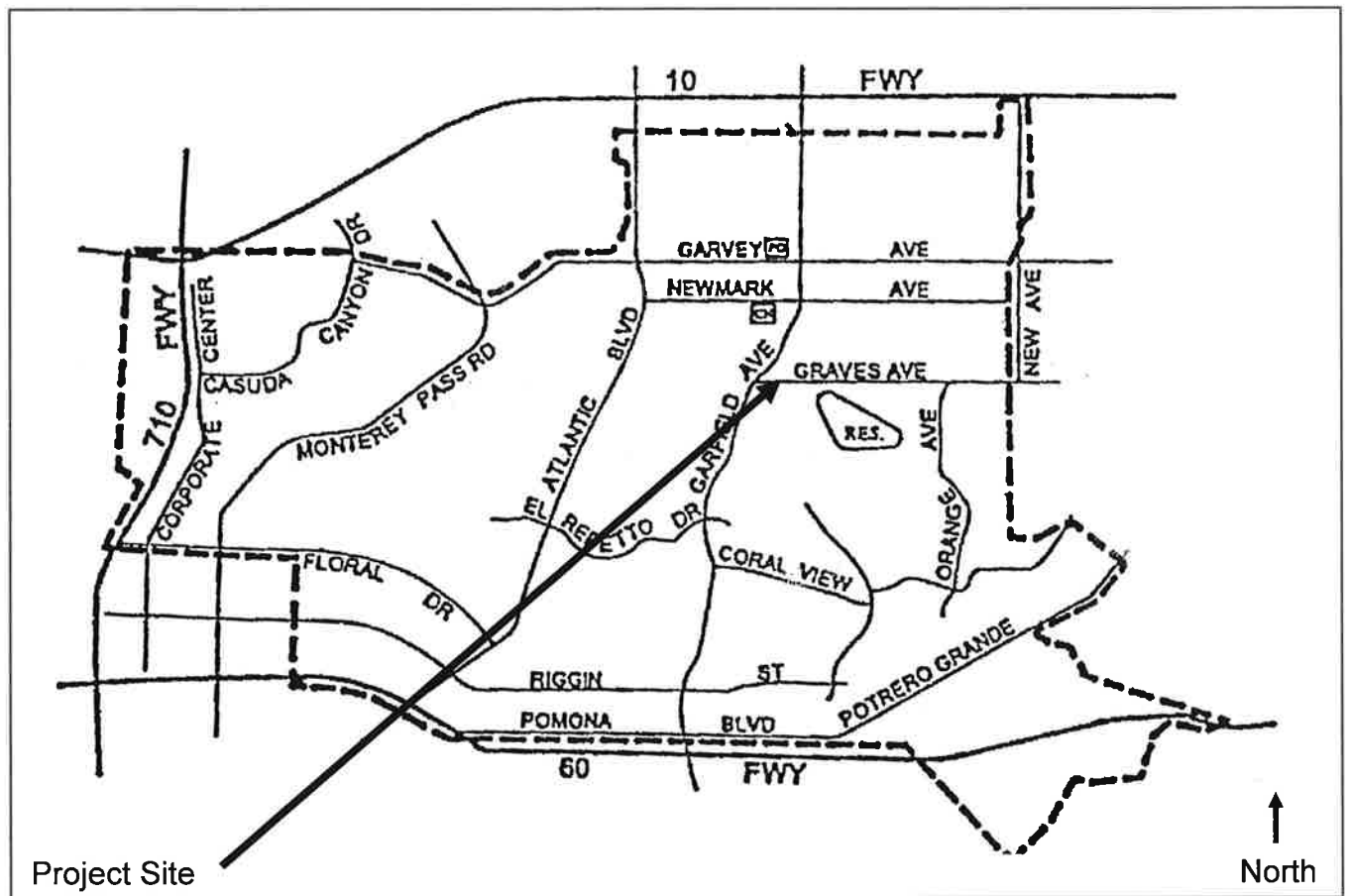
LEGAL NOTIFICATION:

The legal notice of this hearing was posted at the subject site, City Hall, Bruggemeyer Memorial Library, and Langley Center on **April 10, 2013** and **August 14, 2013**, with affidavits of posting on file. The legal notice of this hearing was mailed to **108** property owners within a 300 feet radius and current tenants of the property concerned on **April 10, 2013** and **August 14, 2013**.

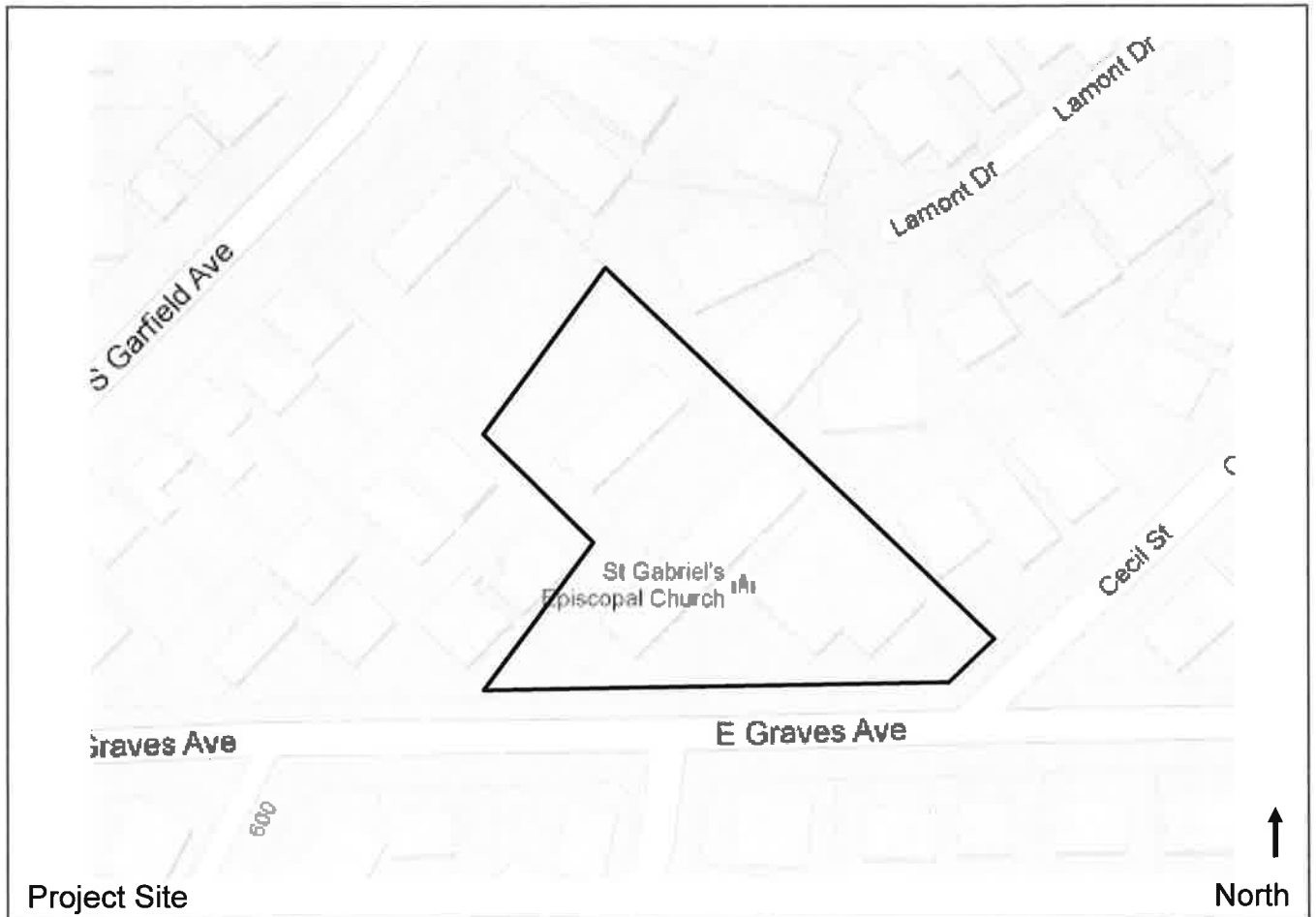
ENVIRONMENTAL ASSESSMENT:

The City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines. This project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15301.

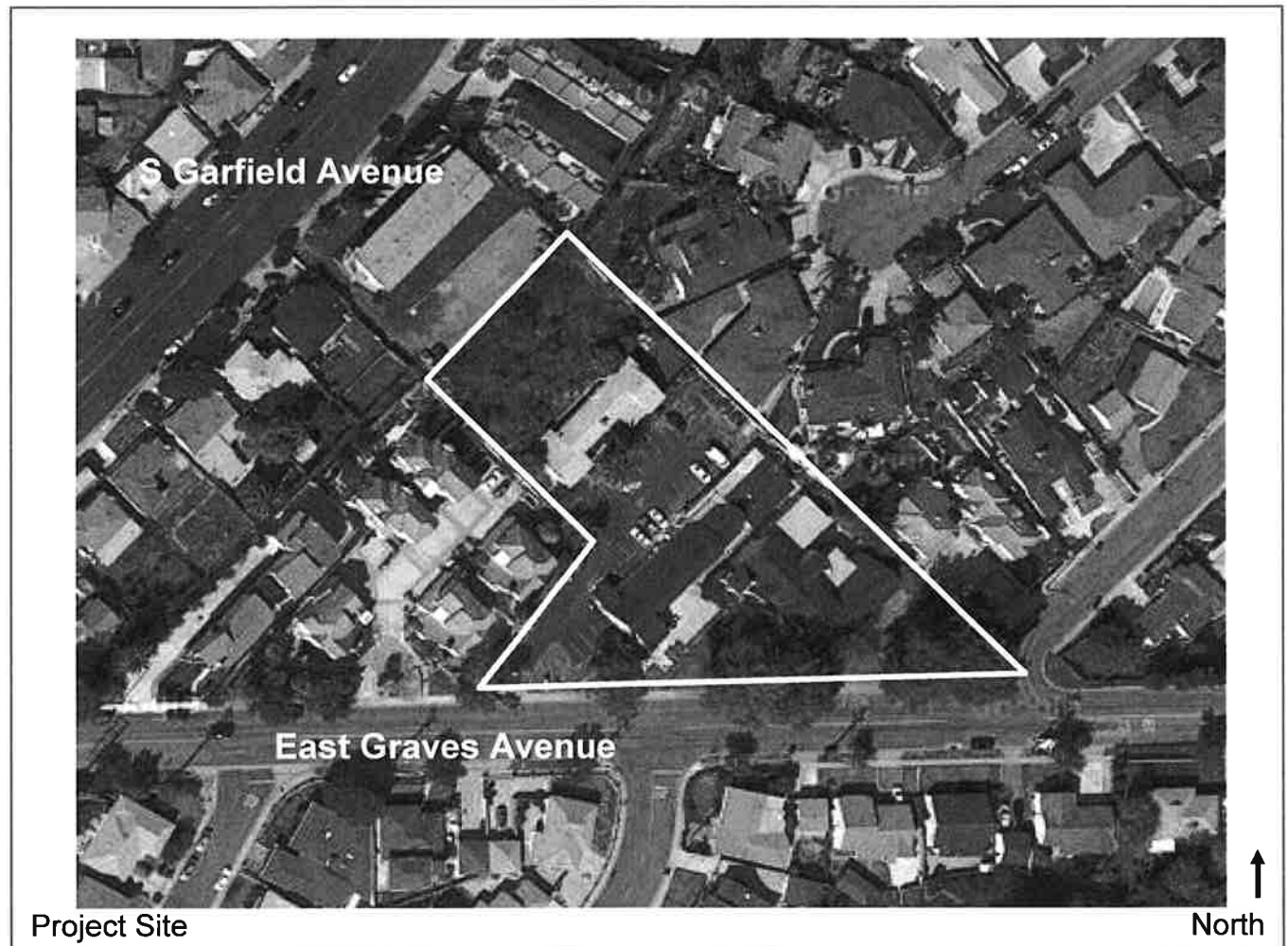
VICINITY MAP:



STREET MAP:



AERIAL MAP



ANALYSIS AND EVALUATION OF PROJECT:

This application was previously brought before the Planning Commission at the meeting of April 23, 2013. At that meeting, two items of concern were raised by residents in the surrounding area including 1) a traffic study that was conducted three to five years ago; and 2) clarifying condition number 19 in the draft resolution.

Since the meeting, staff researched City records and the traffic study referenced by the residents does not exist. However, the Applicant obtained the services of KOA Corporation to conduct a Traffic Impact Study for the proposed use (Attachment "3"). The Traffic Impact Study analyzed the signalized intersection at Garfield Avenue (for peak period operations), as well as three roadway segments (for mid block daily volume analysis). Additionally, neighborhood circulation issues, and the pick-up/drop-off operations to occur on neighborhood roadways were evaluated. According to the Traffic Impact Study, the proposed Project is not expected to create significant traffic impacts at the study areas.

According to the floor plan, the subject classroom area will be 780 square feet. The maximum occupancy permitted in the classroom area is 40 individuals (without furniture). With the addition of furniture, the space that can be occupied by students will be even less. The Traffic Impact Study states that the proposed Project would provide seats for up to 50 students; however, not more than 40 individuals can occupy the classroom area. As a result there will be fewer vehicles than the number identified in the Traffic Impact Study.

According to the site plan, 30 parking spaces are provided on the property. Condition number 20 in the Resolution requires the existing driveway approach to be expanded and widen on the western side of the driveway an additional 12 feet and to widen and pave drive aisle to match new approach. Condition number 11 requires Meher Montessori School must provide to parents a School Policy and General Information packet that includes information that prohibits the use of Graves Avenue as a drop-off option and require all pick-up and drop-off activities to occur on-site. A pedestrian routes map must be included in the packet, which will identify crossing points for older students and for parents who might choose to walk to school with their children. The pedestrian route map must include Garfield Avenue and Graves Avenue/Grandridge Avenue at the signalized intersection west of the site and Lincoln Avenue and Graves Avenue at the stop controlled intersection east of the site.

Background

The applicant, John F. Page of Meher Montessori School, is requesting approval of a Conditional Use Permit to permit a private middle school and preschool with extended child day care within an existing building ("Montessori School") at 133 East Graves Avenue. The subject property is located at the northwest corner of Graves Avenue and Cecil Street. The property is zoned R-3 (High Density Residential) and designated High Density Residential. To the north and south are R-1 zoned lots, to the east are R-2 zoned lots and to the west are R-3 zoned lots. The total lot area is 52,920 square feet (1.2 acres). The rear parcel is currently developed with a 1,849 square feet, one-story dwelling unit constructed in 1967. The Pastor resides in the dwelling unit. The front parcel is currently developed with 4 buildings totaling 11,022 square feet in area constructed in 1954. The front parcel is developed with a detached building, detached study building, a multi-purpose building, and an attached child care building.

The attached plans were provided by the St Gabriel's Episcopal Church. These were the plans used in 2000 for an addition project to the existing building. According to City records, the construction work has since been completed and received final inspection approval in 2002. No construction work is proposed with this Montessori School application.

The proposed Montessori School will occupy an existing attached child care building located at the rear of the property. The multi-purpose building includes on the first floor a dining/parish hall, a choir practice room, library, kitchen, an office, and restrooms. The second floor is comprised of 4 offices. The existing child care building is 780 square feet. The property provides 23 existing parking spaces located between the residence and the assembly hall building and 7 stalls in front of the church, accessible from Graves Avenue.

The school hours proposed for the Montessori School will be from 8:00 a.m. to 3:30 p.m., Monday through Friday. Early morning and late afternoon care is available before and after school hours from 7:00 a.m. to 6:00 p.m., Monday through Friday. The Montessori School will be closed on Saturdays and Sundays.

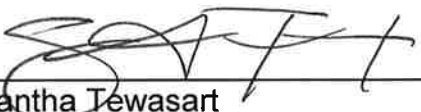
According to the Applicant, in Monterey Park the protocol for pick-up and drop-off has been established since the school's inception. The protocol requires parents to park and sign-in or check-out the student each day, which helps to minimize traffic circulation issues.

Conditional Use Permit

According to Monterey Park Municipal Code (MPMC) § 21.08.030, a private educational institution is permitted in the R-3 (High Density Residential) Zone with a Conditional Use Permit pursuant to § 21.32.020(B) of the Monterey Park Municipal Code. As set forth in the draft resolution, there are sufficient facts to make the findings needed to issue a CUP.

CONCLUSION:

Staff recommends adopting the draft Resolution approving the requested Conditional Use Permit (CU-13-02), subject to the attached conditions of approval.



Samantha Tewasart
Acting Senior Planner

Attachments:

1. Draft Resolution
2. Plans
3. Traffic Impact Study, dated August 13, 2013
4. Letter from Mr. David Chow, dated May 27, 2013
5. Letter from Mr. Joseph C. Reichenberger, P.E. BCEE, date May 8, 2013
6. Petition, dated April 28, 2013

RESOLUTION NO.

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT (CU-13-02) TO PERMIT A PRIVATE MIDDLE SCHOOL AND PRESCHOOL WITH EXTENDED CHILD DAY CARE WITHIN AN EXISTING ASSEMBLY USE BUILDING AT 133 EAST GRAVES AVENUE.

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. On January 30, 2013, John F. Page of Meher Montessori School, submitted an application pursuant to Title 21 of Monterey Park Municipal Code ("MPMC") requesting approval of Conditional Use Permit (CU-13-02) permit a private middle school and preschool with extended child day care within an existing church at 133 East Graves Avenue, ("Project");
- B. The proposed Project was reviewed by the City of Monterey Park Community Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The Community Development Department completed its review and scheduled a public hearing regarding the proposed Project, before the Planning Commission for April 23, 2013; notice of public hearing on such proposed Project was posted and mailed as required by the MPMC;
- E. On September 24, 2013, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project, including, without limitation, information provided to the Planning Commission by City staff and public testimony, and representatives of Meher Montessori School; and,
- F. The Planning Commission considered the information provided by City, public testimony and the representatives of Meher Montessori School. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its September 24, 2013 hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds the following facts exist and makes the following conclusions:

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- A. The Applicant seeks to open a private middle school and preschool with extended child day care within an existing assembly use building at 133 East Graves Avenue;
- B. 133 East Garvey Avenue is zoned R-3 (High Density Residential) and designated High Density Residential in the Monterey Park General Plan;
- C. The Project property is located northwest corner of Graves Avenue and Cecil Street. To the north and south are R-1 zoned lots, to the east are R-2 zoned lots and to the west are R-3 zoned lots;
- D. The Project property is 52,920 square feet (1.2 acres) in area and is developed with five existing buildings including a study building, a multi-purpose building, and an attached child care building;
- E. No new construction or additions to the existing building is proposed; and
- F. The Applicant seeks to occupy the existing attached 785 square feet child care building.

SECTION 3: *Environmental Assessment.* Because of the facts identified in Section 2 of this Resolution, the Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations CEQA §§ 15301 and 15332 as a Class 1 categorical exemption (Existing Facilities) and Class 32 categorical exemption (Infill Development). The Project would open a new private middle school and preschool with extended child day care within an existing assembly use building with little or no tenant improvements. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Moreover, the project is proposed to be built on sites of not more than five acres surrounded by urban uses. Further, the sites have no value as habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

SECTION 4: *Conditional Use Permit Findings.* After considering the factual findings of this Resolution and the accompanying staff report, the Commission finds as follows pursuant to the MPMC § 21.32.020(B):

1. The Project site is adequate in size, shape and topography for the proposed use.

The site is adequate in size, shape and topography for the proposed private educational institution ("Montessori School") because the front parcel is developed with 4 existing buildings totaling 11,022 square feet in area and the rear parcel is developed with an existing 1,849 square feet, one-story dwelling unit. The site is irregular shaped and is comprised of two existing parcels totaling 52,920 square feet (1.2 acres) in area. The property provides 30

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parking spaces located between the residence and the assembly hall, accessible from Graves Avenue.

2. The Project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the Project because the site has an existing driveway that provides access to East Graves Avenue (a minor arterial street with an 80- to 88-foot right-of-way). The site is developed with existing buildings and no construction is proposed for the Montessori School. According to the applicant, in Monterey Park the protocol for pick up and drop off has been established since the school's inception. The protocol requires parents to park and sign-in or check-out the student each day, which helps to minimize traffic circulation issues.

3. The Project conforms with all the requirements of the General Plan and zoning regulations.

The Project is part of the General Plan and conforms with both the General Plan and MPMC zoning regulations. MPMC § 21.70.030 allows a private educational institutional with extended child day care is permitted subject to a CUP in the R-3 (High Density Residential) Zone. The subject property is designated High Density Residential in the General Plan Land Use Element and the High Density Residential land use category permits religious and educational institutions, group homes, and community care facilities, consistent with the zoning regulations. Accordingly, the Project meets the City's land use plans.

4. The Project will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood in which it is proposed.

The Project will not have an adverse effect on the use, enjoyment or valuation of the property in the neighborhood in which it is proposed because the proposed Montessori School will be closed on Saturday and Sunday. The school hours proposed for the Montessori School will be from 8:00 a.m. to 3:30 p.m., Monday through Friday. Early morning and late afternoon care is available before and after school hours from 7:00 a.m. to 6:00 p.m., Monday through Friday. No new construction is involved with the Project.

5. The Project will not have an adverse effect on the public health, safety and general welfare.

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The Project will not have an adverse effect on the public health, safety and general welfare because the Montessori School will provide an additional education institution choice for parents with middle school age children. The Montessori School will occupy an existing building and no new construction or addition of square footage to the existing building is proposed.

SECTION 5: Approvals. Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Conditional Use Permit CU-12-09.

SECTION 6: Reliance on Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: Limitations. The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10: A copy of this Resolution will be mailed to John F. Page of Meher Montessori School and to any other person requesting a copy.

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SECTION 11: This Resolution may be appealed within nineteen (19) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 12: Except as provided in Section 9, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

ADOPTED AND APPROVED this 24th day of September 2013.

Chairperson Michael Hamner

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 24th day of September 2013, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

James Funk, Secretary

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Karl H. Berger,
Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO.

Exhibit A

CONDITIONS OF APPROVAL

133 EAST GRAVES AVENUE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Meher Montessori School agrees that it will comply with the following provisions as conditions for the City of Monterey Park's approval of Conditional Use Permit (CU-13-02) ("Project Conditions").

PLANNING:

1. Meher Montessori School (the "Applicant") agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of CU-13-02 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out the City approval of CU-13-02, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.
2. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission and on file. Before the City issues a building permit, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building Safety Department. Any subsequent modification must be referred to the Director of the Planning and Building Safety Department for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The conditional use permit expires twelve months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A single one year extension may be granted by the Planning Commission upon finding of good cause.
4. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.

5. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.
6. The real property, subject to CU-13-02 must remain well-maintained and free of graffiti.
7. Building permits are required for any interior tenant improvements.
8. Landscaping/irrigation must be maintained in good condition at all times.
9. The hours of operation are limited to 8:00 a.m. to 3:30 p.m., Monday through Friday. Early morning and late afternoon care must be available from 7:00 a.m. to 6:00 p.m., Monday through Friday.
10. Remove the two unpermitted striped parallel parking stalls located along the west property line.
11. Meher Montessori School must provide to parents a School Policy and General Information packet that includes information that prohibits the use of Graves Avenue as a drop-off option and require all pick-up and drop-off activities to occur on-site. A pedestrian routes map must be included in the packet, which will identify crossing points for older students and for parents who might choose to walk to school with their children. The pedestrian route map must include Garfield Avenue and Graves Avenue/Grandridge Avenue at the signalized intersection west of the site and Lincoln Avenue and Graves Avenue at the stop controlled intersection east of the site.

BUILDING:

12. The second sheet of the building plans must include all City of Monterey Park conditions of approval.
13. All improvements must comply with the California Building Code, California Plumbing Code, and California Electrical Code in effect at the time the City issues building permits.
14. An occupancy separation must be placed between B and E occupancy.
15. A building permit is required for the interior alteration works.
16. Plumbing fixtures must comply with the California Plumbing Code in effect at the time the City issues permits. At the time these conditions were approved, plumbing fixtures must comply with 2010 California Plumbing Code, Table T4-1.

17. The location of any daycare, kindergarten, first or second grade uses must be located on the first floor.

ENGINEERING:

18. Any damage done to existing street improvements and utilities during construction must be repaired before acceptance of the project. Pre-existing damaged, deteriorated, substandard or off grade curb, gutter, driveways and sidewalk must also be repaired or replaced to the satisfaction of the City Engineer.
19. Expand and widen existing driveway approach westerly 12 feet. Widen and pave drive aisle to match new approach.
20. Existing water service meter must be removed. Coordinate with the City's Water Division regarding removal.

FIRE:

21. Provide Building Code occupancy classification(s) for all separate and distinct uses of the structure(s) in accordance with California Building Code § 302.1. Indicate on the site plan.
22. Provide California Building Code type of construction in accordance with Building Code § 602.1 and Table 601. Indicate type of construction on the site plan and provide construction details for the structural elements in Table 601.
23. The height and area of buildings of different construction types are governed by the intended use of the building and cannot exceed the limits in California Fire Code Table 503 except for area modifications in CFC § 506. Incorporate calculations on the site plan.
24. The fire-resistance rating of exterior walls with a fire separation distance must comply with California Building Code Table 602 and Table 705.8. Indicate fire resistance of exterior walls on site plan, floor plan and provide a construction detail. Indicate openings protection door/window schedule.
25. Provide an approved automatic fire sprinkler system as set forth by California Fire Code § 907. Plans must be submitted to the Fire Department for review and approval before installation.

26. Provide an approved fire alarm system as set forth by Fire Code § 907. Plans must be submitted to the Fire Department for review and approval before installation.
27. Provide portable fire extinguishers as set forth by Fire Code § 906. Indicate size and locations of all exiting fire extinguishers on site plan.
28. The required fire flow for public fire hydrants at this location are determined per 2010 California Fire Code § 507.3, Table B105.1
29. Show all existing public fire hydrants within 250 feet of the lot frontage on both sides of the street. Specify size of fire hydrant(s) and dimension(s) to the property lines. Additional fire hydrant requirements may be necessary after this information is provided per California Fire Code § 507.1. Indicate size and locations of all existing fire hydrants on site plan.
30. Provide occupant load calculation and exit width analysis for all portions of the building in accordance with California Building Code §§ 1004, 1005, Table 1004.1 and Table 1005.1. Incorporate calculations on site plan or provide and exit analysis plan.

POLICE:

31. The business/location must be equipped with an alarm system that monitors break-ins and robberies and identifies the coverage for each building. The alarm must be monitored by an alarm monitoring company that 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 company that a robbery is taking place. The business owner/manager will obtain an alarm permit from the Monterey Park Police Department. The permit may be obtained by calling the Monterey Park Police Community Relations Bureau at (626) 307-1215.
32. A video surveillance camera is strongly recommended to cover the outer perimeter of the building, including all areas of the parking lot, and the main entry doors to the facility. The video surveillance cameras must be on and recording at all times. The video surveillance cameras must record onto a recording medium/device and such recordings must be kept for a minimum of 30 days. All recordings must 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 laws, as it pertains to video surveillance cameras.

33. The business owner/manager must submit a site Security/Safety Plan to the Chief of Police, or designee for approval. The Security/Safety Plan will outline the measures taken to protect the safety and well being of the children. Items to be covered include, without limitation:
- Means to prevent children from walking away from the school/business.
 - Means to prevent unauthorized persons from entering the school/business.
 - Means to prevent child abduction from the school/business.
34. The business owner/manager must be required to submit and receive approval of the Security/Safety Plan from the Police Chief, or designee, before opening for business.
35. The Meher Montessori School will comply with and maintain adherence to all local, state, and federal laws governing schools, to include but not limited to center licensing, child care licensing, the hiring of employees, and agents.

By signing this document, John F. Page of Meher Montessori School, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

John F. Page
Meher Montessori School