



CITY OF MONTEREY PARK PLANNING COMMISSION AGENDA

REGULAR MEETING
CITY HALL—COUNCIL CHAMBERS
320 W. NEWMARK AVENUE
March 11, 2014
7:00 P.M.

Planning Commission

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

Staff

Michael Huntley, Community and Economic
Development Director
Karl H. 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:

November 12, 2013 and February 25, 2014

PUBLIC HEARING:

OLD BUSINESS:

NEW BUSINESS:

1. PRECISE PLAN – 808 WEST GARVEY AVENUE (PP-13-01)

The applicant, M&A Gabee, LP, is requesting a Precise Plan to construct a new 7 stories mixed-use project with 148 hotel rooms and 98 apartment units at 808 West Garvey Avenue.

ENVIRONMENTAL: As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Following the Initial Study, it was determined that although the proposed project could have a significant effect on the environment, there will not be significant effects in this case because revisions in the project have been made by or agreed to by the project proponent and a Mitigated Negative Declaration was prepared. Less than significant impacts with mitigations incorporated were identified in the areas of Air Quality, Cultural Resources, Hazardous Materials, Noise, and Transportation and Traffic. The mitigation measures relative to air quality, cultural resources, hazardous materials, and noise addresses actions that must be taken prior and during the construction process. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission adopt the Mitigated Negative Declaration.

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; (3) after considering the evidence presented during the public hearing, adopt the Resolution approving Precise Plan (PP-13-01); and (4) take such additional, related, action that may be desirable.

ITEMS FROM COMMUNITY DEVELOPMENT:

ITEMS FROM THE COMMISSION:

1. Chair Sullivan requested to attend ICSC Conference.

ADJOURNMENT:

Next regular meeting on March 25, 2014, 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:

MICHAEL A. HUNTLEY	
-------------------------------	--



PLANNING COMMISSION STAFF REPORT

ITEM NUMBER

1

TO: Planning Commission

FROM: Community and Economic Development Department

MEETING DATE: March 11, 2014

SUBJECT: Public Hearing

Precise Plan (PP-13-01) to allow the Construction of a new Mixed-Use Development in the R-S, P-D (Regional Specialty, Planned Development) Zone

LOCATION: 808 West Garvey Avenue

APPLICANT: M&A Gabee, LP
9034 West Sunset
West Hollywood, CA 90069

PROJECT PLANNER: Samantha Tewart
Acting Senior Planner

RECOMMENDATION: After holding the public hearing, (1) adopt the attached Resolution approving Precise Plan (PP-13-01), subject to conditions contained therein; and (2) take such related action that may be desired.

ZONE: R-S, P-D (Regional Specialty, Planned Development)

GENERAL PLAN DESIGNATION: Mixed-Use I

ASSESSOR'S PARCEL NUMBER: 5261-014-026, -021, -022, -023, -025, -027, and -028

SITE DESCRIPTION:

Property Size: 58,531 square feet (1.96 acres)

Surrounding Properties:

North: R-S (Regional Specialty); three-story commercial building

South: R-S (Regional Specialty); three-story commercial building

East: R-3, S-C-H (High Density Residential, Senior Citizen Housing); three-story senior citizen housing development

West: R-S (Regional Specialty); gas station and one-story commercial plaza

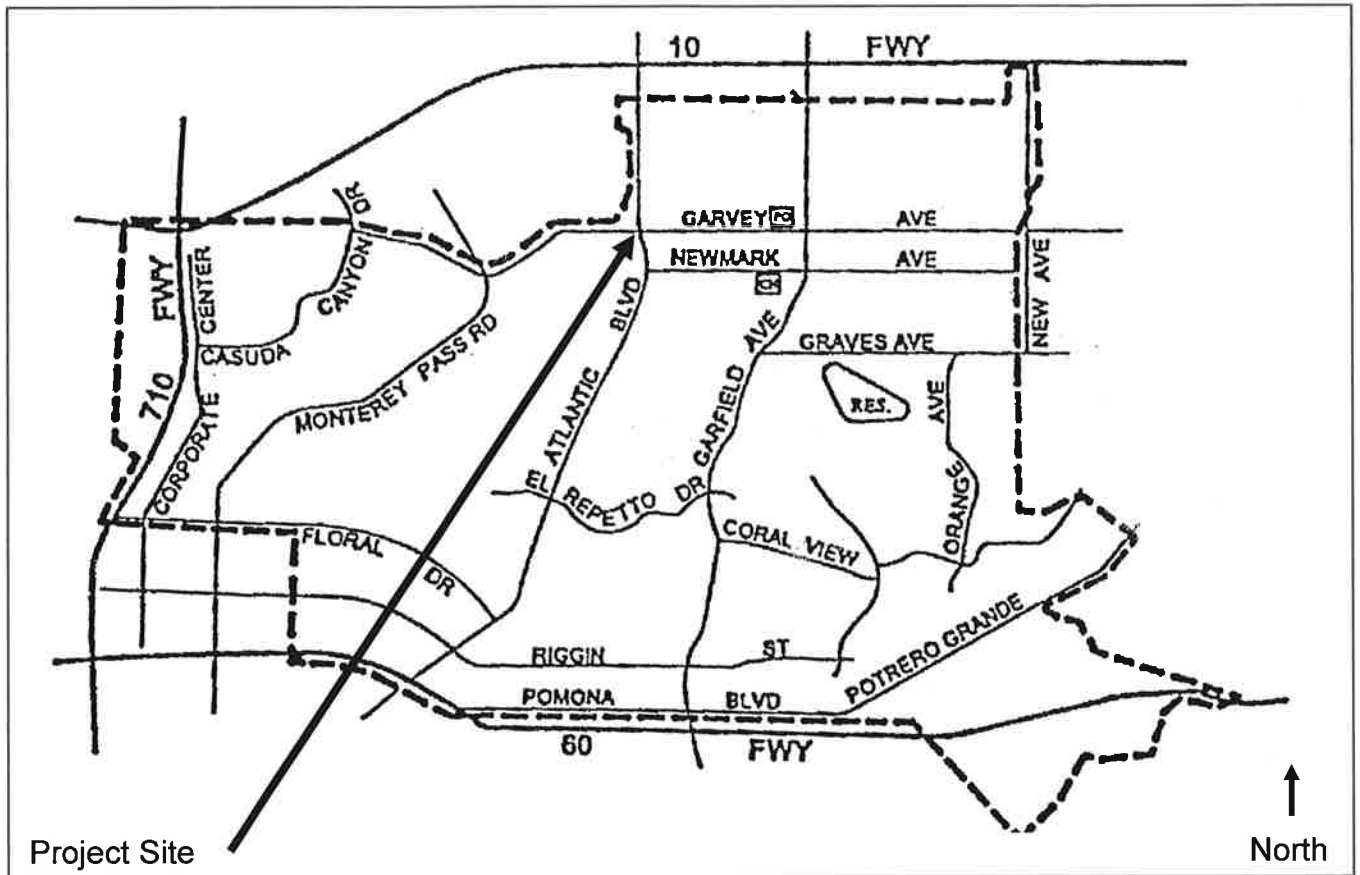
PROJECT SITE BACKGROUND/PAST CITY APPLICATIONS:

None

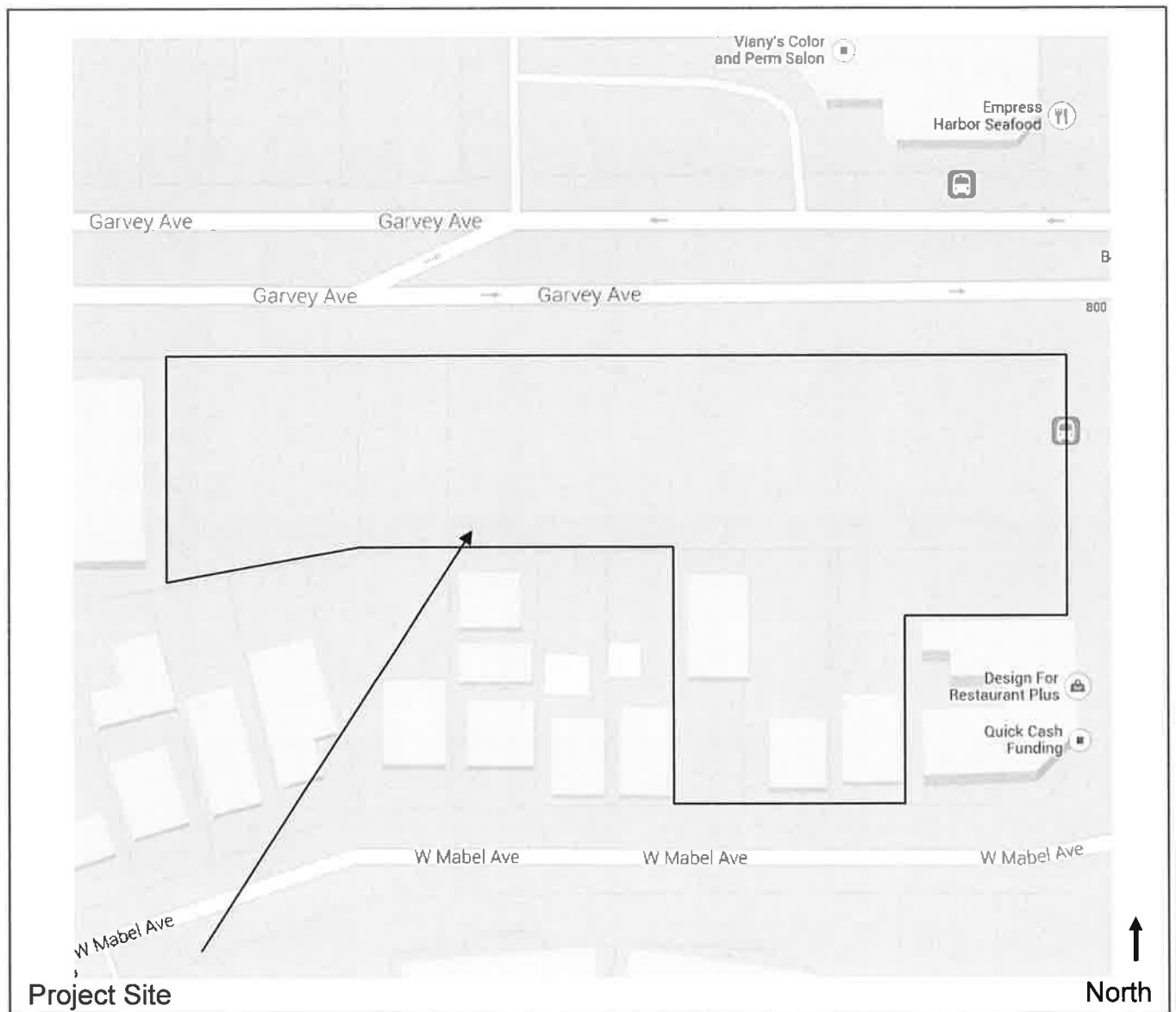
LEGAL NOTIFICATION:

The legal notice of this hearing was posted at the subject site, City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **January 23, 2014** and published in the Monterey Park Progress on **January 23, 2014**, with affidavits of posting and publication on file. The legal notice of this hearing was mailed to **174** property owners within a 300 feet radius and current tenants of the property concerned on **January 30, 2014**.

VICINITY MAP:



STREET MAP:



AERIAL MAP:



ANALYSIS AND EVALUATION OF PROJECT:

Property Description

The applicant, M&A Gabee, LP, is requesting approval for a Precise Plan to construct a new mixed-use development at 808 West Garvey Avenue. The subject property is located on the southwest corner of Garvey Avenue and Atlantic Boulevard. The property is zoned R-S, P-D (Regional Specialty, Planned Development) and the General Plan designation is Mixed-Use I. The project site is comprised of seven separate parcels totaling 85,531 square feet (1.96 acres). Four of the seven properties are currently vacant and three are developed with vacant, dilapidated, residential dwellings. North of the property are West Garvey Avenue and a three-story commercial building; R-S (Regional Specialty) zoned lots; and R-1 (Single-Family Residential) zoned lots located in the City of Alhambra. South

are R-2 zoned lots; west are R-3 (High Density Residential) zoned lots; and east are South Atlantic Boulevard and a Valero Service Station.

Project Description

The improvements will be 7 stories (75 feet high) and 192,385 square feet in area. The project will have two-levels of restaurant and commercial uses, five levels of hotel rooms and apartment units, and one level of subterranean parking and three levels of above grade parking. The project includes 148 hotel rooms, 98 residential apartment units and 444 parking spaces. According to MPMC § 21.14.090(E), for the residential portion of a mixed-use development, a minimum of 2 spaces per unit must be provided, plus an additional 0.25 parking spaces per unit must be provided for guest parking. The proposed project will provide 196 parking spaces for the proposed 98 apartment units, plus 25 guest parking spaces, which meets the required number parking spaces. The residential parking spaces will be secured with fencing and a gate. According to MPMC Table 21.22(C), 1.5 spaces will be required per hotel room. For the proposed 148 hotel rooms, 222 spaces are required and will be provided. The proposed architectural style of the building will be modern. This project was presented to the Design Review Board for preliminary comments on January 21, 2014. The Board supported the proposed building design and provided some preliminary comments.

Precise Plan

The P-D Overlay District is intended to provide design flexibility in achieving the purpose and intent of other base zoning districts with which it is combined per MPMC § 21.14.020. Application of the P-D Overlay District is intended to assist in achieving consistency with the policy and intent of the General Plan by allowing flexibility in site design where superior quality attainment can be enhanced by such flexibility. According to MPMC § 21.14.150, a Precise Plan requires a public hearing before the Planning Commission can consider making the findings to approve it.

The proposed project and Precise Plan are appropriate for the subject property because the project fulfills the objectives of the General Plan and is designed according to the regulations required by the P-D Overlay Zone. The project site is 1.96 acres and is adequate in size for the proposed project. The project will have a classic building designed and the building will be articulated and setback so it will not overwhelm adjacent properties. Additionally, the project must provide several off-site improvements, including a 9 foot wide dedication on South Atlantic Boulevard, a new signal on West Garvey Avenue and the driveway on West Garvey Avenue will align with the existing driveway on the property located north of the subject property. The project will have a drop off area for commercial vehicles including, without limitation, buses and moving vans, along West Garvey Avenue. This will be located approximately 500 feet from the intersection of Atlantic Boulevard and Garvey Avenue. Furthermore, new striping will be provided on West Garvey Avenue.

The building will be compatible with developments in the general area. The project is designed according to the standards required by the P-D Overlay Zone. The proposed building will be 75 feet tall, which is the maximum height permitted in the P-D Overlay

Zone. According to MPMC § 21.14.090(B), the building height cannot exceed 40 feet within 20 feet of the pedestrian realm along Garvey Avenue and Atlantic Boulevard. The building mass will be articulated with architectural elements, such as awnings, wall off-sets, and recessed windows and entries. According to MPMC § 21.14.090(D), 200 square feet of open space is required per residential unit. The project requires a minimum of 19,600 square feet of open space and will provide 28,000 square feet of open space, which exceeds the minimum requirement. The open space areas will be provided throughout the project. At the ground level, 5000 square feet of open space will be provided, fifty percent of which will be covered terrace at the hotel entry and planters. At the fourth level, 23,000 square feet of open space will be provided, which will include private residential patios and open court yards.

The proposed building and its use comply with the General Plan. The subject property is designated Mixed-Use I (MU-I) in the General Plan. One of the goals of the General Plan (Goal 3.0) is to establish the North Atlantic area as a focal point for diverse retail, entertainment, and hospitality development. The proposed project will be a hospitality development with diverse retail uses. The project is a mixed-use development, which includes 148 hotel rooms and 98 apartment units. There will be two-levels of commercial/restaurant space with five-levels of hotel and apartment units.

Traffic Study

According MPMC § 21.22.370, a traffic impact study is required for a mixed-use development. The Traffic Study analyzed the intersections and on-site and off-site circulation. According to the Findings and Recommendations included in Chapter 6 of the Traffic Study, the project is not anticipated to have significant impacts at the intersections of Atlantic Boulevard and Garvey Avenue with the incorporation of the mitigation measures. Installing a signal light on West Garvey Avenue will reduce impacts at the driveway on West Garvey Avenue. With regards to on-site and off-site circulation, the parking structure will provide adequate turning radii and clearance for emergency vehicle access. Also, the project will provide three access driveways, including a driveway on West Garvey Avenue, South Atlantic Boulevard, and Mabel Avenue. The driveway on West Garvey Avenue will be signalized; the driveway on Mabel Avenue will be restricted to residential use only; and the driveway on South Atlantic Boulevard will be right-in and right-out only. A crosswalk will not be provided at the new signal area on West Garvey Avenue. West Garvey Avenue will receive new striping per the Traffic Study, which has been reviewed by the Public Works Department and Trans Tech, a consulting engineering company.

Mitigations Provided at the 3 New Driveways

Pursuant to the conclusions in the Traffic Study, on West Garvey Avenue, Project Access 1 at Garvey Avenue would be the main access to the project and a signal is proposed at this location to serve both the proposed project and the existing retail development on the north side of Garvey Avenue. Based on peak hour traffic volumes for with project conditions, the project access at Garvey Avenue does meet peak hour signal warrants. Peak hour signal warrants are included in Appendix J in the Traffic Study. To ensure the signal does not interfere with the adjacent intersection of Atlantic Boulevard and Garvey Avenue, queuing

analyses have been performed using the HCM methodology. Based on the results of the HCM queuing analysis, approximately 600 feet of total left turn storage (vehicle queuing) is needed for eastbound traffic on Garvey Avenue at Atlantic Boulevard. An extended left turn pocket is recommended to adequately accommodate left turn traffic from eastbound Garvey Avenue to northbound Atlantic Boulevard, under Existing conditions. The HCM queuing analysis also indicates that there will be a worst case future queue of 200 feet per lane for westbound vehicles on Garvey Avenue approaching the project access intersection. The proposed signal would be located approximately 285 feet from the intersection of Atlantic Boulevard and Garvey Avenue and therefore adequate space would be available for westbound traffic to stack without queuing back into the Atlantic/Garvey intersection. A conceptual layout has been provided to show potential lane configurations to accommodate the signalized access.

On South Atlantic Boulevard, the project access on Atlantic Boulevard will provide vehicular access to all uses within the site, and would be the access entrance for truck deliveries. This access will be restricted to right-in/right-out only. The Traffic Study has reviewed the need for a dedicated southbound right turn deceleration lane and potential conflicts with the existing bus stop on Atlantic Boulevard adjacent to this project access driveway. There is an existing bus stop north of the proposed driveway location on Atlantic Boulevard, and the bus stop is served by Spirit Bus Route 2 as illustrated in Figure 5-2. There is an existing 78-foot bus pad at this location. The project driveway is located approximately eight (8) feet south of the bus pad. The latest site plans shows a 4 foot curb cut on Atlantic Boulevard, south of Garvey Avenue, to provide additional space for the bus turnout. Sufficient space would then exist for vehicles traveling southbound on Atlantic Avenue in the number one lane to pass a stopped bus without weaving into the number 2 lane. The proposed additional curb cut would provide 10 feet for a bus turn out and 11 feet for a vehicle to pass in the number one lane. Vehicles entering the site from southbound Atlantic Boulevard would be able to maneuver around a stopped bus and enter the project driveway without conflict.

On Mabel Avenue, the project access will be restricted to residential tenants only. No hotel or restaurant guests will be allowed in this location. An access gate will restrict vehicles from entering. To prevent cut-through traffic in the established residential neighborhood adjacent to the site, it is recommended that this access be restricted to right-in/left-out only. A raised channelizing median and signage would be recommended to restrict project traffic from entering/exiting to the west on Mabel Avenue. A conceptual driveway design has been provided on Exhibit 5-3 of the Traffic Study.

ENVIRONMENTAL ASSESSMENT:

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Following the Initial Study, it was determined that although the proposed project could have a significant effect on the environment, there will not be significant effects in this case because revisions in the project have been made by or agreed to by the project proponent and a Mitigated Negative Declaration was prepared. Less than significant impacts with mitigations incorporated were identified in the areas of Air Quality,

Cultural Resources, Hazardous Materials, Noise, and Transportation and Traffic. The mitigation measures relative to air quality, cultural resources, hazardous materials, and noise addresses actions that must be taken prior and during the construction process. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission adopt the Mitigated Negative Declaration.

RECOMMENDATION:

It is recommended that the Planning Commission: (1) open the public hearing; (2) consider the evidence submitted during the public hearing including, without limitation, this staff report; (3) adopt the draft resolution recommending approval of the project; and (4) take such additional, related, action that may be desirable.



Michael A. Huntley
Director of Community and Economic Development

Attachments:

1. Draft Resolution
2. Site, Floor, Elevation Plans
3. Precise Plan
4. Initial Study and Mitigated Negative Declaration

RESOLUTION NO.

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL CERTIFY A MITIGATED NEGATIVE DECLARATION AND APPROVING PRECISE PLAN (PP-13-01) FOR THE CONSTRUCTION A NEW MIXED-USE DEVELOPMENT AT 808 WEST GARVEY 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 March 18, 2013, M&A Gabee, LP, submitted an application pursuant to Title 21 of the Monterey Park Municipal Code ("MPMC"), requesting approval of a Precise Plan (PP-13-01) to construct a new mixed-use development at 808 West Garvey Avenue ("Project");
- B. The proposed Project was reviewed by the Community and Economic 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 and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project, before the Planning Commission for February 11, 2014. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- E. On February 11, 2014, the applicant requested to continue the application to the meeting of February 25, 2014. On February 25, 2014, the application was continued to the meeting of March 11, 2014 to allow City staff additional time to gather all the materials necessary to present to the Planning Commission.
- F. On March 11, 2014, 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 the applicant's representatives; and
- G. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its March 11, 2014 hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

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

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 2 OF 6**

- A. The Applicant seeks approval to construct a new 7 stories, 75 feet tall and 192,385 square feet mixed-use development. The project will have two-levels of restaurant and commercial uses, five levels of hotel rooms and apartment units, and one level of subterranean parking and three levels of above grade parking. The project includes 148 hotel rooms, 98 residential apartment units and 444 parking spaces;
- B. 808 West Garvey Avenue is zoned R-S, P-D (Regional Specialty, Planned Development) and the General Plan designation is Mixed-Use I;
- C. The Project property is located on the southwest corner of Garvey Avenue and Atlantic Boulevard. To the north of the property are West Garvey Avenue, R-S (Regional Specialty) zoned lots, and R-1 (Single-Family Residential) zoned lots located in the City of Alhambra, south are R-2 zoned lots, west are R-3 (High Density Residential) zoned lots, and east are South Atlantic Boulevard and a Valero Service Station; and
- D. The Project property is comprised of seven separate parcels totaling 85,531 square feet (1.96 acres) in size. Four of the seven properties are currently vacant and three are developed with vacant dilapidated residential dwellings.

SECTION 3: *Environmental Assessment.*

- A. The Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines § 15063. The Initial Study demonstrated that the project would not have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070 (the "MND"). The MND is attached as Exhibit "A," and incorporated by this reference. A Notice of Intent to Adopt a Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073, and was available for public comment from January 23, 2014 to February 11, 2014.
- B. In accordance with CEQA Guidelines § 15074, the record on which the Planning Commission's findings are based is located at the City of Monterey Park Community and Economic Development Department – Planning Division at City Hall, 320 West Newmark Avenue, Monterey Park, California 91754.
- C. When considering the whole record for the draft Initial Study and Negative Declaration, there is no evidence that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project is in a built-out urban environment.

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 3 OF 6**

- D. These findings are based on the various mitigation measures to be required in the implementation of the project as set forth in the MND as already having been incorporated into the Project. The Planning Commission finds that all the mitigation measures now incorporated into the project are desirable and feasible.
- E. Accordingly, based upon the evidence presented to the Planning Commission, the City need not prepare an environmental impact report for the proposed project..

SECTION 4: *Precise Plan Findings.* The Commission finds as follows pursuant to Government Code § 65451 and MPMC Title 21:

- 1) The plan for the proposed project consists of buildings and structures that are of good design and in general contributes to the image of Monterey Park as a place of creativity and individuality.

The architectural style of the proposed project will be modern and the finishes will be high quality. The building finishes include smooth white stucco with tan accents, stone veneer, frameless glass, reflective spandrel glass, wood Brazilian cheery slats, champagne gold mullions, and fabric awnings. The proposed building design provides a more vibrant and modern feel to the project area. The existing commercial buildings to the south and north were constructed in the 1980s and are reflective of the architectural style of that time period. The intent of the proposed architectural style is to create a timeless looking building.

- 2) The proposed buildings or structures are not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

As stated above, the proposed project will include high quality materials. Also, the project will provide new street trees along West Garvey Avenue and South Atlantic Boulevard as well as throughout the project in raised planters. According to MPMC 21.14.090(C), a 12 feet wide pedestrian realm is required on Atlantic Boulevard and Garvey Avenue. The project will provide a 9 feet dedication and a 14 feet 6 inches wide pedestrian realm on the South Atlantic Boulevard and a 12 feet wide pedestrian realm on West Garvey Avenue. The project will provide generous landscaping, which includes special pavements, screen walls, planters, and site furniture, which will be consistent with the requirements of the Planned Development Overlay Zone.

- 3) The proposed buildings or structures and use thereof are compatible with developments of land in the general area. Consideration of scale, height, bulk, materials cohesiveness, community, traffic, the desirability of preserving a

sense of open space, and the need for privacy are deemed to be important considerations of compatibility.

The building will be compatible with developments in the general area. The project is designed according to the standards required by the P-D Overlay Zone. The proposed building will be 75 feet tall, which is the maximum height permitted in the P-D Overlay Zone. According to MPMC § 21.14.090(B), the building height must vary to provide a human scale adjacent to the pedestrian realm. To create a human scale, the building height must not exceed 40 feet within 20 feet of the pedestrian realm along Garvey Avenue and Atlantic Boulevard. The building mass will be articulated with architectural elements, such as awnings, wall off-sets, and recessed windows and entries. According to MPMC § 21.14.090(D), 200 square feet of open space is required per residential unit. The project requires a minimum of 19,600 square feet of open space and will provide 28,000 square feet of open space, which exceeds the minimum requirement. The open space areas will be provided through out the project. At the ground level, 5000 square feet of open space will be provided, fifty percent of which will be covered terrace at the hotel entry and planters. At the forth level, 23,000 square feet of open space will be provided, which will include private residential patios and open court yards.

- 4) The proposed development is in conformity with the standards of this chapter and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

The proposed development is in conformity with the standards of the P-D Overlay Zone chapter and other ordinances. As stated above, the proposed project is designed according to the standards included in the P-D Overlay Zone chapter.

- 5) The proposed buildings or structures and its use would not unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof of lawful purposes, and would not adversely affect the public peace, health, safety or general welfare.

The proposed building and its use will not unreasonably interfere with the use or enjoyment of properties in the vicinity. First, the proposed project is designed according to the regulations in the P-D Overlay Zone chapter. Second, both the P-D Overlay Zone and proposed project considers the properties abutting the subject property. The project abuts R-2 (Medium Density Residential) and R-3, S-C-H (High Density Residential, Senior Citizen Housing) zoned properties to the west. Within 14 feet of the western property line, the building will only be 14 feet tall, which is around the height of a single-family dwelling. Also, all the commercial uses will be located towards the corners of Atlantic Boulevard and

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 5 OF 6**

Garvey Avenue. Only one level of the parking structure and meeting rooms will be located at the western portion of the building.

- 6) The proposed buildings or structures and its use are in compliance with the General Plan.

The proposed building and its use are in compliance with the General Plan. The subject property is designated Mixed-Use I (MU-I) in the General Plan. One of the goals of the General Plan (Goal 3.0) is to establish the North Atlantic area as a focal point for diverse retail, entertainment, and hospitality development. The proposed project will be a hospitality development with diverse retail uses. The project is a mixed-use development, which includes 148 hotel rooms and 98 apartment units. There will be two-levels of commercial/restaurant space with five-levels of hotel and apartment units.

SECTION 5: *Recommendations.* The Planning Commission approves the following:

- A. Certify the MND and direct the Director of Community and Economic Development to file any appropriate notifications in accordance with applicable law;
- B. Adopt the Resolution that would approve Precise Plan (PP-13-01) in its entirety including, without limitation, the conditions of approval set forth within the draft Resolution; and
- C. Authorize the City Manager, or designee, to make non-substantive changes to the Precise Plan, as determined by the City Attorney.

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.

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 6 OF 6**

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 become effective immediately upon adoption and remain effective unless superseded by a subsequent resolution.

SECTION 10: A copy of this Resolution will be mailed to the applicant and to any other person requesting a copy.

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.

ADOPTED AND APPROVED this 11th day of March 2014.

Chairperson Larry Sullivan

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 11th day of March 2014, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

Michael A. Huntley, Secretary

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

By: _____
Karl H. Berger,
Assistant City Attorney

**Atlantic Garvey
Initial Study
Mitigated Negative Declaration**

Prepared for:

City of Monterey Park
Planning Division
320 West Newmark Avenue
Monterey Park, California 91754



Prepared by:

MIG | Hogle-Ireland, Inc.
1500 Iowa Avenue, Suite 110
Riverside, California 92507



Hogle-Ireland

October 2013

EXHIBIT B
MONTEREY PARK HOTEL
MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURE	AGENCY RESPONSIBLE FOR IMPLEMENTATION	TIMING OF IMPLEMENTATION	COMPLIANCE MONITOR	DOCUMENTATION OF COMPLIANCE	
				SOURCE	SIGNATURE
AESTHETICS					
AQ-1: Before the City issues building permits, the permittee must submit, to the satisfaction of the Director of Community and Economic Development, or designee, a Coating Restriction Plan (CRP), consistent with South Coast Air Quality Management District (SCAQMD) guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures must be implemented to the satisfaction of the Director of Community and Economic Development, or designee. These may include the following: • The volatile organic compounds (VOC) of proposed architectural coatings cannot exceed zero g/l for interior applications. • The volatile organic compounds (VOC) of proposed architectural coatings cannot exceed 50 g/l for exterior applications. The CRP must conform to the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings must not exceed the daily emissions thresholds established by the South Coast Air Quality Management District.	City of Monterey Park	Before building permits are issued	Community and Economic Development Director, or designee	(PC Minutes/Final Action Letter)	(Community and Economic Development Director, or designee, signature/Date of Compliance)
CULTURAL RESOURCES					
C-1: Before grading occurs, the prime construction contractor(s) must be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, bottles and other cultural materials from the project site. A	City of Monterey Park	Before grading occurs	Community and Economic Development Director, or designee	(PC Minutes/Final Action Letter)	(Community and Economic Development Director, or

EXHIBIT B
MONTEREY PARK HOTEL
MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURE	AGENCY RESPONSIBLE FOR IMPLEMENTATION	TIMING OF IMPLEMENTATION	COMPLIANCE MONITOR	DOCUMENTATION OF COMPLIANCE	
				SOURCE	SIGNATURE
signed statement of understanding must be provided to the Community and Economic Development Director before the City issues grading permits. The applicant bears the cost of implementing this mitigation.					designee, signature/Date of Compliance)
C-2: If potential archaeological materials are uncovered during grading or other earth moving activities, the contractor must 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 it is a <i>unique archaeological resource</i> as defined in § 21083.2(g) of the state CEQA Statutes. If this determination is positive, the resource must be left in place, if determined feasible by the project archaeologist. Otherwise, the scientifically consequential information must be fully recovered by the archaeologist. Work may continue outside of the area of the find; however, no further work must occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Community and Economic Development Director. The applicant must bear the cost of implementing this mitigation.	City of Monterey Park	Before the completion of grading	Community and Economic Development Director, or designee	<u>(PC Minutes/Final Action Letter)</u>	<u>(Community and Economic Development Director, or designee, signature/Date of Compliance)</u>
C-3: If paleontological materials are uncovered during grading or other earth moving activities, the contractor must 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, resource must be left in place, if determined feasible by the project paleontologist. Otherwise, the scientifically consequential information must be fully	City of Monterey Park	Before the completion of grading	Community and Economic Development Director, or designee	<u>(PC Minutes/Final Action Letter)</u>	<u>(Community and Economic Development Director, or designee, signature/Date of Compliance)</u>

**EXHIBIT B
MONTEREY PARK HOTEL
MITIGATION MONITORING AND REPORTING PROGRAM**

MITIGATION MEASURE	AGENCY RESPONSIBLE FOR IMPLEMENTATION	TIMING OF IMPLEMENTATION	COMPLIANCE MONITOR	DOCUMENTATION OF COMPLIANCE	
				SOURCE	SIGNATURE
recovered by the paleontologist. Work may continue outside of the area of the find; however, no further work must occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Community and Economic Development Director. The applicant bears the cost of implementing this mitigation.					
HAZARDS & HAZARDOUS MATERIALS					
HM-1: Before the City issues demolition permits, the existing on-site structures must be surveyed for the presence of asbestos containing materials (ACM) by a contractor registered with Asbestos Contractors' Registration Unit, as required by applicable law. Appropriate abatement measures pursuant to South Coast Air Quality Management District Rule 1403 must commence by a registered contractor at the expense of the project proponent should ACM be detected. Documentation certifying that ACM was removed to satisfactory levels as required by state law must be delivered to the Director of Community and Economic Development or designee, before the City issues demolition permits. The applicant bears the cost of implementing this mitigation.	City of Monterey Park	Before demolition permits are issued	Community and Economic Development Director, or designee	(PC Minutes/Final Action Letter)	(Community and Economic Development Director, or designee, signature/Date of Compliance)
HM-2: Before the City issues demolition permits, the existing on-site structures must be surveyed for the presence of lead. If lead exists in levels determined to be hazardous, such materials must be removed by an abatement contractor before the City issues demolition permits for the buildings. Demolition debris and waste categorized as hazardous waste must be handled, transported, and disposed of in	City of Monterey Park	Before demolition permits are issued	Community and Economic Development Director, or designee	(PC Minutes/Final Action Letter)	(Community and Economic Development Director, or designee, signature/Date of Compliance)

EXHIBIT B
MONTEREY PARK HOTEL
MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURE	AGENCY RESPONSIBLE FOR IMPLEMENTATION	TIMING OF IMPLEMENTATION	COMPLIANCE MONITOR	DOCUMENTATION OF COMPLIANCE	
				SOURCE	SIGNATURE
accordance with applicable federal, state, and local laws and rules to ensure that potential impacts to 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 Title 17 to the California Code of Regulations (Division 1, Chapter 8) also include the use of wet methods and HEPA vacuums. Documentation verifying appropriate disposal of hazardous wastes must be provided to the Director of Community and Economic Development, or designee before the City issues building permits. The applicant bears the cost of implementing this mitigation.					
NOISE					
N-1: All windows facing Garvey Avenue and Atlantic Boulevard must be sealed and incapable of opening. The Director of Community and Economic Development, or designee, must verify incorporation of this design feature before the City issues building permits.	City of Monterey Park	Before building permits are issued	Community and Economic Director, or designee	<u>(PC Minutes/Final Action Letter)</u>	<u>(Community and Economic Development Director or designee Signature/Date of Compliance)</u>
N-2: Stationary construction noise sources such as generators or pumps must be located at least 100 feet from sensitive land uses, as feasible, or at maximum distance when necessary to complete work near sensitive land uses. This mitigation measure must be implemented throughout construction and may be periodically monitored by the Director of Community and Economic Development, or designee during routine inspections.	City of Monterey Park	Throughout construction	Community and Economic Development Director, or designee	<u>(PC Minutes/Final Action Letter)</u>	<u>(Community and Economic Development Director or designee Signature/Date of Compliance)</u>

EXHIBIT B
MONTEREY PARK HOTEL
MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURE	AGENCY RESPONSIBLE FOR IMPLEMENTATION	TIMING OF IMPLEMENTATION	COMPLIANCE MONITOR	DOCUMENTATION OF COMPLIANCE	
				SOURCE	SIGNATURE
N-3: Construction staging areas must be located as far from noise sensitive land uses as feasible. This mitigation measure must be implemented throughout construction and may be periodically monitored by the Director of Community and Economic Development, or designee during routine inspections.	City of Monterey Park	Throughout construction	Community and Economic Development Director, or designee	(PC Minutes/Final Action Letter)	(Community and Economic Development Director or designee Signature/Date of Compliance)
N-4: Throughout construction, the contractor must ensure all construction equipment is equipped with included noise attenuating devices and are properly maintained. This mitigation measure must be periodically monitored by the Director of Community and Economic Development, or designee during routine inspections.	City of Monterey Park	Throughout construction	Community and Economic Development Director, or designee	(PC Minutes/Final Action Letter)	(Community and Economic Development Director or designee Signature/Date of Compliance)
N-5: Idling equipment must be turned off when not in use. This mitigation measure may be periodically monitored by the Director of Community and Economic Development, or designee during routine inspections.	City of Monterey Park	Throughout construction	Community and Economic Development Director, or designee	(PC Minutes/Final Action Letter)	(Community and Economic Development Director or designee Signature/Date of Compliance)
N-6: Equipment must be maintained so that vehicles and their loads are secured from rattling and banging. This mitigation measure may be periodically monitored by the Director of Community and Economic Development, or designee during routine inspections	City of Monterey Park	Throughout construction	Community and Economic Development Director, or designee	(PC Minutes/Final Action Letter)	(Community and Economic Development Director or designee Signature/Date of Compliance)

EXHIBIT B
MONTEREY PARK HOTEL
MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURE	AGENCY RESPONSIBLE FOR IMPLEMENTATION	TIMING OF IMPLEMENTATION	COMPLIANCE MONITOR	DOCUMENTATION OF COMPLIANCE	
				SOURCE	SIGNATURE
TRANSPORTATION / TRAFFIC T-1: Before issuance of occupancy permits, the Project Proponent must install traffic signal at the intersection of Project Access 1 at Garvey Avenue to the satisfaction of the City Engineer. This mitigation measure must be implemented at the expense of the Project Proponent. The traffic signal must be constructed as follows: • All left turn movements must be allowed using permission phasing only • Crosswalks are not permitted for north/south movements across Garvey Avenue • A separate signal controller must be installed to allow for additional phasing options and increased functionality • The traffic signal must be interconnected to the existing traffic signal at Atlantic Boulevard and Garvey Avenue • Striping must be implemented per the conceptual design shown on Exhibit 5-1 of the project Traffic Impact Study	City of Monterey Park	Before certificates of occupancy are issued	Community and Economic Development Director, or designee	(PC Minutes/Final Action Letter)	(Community and Economic Development Director or designee Signature/Date of Compliance)
				(PC Minutes/Final Action Letter)	(Community and Economic Development Director or designee Signature/Date of Compliance)
T-2: Before issuance of occupancy permits, the Project Proponent must include stop-controlled, right-in/left-out only ingress/egress at the Project Access 2 at Mabel Avenue driveway that is restricted to residents only. The Project Proponent must include stop controlled, right-in/right-out only ingress/egress at the Project Access 3 at Atlantic Boulevard driveway. This mitigation measure must be implemented at the expense of the Project Proponent to the satisfaction of the City Engineer.	City of Monterey Park	Before certificates of occupancy are issued	Community and Economic Development Director, or designee	(PC Minutes/Final Action Letter)	(Community and Economic Development Director or designee Signature/Date of Compliance)

PLANNING COMMISSION RESOLUTION NO.

Exhibit D

CONDITIONS OF APPROVAL

808 WEST GARVEY AVENUE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), M&A Gabee, LP agrees that it will comply with the following provisions as conditions for the City of Monterey Park's approval of Precise Plan (PP-13-01) ("Project Conditions").

PLANNING:

1. M&A Gabee, LP (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 PP-13-01 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 PP-13-01, 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 Community and Economic Development Department for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. 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.
4. 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.
5. The real property, subject to PP-13-01 must remain well-maintained and free of graffiti; any graffiti must be removed within 24 hours after discovery.
6. Landscaping/irrigation must be maintained in good condition at all times.

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 2 OF 7**

7. In addition to all applicable provisions of the MPMC, the Applicant must comply with the Mitigation Monitoring and Reporting Program (MMRP) that were prepared as a part of the environmental review for this project and all of the mitigation measures identified therein. The MMRP is incorporated into these conditions by reference.

ENGINEERING:

8. 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 disturbance 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 will condition the grading permits on evidence of compliance with this permit and its requirements. Compliance information is available in the Office of the City Engineer. Upon approval of the NPDES document by the City, the Developer/Owner must submit an electronic copy of the approved NPDES file, including site drawings, prior to the issuance of a Building or Grading Permit (the electronic copy requirement pertains to projects greater than an acre.)
9. The 98 residential units are rental only. If the owner decides to sell these residential units in the future, a tentative map must be prepared and all related procedures must be followed. The map must be recorded after approval of the map by the City Engineer and acceptance of required bonds and agreements by the City Council.
10. The developer/owner is responsible for ascertaining and paying all City development fees such as, without limitation, sewer deficiency fees, water meter fees and metered water service impact fees as required by the MPMC.
11. All improvement plans, including grading and public improvement plans must be prepared in accordance with City approved information. Benchmark references to be obtained from the Engineering Division.
12. A water plan must be submitted for review and approval by the City Engineer. This plan must 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.
13. Water Division requirements must 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 and must be completed before the City approves grading and

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 3 OF 7**

drainage plans.

14. 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 must be located to coincide with the top of all man-made slopes. Any deviation from this requirement must be approved by the City Engineer.
15. A site drainage plan must be prepared for review and approval by the City Engineer. The property drainage must be designed so that the property drains to the public street or in a manner otherwise acceptable to the City Engineer. A hydrology and hydraulic study of the site may be required for submittal to the City Engineer for review and approval.
16. All storm drainage facilities serving the development must accommodate a 50 year storm. If existing storm drain facilities are inadequate they must be enlarged as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications and also to the satisfaction of the City Engineer before the City approves grading and drainage plans.
17. 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-curb 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 must be full parkway width.
18. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the City Engineer.
19. All electric, telephone and cable TV utility services must be fully installed underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer and gas, must be made to City and public utility standards. A utility plan must be prepared and submitted before the City approves grading and drainage plans, showing all existing and proposed utilities. The utilities may be shown on either a separate plan or on the proposed site plan.
20. A sewer connection reconstruction fee will be assessed at the time the City issues a building permit pursuant to MPMC Chapter 14.06. Provide an irrevocable offer of dedication for 9 feet of real property along Atlantic Boulevard frontage for street and public utility purposes per City Ordinance No. 1946 and MPMC Chapter 14.16. Additional dedication/easement may be required to

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 4 OF 7**

construct a bus turnout along Atlantic Boulevard, as determined by the City-approved Traffic Impact Study.

21. Construct a 25 feet radius curb return and relocate all existing interfering street improvements and structures (traffic signs, fire hydrants, catch basin, etc.)
22. Construct a wheelchair ramp in the curb return at the street intersection.
23. All buildings must have roof gutters and all roof drainage must be conducted to the public street or an approved drainage facility in a manner approved by the City Engineer before the City approves drainage plans.
24. The geological and technical report must be submitted by the developer's consultant with the submittal of the grading and drainage plan. A review deposit of \$2,674 is to be submitted for the said report.
25. The grading and drainage plan must be submitted by the first plan check and incorporate all pertinent site development comments from the City's geological and geotechnical consultants and also must include the approved geological and geotechnical report submitted by the developer's consultant.
26. Parkways must be irrigated and landscaped per plans submitted for review and approval by the City Engineer before the first plan check. The need for preserving existing street trees and/or providing additional street trees must be reviewed and approved by the Parks Division.
27. Submit a complete detailed striping plan. Final conditions and comments cannot be determined until a plan is submitted that is sufficiently complete per MPMC § 21.22.150.
28. The off-site driveway approach must align true and square with the on-site driveway.
29. One-way traffic must have a minimum of 12 feet in width; two-way traffic must have a minimum of 26 feet in width per MPMC Table 21.22(D).
30. Show existing curb markings and street signage fronting the project on plans. MPMC § 21.22.180(B).
31. Provide scaled turning templates for larger vehicles, e.g., sport utility vehicles per MPMC § 21.22.320(A).
32. Each parking stall must have a minimum of 18 feet perpendicular to the stall and 12 feet parallel to the stall, directly adjacent to the rear of the stall, to allow for vehicle maneuverability clearance.

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 5 OF 7**

33. The sidewalk, curbs, gutters, and accessible ramps must be per California Building Code requirements, as adopted by the MPMC.
34. A site and landscape plan must be submitted for the public right-of-way. Utilities, street lights, fire hydrants, etc. must be shown. On South Atlantic Boulevard, the designated street tree is alternating Gold Medallion and Pink Crape Myrtle. On West Garvey Avenue, the designated street tree is Queen Palm.
35. The telephone vault on the sidewalk on Garvey Avenue must be at the same grade level as the sidewalk.

FIRE:

36. The applicant must provide a minimum unobstructed width of 26 feet, except for approved security gates in accordance with California Fire Code ("CFC") § 503.6, as adopted by the MPMC, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior building walls pursuant to CFC § 503.2.1, as adopted by the MPMC. Crosshatch the Fire Department vehicle access on the site plan, and label the width. Provide a note that states, "An unobstructed vertical clearance."
37. Dead-end fire apparatus access roads exceeding 150 feet in length must be provided with an approved Fire Department turnaround per CFC § 503.2.5, as adopted by the MPMC. Crosshatch the Fire Department turnaround on the site plan and label the dimensions of the turnaround.
38. Fire Department vehicular access roads must be hardscape all weather access in accordance with the Department's All Weather Access requirements per CFC § 503.2.3. Provide note on site plan and label the surface type for the access road on the site plan. A letter or statement, wet-stamped and signed by a registered engineer must be provided on the plans certifying that any new roadway meets the 75,000 pound all weather requirements.
39. A minimum of 5 foot wide approved firefighter access walkway leading from the fire apparatus access road to the building's exterior openings must be provided for fire fighting and rescue purposes per CFC § 504.1, as adopted by the MPMC. Show the firefighter walkway access routes on the site plan and label the required width.
40. Fire apparatus access roads must be identified with approved signs. Temporary signs must be installed at each street intersection when construction of new roadway allows passage by vehicles. Signs must be approved size, weather resistant and be maintained until replaced by permanent signs per CFC § 505.2. Provide note on site plan.

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 6 OF 7**

41. 2013 CFC Table B105 must determine the required fire flow from fire hydrants at this location based on type of construction and occupancy classification. Plan submittal must include fire flow test data to be obtained within one year of the submittal date. The fire flow test can be requested at the Fire Prevention office per CFC Table B105. Provide flow test form upon re-submittal of plan.
42. Show all existing public fire hydrants within 250 feet of the lot frontage on both sides of the street. Specify size of fire hydrants(s) and dimensions(s) to property lines. Additional fire hydrant requirements may be necessary after this information is provided per CFC § 507.1, as adopted by the MPMC. Show the size and locations of all existing fire hydrants on site plan.
43. All fire hydrants must measure 6" x 4" x 2-1/2", brass or bronze, conforming to American Water Works Association Standard C503, or approved equal; and must be installed in compliance with CFC § 507, as adopted by the MPMC. Provide note on site plan.
44. All required public fire hydrants must be installed, tested, and accepted prior to beginning construction per CFC § 501.4. All on-site fire hydrants must be installed, tested, and approved prior to building occupancy per CFC § 905.5.1.
45. Provide CBC occupancy classification(s) for all separate and distinct uses of the structure(s) in accordance with CBC § 302.1.
46. Provide CBC type of construction in accordance with CBC § 602.1 and Table 601.
47. 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 Table 503 except for area modifications in § 506.
48. The fire-resistance rating of exterior walls with a fire separation distance must comply with CBC Table 602 and Table 705.8 and § 705.
49. Fire resistive assemblies for the protection of openings, when required by the Building Code must comply with CBC § 715 and Table 715.4.
50. Where elevators are provided in buildings four or more stories above grade plane or four or more stories below grade plane, at least one elevator must be provided with the stretcher requirements of CBC § 302.4.
51. Provide an approved automatic fire sprinkler system as set forth by CBC § 903 and CFC § 903. Plans must be submitted for review and approval before installation.

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 7 OF 7**

52. Provide an approved Class I standpipe system as set forth by CBC and CFC § 905. Submit plans to the Sprinkler Plan Check Unit for review and approval before installation.
53. Provide occupant load calculation and exit width analysis for all portions of the building in accordance with CBC § 1004, 1005, Table 1004.1.1 and Table 1005.1.
54. If the occupied floors located more than 75 feet above the lowest level of fire department vehicular access must comply with requirements of high rise building 2013 CBC § 403.
55. All new buildings must comply with the requirements of the CFC § 510 for approved emergency responder radio coverage.

By signing this document, the authorized representative M&A Gabee, LP, certifies that the he or she has read, understood, and agrees to the Project Conditions listed in this document.

M&A Gabee, LP, Applicant