



CITY OF MONTEREY PARK PLANNING COMMISSION AGENDA

REGULAR MEETING
CITY HALL—COUNCIL CHAMBERS
320 W. NEWMARK AVENUE
February 25, 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

PUBLIC HEARING:

OLD BUSINESS:

1. TENTATIVE MAP NO. 072527 – 314 SOUTH CHANDLER AVENUE (TM-13-01)

The applicant, Gary Lin of Studio Quartet 1! LLC, on behalf of the property owner, is requesting approval for a subdivision of air rights to establish and maintain a five-unit condominium project at 314 South Chandler Avenue in the R-3 (High Density Residential) Zone.

ENVIRONMENTAL: The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development). The project consists of the division of property in an urbanized area that is zoned for residential use into four or fewer parcels. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a five-unit condominium development. No variances or exceptions are required for this project, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The subject property is relatively flat.

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 the requested Tentative Map (TM-13-01); and (4) take such additional, related, action that may be desirable.

NEW BUSINESS:

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

The applicant, Charles Company, is requesting approval for 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.

RECOMMENDATION: Continue to the meeting of March 11, 2014.

**ITEMS FROM COMMUNITY
DEVELOPMENT:**

**ITEMS FROM THE
COMMISSION:**

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	
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PLANNING COMMISSION

STAFF REPORT

ITEM
NUMBER

1

TO: Planning Commission

FROM: Community and Economic Development Department

MEETING DATE: February 25, 2014

SUBJECT: Public hearing

Tentative Map No. 072527 to subdivide air rights to establish and maintain a five unit condominium project in the R-3 (High Density Residential) zone.

LOCATION: 314 South Chandler Avenue

APPLICANT: Gary Lin
Studio Quartet 1! LLC
2775 Huntington Drive #896
San Marino CA 91108

PROJECT PLANNER: Samantha Tewart
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; (3) after considering the evidence presented during the public hearing, adopt the Resolution approving the requested Tentative Map No. 072527 (TM-13-01); and (4) take such additional, related, action that may be desirable.

ZONE: R-3 (High Density Residential)

GENERAL PLAN DESIGNATION: High Density Residential

ASSESSOR'S PARCEL NUMBER:

SITE DESCRIPTION:

Property Size: 15,878 square feet (0.36 acre)

Surrounding Properties:

North:	R-3 (High Density Residential); High Density Residential
South:	R-3 (High Density Residential); High Density Residential
East:	R-3 (High Density Residential); High density Residential
West:	R-3 (High Density Residential); High Density Residential

PROJECT SITE BACKGROUND/PAST CITY APPLICATIONS:

None

LEGAL NOTIFICATION:

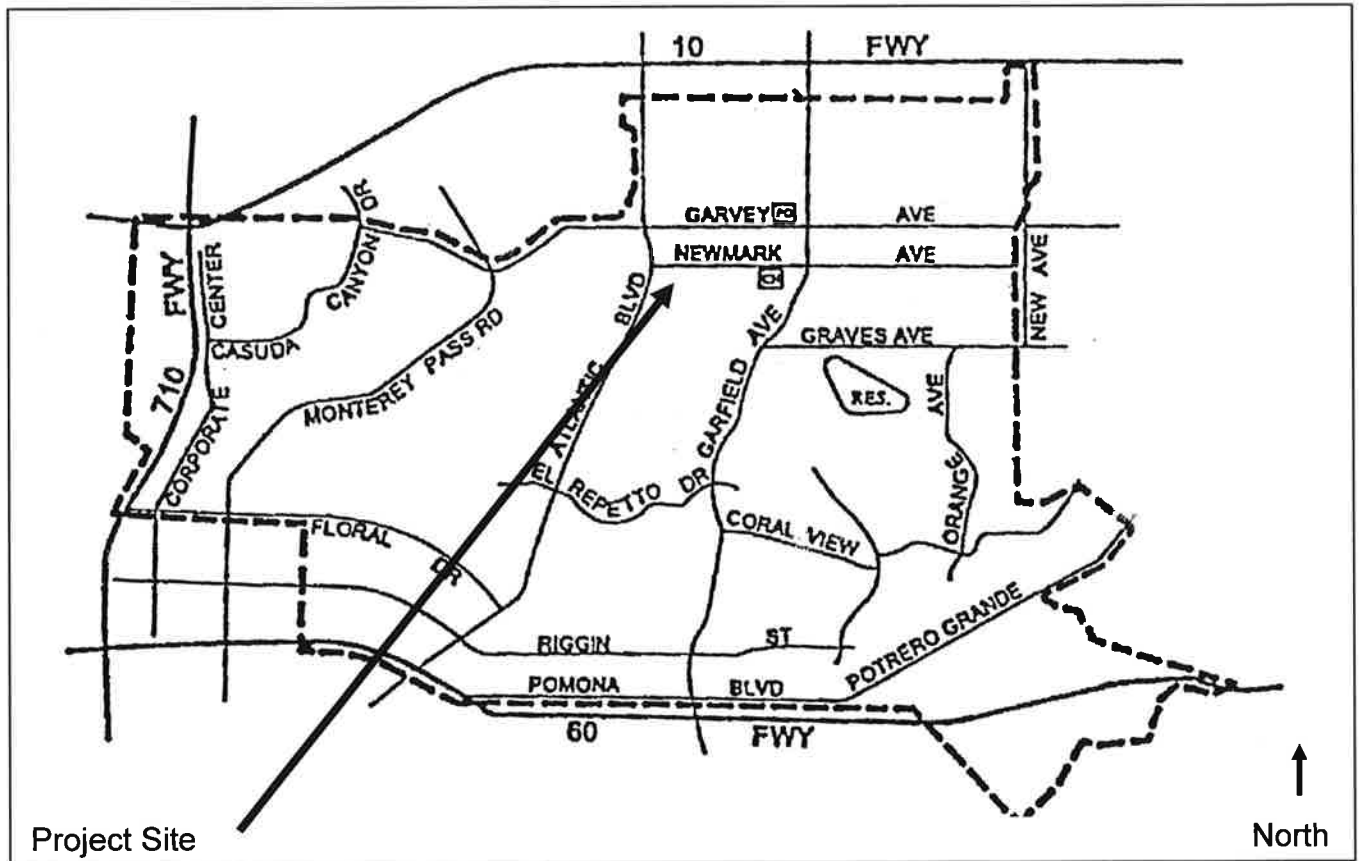
The legal notice of this hearing was posted at the subject site, City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **January 7, 2014** and published in the Wave on **January 16, 2014**, with affidavits of posting on file. The legal notice of this hearing was mailed to **86** property owners within a 300 feet radius and current tenants of the property concerned on **January 7, 2013**.

ENVIRONMENTAL ASSESSMENT:

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development). The project consists of the division of property in an urbanized area that is zoned for residential use into four or fewer parcels. The project conforms with the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a five-unit condominium development. The project is consistent with the zoning. No variances or exceptions are required for this project, all services and access to the proposed parcels to local standards are available, the parcel was not involved in

a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The subject property is relatively flat.

VICINITY MAP:



STREET MAP:



AERIAL MAP



Proposal:

The applicant, Gary Lin of Studio Quartet 1! LLC, on behalf of the property owner, is requesting approval of a Tentative Map for the subdivision of air rights as part of the development of a five unit condominium project at 314 South Chandler Avenue. The property is located four lots south of the southeast corner of West Newmark Avenue and South Chandler Avenue. The property is zoned R-3 (High Density Residential) and designated High Density Residential in the General Plan. To the north, south, east and west of the property are R-3 zoned lots. The subject site has a frontage of 82.7 feet and a depth of 192 feet, with a total lot area of 15,878 square feet in size.

Per R-3 development standards, a maximum building density of 1 unit per 3,000 square feet applies to the subject property. A maximum of 5 units can be built on the lot, and 5 units are proposed. There are two existing units and one garage on the subject site, which will be demolished, and replaced by the five detached condominium units. The property will remain as one lot. Under California law, a tentative map is required to allow for the subdivision of air space for separate ownership of each of the units.

Two of the proposed units will have 3 bedrooms, and the other three proposed units will have 4 bedrooms. The proposed units are between 2,242 square feet and 2,378 square feet. The proposed building on the site will meet the required front and rear setback of 25 feet, with 5-foot side setback for the first floor, and 10-foot side setback for the second floor. Each unit will be two stories, with a maximum height of 26 feet 7 inches. A clearance of at least 11 feet will be provided between the buildings.

According to Monterey Park Municipal Code (MPMC) § 21.22.050, condominium units with three or less bedrooms require 2 enclosed garage spaces plus 1 guest space per 2 dwelling units. For units with four or more bedrooms, 2 enclosed garage spaces, plus 1 guest parking per 1 dwelling unit are required. Overall, 10 enclosed garage spaces and 4 guest parking spaces are required, and 13 enclosed garage spaces and 3 guest parking spaces will be provided as tuck-under parking. According to the basement plan, each three-bedroom unit will have two-car garages, for the other 3 four-bedroom units, each will be provided with three-car garages. In addition, four guest parking spaces will also be provided. The driveway has a width of 18 feet, and each parking space has a back-up space of 26 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet.

Per the MPMC, the project is required to provide a minimum of 2,000 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include a 2,000 square foot common open space in the back yard area, and each unit will be provided with private open spaces with at least 250 square feet. The common open space area will be maintained by a Homeowner's Association, which will be a requirement of the covenants, conditions and restrictions ("CC&Rs") that must be recorded.

This proposal will allow for the subdivision of air rights for condominium purposes only. The project is in compliance with zoning development standards. The project design must be approved by the Design Review Board.

Analysis and Response to Public Comments:

This application was previously brought before the Planning Commission at the meeting of January 22, 2014. Due to public concerns, the Planning Commission requested the applicant to evaluate the floor plan and accessibility of the proposed parking spaces.

Since the meeting, the applicant has made several revisions to the plans to address the public concerns. First, there was a concern with the den area on the second floor of

units A and B and the possibility of the den being converted to a fourth bedroom. As shown on the revised second floor plans, the den has been reduced in size and redesigned to function as a common area with a wrought iron railing. By reducing the size of the den, the overall square footages of units A and B will be less than units C and D. Second, to address concerns with the accessibility of the parking spaces, the vehicle backup distance between units A and C and B and D has been increased from the minimum required 26 feet to 27 feet and the width of the garage doors have been increased from the standard 16 feet to 18 feet (for a two-car garage) and 8 feet to 9 feet (for a one-car garage). Additionally, the width of the unenclosed guest parking spaces has been increased. Lastly, to address parking concerns, based on the proposed number of bedrooms, the project requires a total of 14 parking spaces and 16 spaces will be provided, which is two more spaces than the minimum requirement.

Conclusion:

Staff recommends adopting the Resolution approving the Tentative Map No. 072527, subject to conditions contained therein.



Michael A. Huntley
Director of Community and Economic Development

Attachments:

1. Draft Resolution
2. Plans

RESOLUTION NO.

A RESOLUTION APPROVING TENTATIVE MAP NO. 072527 (TM-13-01) TO SUBDIVIDE AIR RIGHTS FOR A FIVE-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 314 SOUTH CHANDLER 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 September 26, 2013, Gary Lin submitted an application pursuant to Title 20 of the Monterey Park Municipal Code ("MPMC"), requesting approval of Tentative Map No. 072527 (TM-13-01) to subdivide air rights to establish and maintain a five-unit condominium project at 314 South Chandler 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 25, 2014. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- E. On February 25, 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 representatives of Gary Lin; and
- F. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its February 25, 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:

- A. The Applicant seeks to construct five new detached residential dwelling units and subdivide the air rights for condominium purposes;
- B. 314 South Chandler Avenue is zoned R-3 (High Density Residential) and designated High Density Residential in the General Plan;

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- C. The Project property is located on the east side of South Chandler Avenue. To the north, south, east and west of the subject property are residential uses;
- D. The Project property is 15,878 square feet (0.36 acres) in area and is currently developed with two residential dwelling units that will be demolished a part of the proposed Project.

SECTION 3: *Environmental Assessment.* Because of the facts identified in Section 2 of this Resolution, the Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development). The project consists of the division of property in an urbanized area that is zoned for residential use into four or fewer parcels. The project conforms with the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a five-unit condominium development. The project is consistent with the zoning. No variances or exceptions are required for this project, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The subject property is relatively flat.

SECTION 4: *Tentative Map Findings.* The Commission finds as follows pursuant to Government Code § 66474 and MPMC Title 20:

1. The proposed map is consistent with applicable general and specific plans as required by Government Code § 66473.5. The proposed Tentative Map is consistent with the City's General Plan in that the subject property is proposed to be developed at a maximum density of 14 dwelling units per acre, which will not exceed the maximum allowed standard of 25 dwelling units per acre for high density residential uses. The property is located on South Chandler Avenue, a local street with a 50-foot right-of-way, which is adequate in size and capacity to accommodate the anticipated traffic that will be generated by the proposed development. There is no specific plan adopted for this area.
2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. The design of the proposed subdivision is consistent with the General Plan in that the project is a five-unit condominium project, which is compatible with the high density housing either attached or detached allowed in the high density residential category. There is no specific plan adopted for this area.
3. The site is physically suitable for the type of development and the proposed density of the development. The size of the property is 15,878 square feet (0.36 acres) and adequate in size to accommodate a five-unit condominium project because in the R-3

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Zone, one dwelling unit is allowed for every 3,000 square feet of lot area on lots of 7,000 square feet or more and having a front lot line of at least fifty feet.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subject property is bordered by residentially developed lots to the north, south, east, and west. There are no rare plants, wild animals nor cultural, historical or scenic aspects within the surrounding area.
5. The design of the subdivision or the type of improvements is not likely to cause serious public health problems. The proposed subdivision will not cause any public health problems in that the subject development will be constructed according to all City, State, and Federal regulations and specifications.
6. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within proposed subdivision. There are no public easements for access within the proposed development.

SECTION 5: Approval. Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Tentative Map No. 072527 (TM-13-01).

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.

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

SECTION 10: A copy of this Resolution will be mailed to Gary Lin 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.

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 25th day of February 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 25th day of February 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

PLANNING COMMISSION RESOLUTION NO.

Exhibit A

CONDITIONS OF APPROVAL

314 SOUTH CHANDLER AVENUE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Gary Lin agrees that he will comply with the following provisions as conditions for the City of Monterey Park's approval of Tentative Map No. 072527 (TM-13-01) ("Project Conditions").

PLANNING:

1. Gary Lin of Studio Quartet 1! LLC (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 TM-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 of the City approval of TM-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 and Safety Division. Any subsequent modification must be referred to the Director of Community and Economic Development for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The tentative map expires twenty-four 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 total of three, one year, extensions may be granted by the Planning Commission upon finding of good cause. An application requesting an extension must be filed with the Community and Economic Development Department.
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.

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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 TM-13-01 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. A final map must be approved and recorded before the City issues a certificate of occupancy.
10. Provide a 26 feet turning radius, not including the width of the block wall.
11. All enclosed garage spaces must be used for off-street parking only. There cannot be any personal storage or conversion of this space that would prevent the parking of vehicles in the enclosed garage. This condition must be included in the conditions, covenants and restrictions ("CC&Rs") recorded for this property.

BUILDING:

12. The second sheet of the building plans must list all City of Monterey Park conditions of approval.
13. A valid building permit does not allow excavations to encroach into adjacent property. Requirements for protection of adjacent property are defined in Civil Code § 832.
14. The site plan must indicate the proposed path of building sewer, size of sewer line, location of cleanouts, and the invert elevation of the lateral at the property line.
15. A soils and geology report is required as part of plan check submittal.
16. Before the City issues a building permit, the applicant must obtain a permit from CAL-OSHA to construct the project.
17. The applicant must submit a compaction report for demolition of previous buildings to the Monterey Park Public Works Department for approval before the City allows the applicant to excavate new foundations.

ENGINEERING:

18. Under the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," which the City of Monterey Park is a

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permittee; this project involves the distribution of soils by grading, clearing and/or excavation. The applicant/property owner is required to obtain a "General Construction Activity Storm Water" Permit, and the City of Monterey Park will condition the issuance of the grading permit 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 applicant/property owner must submit an electronic copy of the approved NPDES file, including site drawings, prior to the issuance of a building or grading permit.

19. The applicant must record the Final Map after the City Council approves the final map and the City Council accepts any applicable bonds or agreements. A refundable \$191 cash deposit must be submitted to guarantee that developer will provide the City with one (1) transparent 4 mil thick mylar tracing, one (1) electronic file of approved final map tracings transferable to City's AutoCAD and GIS systems and two (2) blueprints of the recorded map which must be filed with the City Engineer's Office within three (3) months of recordation. If recorded copy is not submitted by the end of the three-month time period, developer will forfeit the \$191 cash deposit.
20. The applicant/property owner must provide written proof that there are no liens against the subdivision for unpaid taxes or special assessments and submit Los Angeles County tax bill, tax payment receipt, and copy of cancelled check before filing a Final Map with the City for approval.
21. The developer/owner is responsible for paying all applicable City development impact fees as required by the MPMC.
22. A homeowner's association must be established.
23. Covenants Conditions & Restrictions must be prepared and filed with the City to obtain City Attorney and the City Engineer approval. Developer/owner shall be responsible for securing the CC&R guidelines from the Office of the City Engineer. A copy of the recorded CC&Rs must be submitted before final inspection and clearance of the building permit. The applicant must pay for the City's costs associated with reviewing the CC&Rs including, without limitation, legal costs.
24. All improvement plans, including grading and public improvement plans must be based upon City approved criteria. Benchmark references to be obtained from the Engineering Division.
25. 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,

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the developer is responsible for conducting the appropriate tests and submitting copies of the test results for review and ultimate approval by the City.

26. Water Division requirements are to be determined upon completion and submittal of a water meter sizing sheet by the applicant. This may include up sizing of water meter and water services. All upgrading costs are the responsibility of the property owner.
27. The applicant must 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 are not 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.
28. The applicant must provide a site drainage plan 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. Drainage from contiguous properties must not be blocked and must be accommodated to the satisfaction of the City Engineer. A hydrology and hydraulic study of the site may be required for submittal to the City Engineer for review and approval.
29. 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 the satisfaction of the City Engineer prior to approval of the grading and drainage plans.
30. Any damage done to existing street improvements and utilities during construction must be repaired before the City issues certificates of occupancy. Pre-existing damaged, deteriorated, substandard or off-grade curb, gutter, driveways and sidewalk must be repaired or replaced to the satisfaction of the City Engineer.
31. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the City Engineer. All public works improvements must be completed and accepted by the City or a public works improvement guarantee and agreement posted before final map approved by the City Council.
32. All electric, telephone and cable TV utility services must be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer and gas, shall be made to City and public utility standards. A utility plan must be prepared and submitted

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showing all existing and proposed utilities. The utilities may be shown on either a separate plan or on the proposed site plan.

33. A sewer connection reconstruction fee will be assessed at the time of issuance of a building permit in accordance with the provisions of MPMC Chapter 14.06.
34. 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.
35. The grading and drainage plan must be submittal by the first plan check and must incorporate all pertinent site development comments from the City's geological and geotechnical consultants and must also include the approved geological report submitted by the developer's consultant.
36. Modify and/or correct the tentative map in accordance with the adopted conditions of approval of the tentative map and also in accordance with the specific criteria noted by the City Engineer verify and submit correct drainage pattern of adjacent property.
37. Parkways must be irrigated and landscaped per plans submitted for review and approval by the City Engineer. The need for preserving existing street trees and/or providing additional street trees must be reviewed and approved by the City Recreation and Parks Department.
38. The City reserves the right to restrict driveway access to and from the project in the event future traffic conditions warrant such restricted turn movements.

FIRE:

39. The applicant must submit plans to the Monterey Park Fire Department for approval before the City issues a building permit.
40. The applicant must provide a minimum unobstructed driveway width of 20 feet, except for approved security gates in the accordance with Fire Code § 503.6 and an unobstructed vertical clearance "clear to sky" for Fire Department vehicular access to within 150 feet of all portions of the exterior building walls according to Fire Code § 503.2.1. Cross-hatch the Fire Department vehicle access on the site plan.
41. Dead-end fire apparatus access roads in excess of 150 feet in length must be provided with an approved Fire Department turnaround according to Fire Code § 503.2.5 Cross hatch the Fire Department turnaround on the site plan.
42. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction according to Fire Code § 501.4. Provide a note on the site plan.

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43. A minimum 5 feet wide approved firefighter access walkway leading from the fire apparatus access road to the building exterior openings must be provided for fire fighting and rescue purposes according to Fire Code § 504.1. Indicate the firefighter walkway access routes on the site plan.
44. When security gates are provided, maintain a minimum access width of 20 feet. The security gates must be provided with an approved means of emergency operations, and must be maintained operation at all times. Electric gate operators, where provided, must be listed in accordance with UL325. Gates intended for automatic operation must be designed, constructed and installed to comply with the requirements of ASTM F220 per California Fire Code (CFC) § 503.6. Indicate the access width of the security gates on the site plan, means for emergency operation, and the requirement that it be maintained at all times.
45. Manually operated gates and barriers must have a weather resistant Knox-key box. The key box must be placed four to five feet above the roadway surface at the right side of the access gate in a conspicuous location that is readily and visibly accessible. The key box must be clearly labeled "FIRE DEPT" per CFC § 506.
46. Electrically operated gates and barriers must have an operable Knox-key switch. The key switch must be placed between 42 inches and 48 inches above the roadway surface at the right side of the access gate within two feet of the edge of the roadway. The key switch must be readily visible and unobstructed from the fire lane leading to the gate. The key must be clearly labeled "FIRE DEPT" per CFC § 506 and Appendix D.
47. Gate and barrier locks must be reviewed and approved prior to their installation on any new and/or existing access gate or barrier. Authorization/order forms for Knox products may be obtained through the Monterey Park Fire Department Fire Prevention Division at (626) 307-1308 per CFC § 506 and Appendix D.
48. Provide approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE. Signs must be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof, as required per CFC Appendix D. Provide a note on the site plan and show the location of each "Fire Lane – No Parking Sign" and the dimensions of the roadway width.
49. Minimum road widths must be measured from top face of curb for standard vertical curbs or flow line to flow line for rolled, ramped, or other curb types. Parking prohibited on roadway less than 28 feet and the roadway is required to be posted as a fire lane. If roadway is at least 28 feet but less than 36 feet, parking is permitted on one side only and roadway is required to be posted as a fire lane. If roadway is 36 feet or wider, parking will be permitted on both sides. Indicate roadway width and the requirement that it be maintained at all times.

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50. The Fire Department vehicular access roads must be hardscape for all weather access in according with the All Weather Access Requirements per CFC § 503.2.3. On the site plan, label the surface type of the access road. 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.
51. The Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction per CFC § 501.4.
52. A minimum 5-foot wide approved firefighter access walkway leading from the fire apparatus access road to the building's exterior opening must be provided for fire fighting and rescue purposes per CFC § 504.1.
53. The fire apparatus access road 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 an approved size, weather resistant and be maintained until replaced by permanent signs per CFC § 505.2.
54. The required fire flow from fire hydrants at this location is based on the type of construction and occupancy classification per CFC Table B105. Plan submittal must include fire flow test date 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.
55. Show all existing public fire hydrants within 250 feet of the lot frontage on both sides of the street. Specify the size of the fire hydrant(s) and dimensions to the property lines. Additional fire hydrant requirements may be necessary after this information is provided per CFC Table B105.
56. All fire hydrants must measure 6 inches by 4 inches by 2 ½ inches, brass or bronze, conforming to American Water Works Association Standard C53, or approved equal per CFC § 507.5.
57. Approved numbers or addresses must be placed on the front elevation of all new or existing buildings in such a position that is plainly visible and legible from the street or road on which the property is addressed. Addressed must not be located where they have the potential of being obstructed by signs, awnings, vegetation or other building/site elements. Numbers must be a minimum of 4 inches high with a minimum stroke width of 0.5 inch per CFC § 505 and CBC § 501.2.
58. If all building addressed are not clearly visible or legible from the public road serving the structures, an address monument must be provided at the entry

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points to the site indicating the range of addressed accessible from that entrance per CFC § 505. Provide a note on the site plan and clearly show the location of the address monument and dimensions of the monument.

59. Provide an approved automatic fire sprinkler system as set forth by CFC § 903 and 907.

POLICE:

60. Adequate exterior lighting must be provided so that the units are visible from the street during the hours of darkness.
61. The shrubbery on the property must be installed and maintained in such condition to permit good visibility of the units from the streets. Any shrubbery surrounding the complex and in the courtyard areas must be planted and maintained where the height of the greenery would not easily conceal persons.
62. The driveway leading into the complex must be constructed and maintained in such a condition that traffic is easily visible to those entering or leaving the location.
63. Any outside ladders leading to the roof top must be secured to prevent unauthorized access to the roof.
64. Address number must be illuminated during hours of darkness and positioned as to be readily readable from the street. Numbers must be at least 12 inches in height.
65. Each distinct unit within the building must have its address displayed on or directly above both the front and rear doors.
66. All common open areas must be well lit during the hours of darkness.
67. Signs must be posted at the guest parking areas and in the driveway leading into the complex.
68. A thoroughfare for residents, guests, and any necessary emergency vehicles and/or personnel must be maintained at all times. The Monterey Park Police Department Traffic Bureau must be contacted for sign verbiage and posting locations. The Traffic Bureau Sergeant can be reached at (626) 307-1481.

By signing this document, Gary Lin, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

Gary Lin, Applicant