



CITY OF MONTEREY PARK

PLANNING COMMISSION

AGENDA

REGULAR MEETING
CITY HALL—COUNCIL CHAMBERS
320 W. NEWMARK AVENUE
April 23, 2013
7:00 P.M.

Planning Commission

Michael Hamner, Chairperson
Larry Sullivan, Vice-Chair
Peter Ruiz
Vacant
Vacant

Staff

James Funk, Lead Planner/Economic and
Development Special Projects Manager
Karl Berger, Assistant City Attorney
Samantha Tewasart, Associate Planner
Vacant, 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:

PUBLIC HEARING:

1. [CONDITIONAL USE PERMIT – 1101 MONTEREY PASS ROAD UNIT #1 \(CU-12-09\)](#)

The applicant, Esther Vargas of Transition Foundation Inc. ("Foundation"), is requesting a Conditional Use Permit to permit a child care center (youth center) at 1101 Monterey Pass Road Unit #1 in the M (Manufacturing) Zone.

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

RECOMMENDATION: It is recommended that the Planning Commission consider taking the following actions: (1) open the public hearing and take testimonial and documentary evidence; (2) close the public hearing; (3) after considering the evidence presented during the public hearing, adopt the Resolution approving the requested Conditional Use Permit (CU-12-09); and (4) take such additional, related, action that may be desirable.

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

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

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

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

**ITEMS FROM COMMUNITY
DEVELOPMENT:**

Presentation of Draft Healthy Community Element and Sustainable Community Element by RBF Consulting.

**ITEMS FROM THE
COMMISSION:**

ADJOURNMENT:

Next regular meeting on May 14, 2013, at 7:00 p.m.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, YOU SHOULD CONTACT CITY HALL, (626) 307-1359 OR TTD/TTY (626) 307-2540. PLEASE NOTIFY THE CITY CLERK'S OFFICE TWENTY-FOUR HOURS PRIOR TO THE MEETING SO THAT REASONABLE ARRANGEMENTS CAN BE MADE TO ASSURE ACCESSIBILITY TO THIS MEETING. STAFF REPORTS, WRITINGS, OR OTHER MATERIALS RELATED TO AN ITEM ON THIS AGENDA, WHICH ARE DISTRIBUTED TO THE PLANNING COMMISSION LESS THAN 72 HOURS BEFORE THIS SCHEDULED MEETING SHALL BE AVAILABLE FOR PUBLIC INSPECTION IN THE PLANNING DIVISION LOCATED AT 320 WEST NEWMARK AVENUE, MONTEREY PARK, CA 91754, DURING NORMAL BUSINESS HOURS. SUCH STAFF REPORTS, WRITINGS, OR OTHER MATERIALS ARE ALSO ON THE CITY'S WEBSITE SUBJECT TO STAFF'S ABILITY TO POST THE MATERIALS BEFORE THE MEETING. THE CITY'S WEBSITE IS LOCATED AT [HTTP://WWW.CI.MONTEREY-PARK.CA.US](http://www.ci.monterey-park.ca.us).

APPROVED BY:

JAMES FUNK	
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PLANNING COMMISSION

STAFF REPORT

ITEM NUMBER

1

TO: Planning Commission

FROM: Lead Planner/Economic and Development Special Projects Manager

MEETING DATE: April 23, 2013

SUBJECT: PUBLIC HEARING
CONDITIONAL USE PERMIT (CU-12-09) TO PERMIT
A CHILD CARE CENTER (YOUTH CENTER)

LOCATION: 1101 Monterey Pass Road, Unit #1

APPLICANT: Esther Vargas of Transition Foundation Inc
516 N 21ST Street
Montebello CA 90640

PROJECT PLANNER: Samantha Tewasart
Associate 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 Conditional Use Permit (CU-12-09); and (4) take such additional, related, action that may be desirable.

ZONE: M (Manufacturing)

GENERAL PLAN DESIGNATION: Employment/Technology

ASSESSORS PARCEL NUMBER: 5237-021-003

SITE DESCRIPTION:

Property Size: 78,547 sq ft (1.8 acres)

Surrounding Properties:

North:	R-1 (Single Family Residence); single family dwelling
South:	M (Manufacturing); Monterey Pass Road, industrial building
East:	M (Manufacturing); industrial building
West:	M (Manufacturing); industrial building

PROJECT SITE BACKGROUND/PAST CITY APPLICATIONS:

None

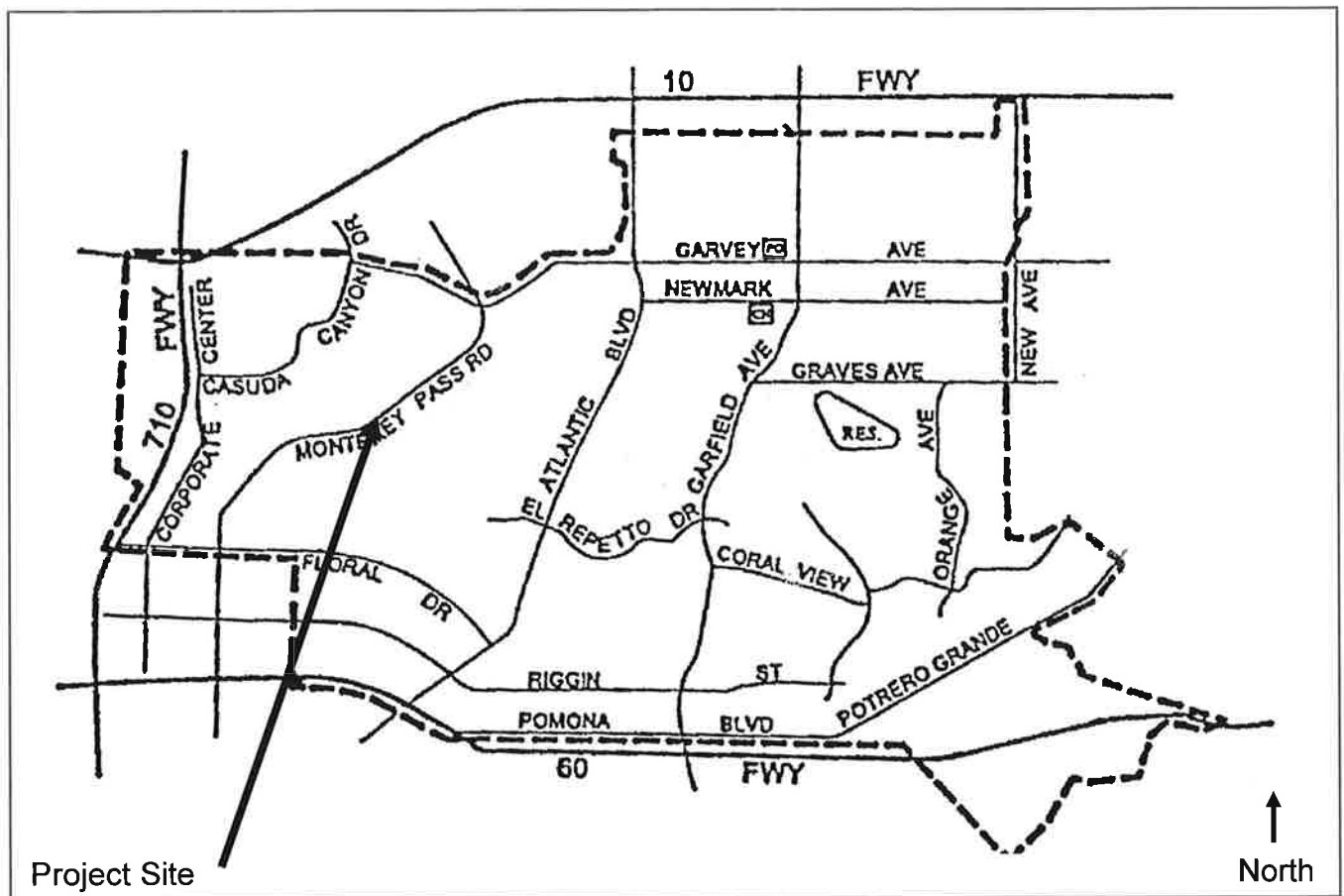
LEGAL NOTIFICATION:

The legal notice of this hearing was posted at the subject site, City Hall, Bruggemeyer Memorial Library, and Langley Center on **April 10, 2013**, with affidavits of posting on file. The legal notice of this hearing was mailed to **18** property owners within a 300 feet radius and current tenants of the property concerned on **April 10, 2013**.

ENVIRONMENTAL ASSESSMENT:

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

VICINITY MAP:



STREET MAP:



AERIAL MAP



ANALYSIS AND EVALUATION OF PROJECT:

The applicant, Esther Vargas of Transition Foundation Inc. ("Foundation"), is requesting a Conditional Use Permit to permit a child care center (youth center). The property is zoned M (Manufacturing) and designated Employment/Technology in the General Plan. The subject property is located on the north side of Monterey Pass Road, six lots east of Davidson Drive. To the south, east and west of the subject property are industrial buildings and to the north are single-family dwellings. The lot is 78,547 square feet (1.8 acres) in area and is developed with a 19,481 square feet, one-story multi-tenant industrial building. There are three existing tenant spaces in the building. The applicant proposes to occupy the front unit, which is 9,801 square feet. The second unit is 4,840 square feet and is currently occupied by a mattress spring assembly business with 3 employees. The third unit is 4,840 square feet and is occupied by an import/export gardening supplies business with 2 employees. According to Monterey Park Municipal Code (MPMC) § 21.04.135, a child care center is defined as facility with an organized daytime program for the supervision and care of children, who are not related to the person operating such facility, properly licensed as such by the state, county or city.

Parking

There are 40 existing parking spaces on the property. According to MPMC § 21.40.020, the required number of parking spaces for industrial/manufacturing is 2.5 per 1,000 square feet of gross building area. Units 2 and 3 are occupied by light manufacturing uses. The required number of parking spaces for Units 2 and 3 is 12 spaces. 28 parking spaces are available for Transition Foundation, Inc. to use. According to the applicant, Transition Foundation, Inc. in partnership with East Los Angeles Boys and Girls Club plans will provide two 15-passenger vans for scheduled pickups and drop-offs throughout the City. According to MPMC § 21.40.020, the required number of parking spaces for a child care use is 1 space per employee and 0.2 spaces per student. 10 parking spaces are required for the 10 employees and the remaining 18 spaces will be used for drop-off and pickup, if necessary.

Conditional Use Permit

According to MPMC § 21.70.030, a child care center is permitted with a Conditional Use Permit. Pursuant to MPMC § 21.70.040, the applicant provided several findings to support the request. The findings are as follows:

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

The site is adequate in size, shape and topography for the proposed child care center (youth center) because the site is developed with an existing one-story, 19,481 square foot multi-tenant building constructed in 1962. No new construction or additions to the existing building is proposed. The site is rectangularly shaped, 78,547 square feet (1.8 acres) in area, and slopes up at the rear. The building is situated at the southeast portion of the site and occupies 25 percent of the lot. Parking is provided south and west of the building. The proposed youth center complies with all the requirements for a cup.

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

The site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed youth center because the site has an existing driveway that provides access to Monterey Pass Road (minor arterial streets with 80- to 88-foot right-of-ways). The site is developed with an existing building and no construction is proposed for the youth center.

3. That the proposed use is deemed to be part of the General Plan and conforms with all requirements of the General Plan and zoning regulations.

The proposed youth center is part of the General Plan and conforms with both the General Plan and MPMC zoning regulations. MPMC § 21.70.0030 allows a child care center subject to a CUP in the M (Manufacturing) Zone. The subject property is designated Employment/Technology in the General Plan Land Use Element and the Employment/Technology land use category permits commercial, light manufacturing, research and development, and professional office uses in business park settings and as individually developed lots. Goal 7.0 in the General Plan Land Use Element states to establish Monterey Pass Road as a prime location for new technology-oriented business and create a business district that offers opportunities for a range of complementary businesses. Educational facilities considered appropriate include technical schools and similar facilities supporting businesses within the district. The proposed youth center is compatible with educational facilities and other commercial uses permitted by the Employment/Technology land use category. The proposed youth center provides a place for junior high and high school students for after school activities. The Foundation will provide mentors and computers to assist with homework.

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

The proposed youth center will not have an adverse effect on the use, enjoyment or valuation of the property in the neighborhood in which it is proposed because to the south, east and west of the subject property are industrial buildings and to the north are single-family dwellings. In compliance with MPMC § 21.28.210, all uses will be conducted completely within the building. The proposed youth center will be utilized when the surrounding properties are near closing time and on weekends when surrounding properties are closed. The hours of operation includes office hours from 10:00 a.m. to 6:00 p.m., Monday through Friday. The use of the facility will be open to Members from 3:00 p.m. to 9:00 p.m., Monday through Friday; from 10:00 a.m. to 11:00 p.m. Saturday; and from 10:00 a.m. to 9:00 p.m., on Sunday. No new construction is involved with the proposed youth center.

5. For any use, other than a use within the protections of the First Amendment of the United States Constitution or California Constitutions that the proposed use will not have an adverse effect on the public health, safety and general welfare.

The proposed youth center will not have an adverse effect on the public health, safety and general welfare because the youth center will provide a safe place for junior high and high school students for after school activities. The youth center will occupy an existing building and no new construction or addition of square footage to the existing building is proposed.

CONCLUSION:

Staff recommends adopting the Resolution approving the requested Conditional Use Permit (CU-12-09), subject to the draft conditions of approval.



James Funk
Lead Planner/Economic and Development Special Projects Manager

Attachments:

1. Draft Resolution
2. Plans

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT (CU-12-09) TO PERMIT A CHILD CARE CENTER (YOUTH CENTER) AT 1101 MONTEREY PASS ROAD, UNIT #1

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

SECTION 1: The Planning Commission finds and declares that:

- A. On December 6, 2012, Esther Vargas of Transition Foundation, Inc., submitted an application pursuant to Title 21 of the Monterey Park Municipal Code ("MPMC") requesting approval of Conditional Use Permit (CU-12-09) to establish and maintain a child care center (youth center) at 1101 Monterey Pass Road, Unit #1, ("Project");
- B. The proposed Project was reviewed by the City of Monterey Park Community Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The Community Development Department completed its review and scheduled a public hearing regarding the proposed Project, before the Planning Commission for April 23, 2013; notice of public hearing on such proposed Project was posted and mailed as required by the MPMC;
- E. On April 23, 2013, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project, including, without limitation, information provided to the Planning Commission by City staff and public testimony, and representatives of Transition Foundation Inc.; and,
- F. The Planning Commission considered the information provided by City, public testimony and the representatives of Transition Foundation Inc. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its April 23, 2013 hearing including, without limitation, the staff report submitted by the Community Development Department.

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

- A. The Applicant seeks to open a child care center at 1101 Monterey Pass Road, Unit #1;

**PLANNING COMMISSION
RESOLUTION NO.
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- B. The building is situated at the southeast portion of the site and occupies 25 percent of the lot.
- C. 1101 Monterey Pass Road, Unit #1 is zoned M (Manufacturing) and designated Employment/Technology in the Monterey Park General Plan;
- D. The Project property is located on the north side of Monterey Pass Road, six lots east of Davidson Drive. To the south, east and west of the subject property are industrial buildings and to the north are single-family dwellings;
- E. The Project property is 78,547 square feet (1.8 acres) in area and is developed with a 19,481 square feet, one-story multi-tenant industrial building;
- F. There are three existing tenant spaces in the building;
- G. No new construction or additions to the existing building is proposed;
- H. The Applicant seeks to occupy the front unit, which is 9,801 square feet;

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

SECTION 4: Conditional Use Permit Findings. After considering the factual findings of this Resolution and the accompanying staff report, the Commission finds as follows pursuant to MPMC § 21.70.040:

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

The site is adequate in size, shape and topography for the proposed child care center (youth center) because the site is developed with an existing one-story, 19,481 square feet multi-tenant building. The site is rectangularly shaped, 78,547 square feet (1.8 acres) in area, and slopes up at the rear. Parking is provided south and west of the building.
- B. The Project site has sufficient access to streets and highways, adequate in width

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RESOLUTION NO.
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and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the Project because the site has an existing driveway that provides access to Monterey Pass Road (minor arterial streets with 80- to 88-foot right-of-ways). The site is developed with an existing building and no construction is proposed for the youth center.

- C. The Project is deemed to be part of the General Plan and conforms with all requirements of the General Plan and zoning regulations.

The Project is part of the General Plan and conforms with both the General Plan and MPMC zoning regulations. MPMC § 21.70.0030 allows a child care center subject to a CUP in the M (Manufacturing) Zone. The subject property is designated Employment/Technology in the General Plan Land Use Element and the Employment/Technology land use category permits commercial, light manufacturing, research and development, and professional office uses in business park settings and as individually developed lots. Goal 7.0 in the General Plan Land Use Element states to establish Monterey Pass Road as a prime location for new technology-oriented business and create a business district that offers opportunities for a range of complementary businesses. Educational facilities considered appropriate include technical schools and similar facilities supporting businesses within the district. The Project is compatible with educational facilities and other commercial uses permitted by the Employment/Technology land use category. The Project provides a place for junior high and high school students for after school activities. The Foundation will provide mentors and computers to assist with homework.

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

The Project will not have an adverse effect on the use, enjoyment or valuation of the property in the neighborhood in which it is proposed because to the south, east and west of the subject property are industrial buildings and to the north are single-family dwellings. In compliance with MPMC § 21.28.210, all uses will be conducted completely within the building. The Project will be utilized when the surrounding properties are near closing time and on weekends when surrounding properties are closed. The hours of operation includes office hours from 10:00 a.m. to 6:00 p.m., Monday through Friday. The use of the facility will be open to Members from 3:00 p.m. to 9:00 p.m., Monday through Friday; from 10:00 a.m. to 11:00 p.m. Saturday; and from 10:00 a.m. to 9:00 p.m., on Sunday. No new construction is involved with the Project.

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

The Project will not have an adverse effect on the public health, safety and general welfare because the youth center will provide a safe place for junior high and high school students for after school activities. The youth center will occupy an existing building and no new construction or addition of square footage to the existing building is proposed.

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

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

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

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

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

SECTION 10: A copy of this Resolution will be mailed to Esther Vargas of Transition Foundation, Inc. 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

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RESOLUTION NO.
PAGE 5 OF 5**

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 23rd day of April 2013.

Chairperson Michael Hamner

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 23rd day of April 2013, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

James Funk, Secretary

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

By: _____
Karl H. Berger,
Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO.

Exhibit A

CONDITIONS OF APPROVAL

1101 MONTEREY PASS ROAD UNIT #1

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Transition Foundation, Inc. agrees that it will comply with the following provisions as conditions for the City of Monterey Park's approval of Conditional Use Permit (CU-12-09) ("Project Conditions").

PLANNING:

1. Transition Foundation, Inc. (the "Applicant"), agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of CU-12-09 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 CU-12-09, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.
2. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission and on file. Before the City issues a building permit, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building Safety Department. Any subsequent modification must be referred to the Director of the Planning and Building Safety Department for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The conditional use permit expires twelve months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A single one year extension may be granted by the Planning Commission upon finding of good cause.
4. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.

5. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.
6. The real property subject to CU-12-09 must remain well-maintained and free of graffiti.
7. Building permits are required for any interior tenant improvements.
8. Landscaping/irrigation must be maintained in good condition at all times.
9. The hours of operation are limited to office hours from 10:00 a.m. to 6:00 p.m., Monday through Friday. The use of the facility will be open to Members from 3:00 p.m. to 9:00 p.m., Monday through Friday; from 10:00 a.m. to 11:00 p.m. Saturday; and from 10:00 a.m. to 9:00 p.m., on Sunday.

BUILDING:

10. On the second sheet of the building plans include all the City of Monterey Park conditions of approval.
11. All improvements must comply with the 2010 California Building Codes, as adopted by the MPMC. Plan checks are required before the City may issue building permits.
12. The Applicant must provide a minimum of two accessible parking stalls for this property.
13. The Occupant must provide an egress plan for this A-4 occupancy. Egress cannot pass through adjoining rooms.
14. Sliding doors are not permitted as egress doors.
15. All sanitation facilities must be accessible.

FIRE:

16. An approved number or address must be provided on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers must be a minimum of 6-inch high by 1/2-inch stroke and be a contrasting background.
17. The suite address designation must be installed per the 2010 California Fire Code, Section 906 as adopted by the MPMC.
18. A fire extinguisher must be mounted near the main exit door in a visible and accessible location, 3 to 5 feet above the finished floor to the handle. Extinguishers weighing 40 pounds or less must not be mounted more than 5 feet

above the finished floor for and not more than 3.5 feet above the floor for extinguishers weighing more than 40 pounds. Buildings with multiple floors must have at least one fire extinguisher per floor.

19. Light Hazard Occupancies (offices, classrooms, assembly rooms, residential, etc.) require "2A10BC fire extinguishers. The maximum coverage area is 6,000 square feet per extinguisher and the maximum travel distance cannot exceed 75 feet.
20. Any fire sprinkler system installation or modification requires a separate plan check submittal and approval.
21. Any fire alarm and/or fire sprinkler system monitoring installation or modification requires a separate plan check submittal and approval.
22. Other fire protection systems and appurtenances (e.g., commercial cooking operations for hood fire suppression, underground fire line, FM-200) installation or modification requires a separate plan check submittal and approval.
23. Fire detection, alarm and extinguishing systems must be maintained in an operative condition at all times, and be replaced or repaired where defective.
24. The Applicant must comply with the General Means of Egress requirements specified in Section 1003 of the 2010 California Fire Code as adopted by the MPMC.
25. Additional Fire Department requirements may be set after reviewing a complete set of plans.

POLICE:

26. The business/location must be equipped with an alarm system that covers break-ins and robberies and identifies the coverage for each building. The alarm must be monitored by an alarm monitoring company that will notify the Monterey Park Police of any break-ins or robberies. Employees must have access to a hidden button that will trigger a silent alarm, notifying the alarm company that a robbery is taking place. The business owner/manager will obtain an alarm permit from the Monterey Park Police Department. The permit may be obtained by calling the Monterey Park Police Community Relations Bureau at (626) 307-1215.
27. A video surveillance camera is strongly recommended to cover the outer perimeter of the building, including all areas of the parking lot, and the main entry doors to the facility. The video surveillance cameras shall be on and recording at all times. The video surveillance cameras must record onto a recording medium/device and such recordings must be kept for a minimum of 30 days. All recordings must be made immediately available to any law enforcement officer if requested for official purposes. Nothing in this condition requires the business

owner or responsible party from violating laws, as it pertains to video surveillance cameras.

28. Due to the site plans indicating specific areas to be used for minors at the location the business owner/manager must submit a site Security/Safety Plan to the Chief of Police, or designee, for approval. The Security/Safety Plan will outline the measures taken to protect the safety and well being of the children. Items to be covered include, without limitation:

- Means to ensure child safety during business hours.
- Means to prevent unauthorized persons from entering the business/location.
- Means to prevent child abduction from the business/location.
- Emergency evacuation plan.

29. The hours of operations and conditions for use, specifically the hours that minors may use the facility will be clearly posted in the facility, to include the lobby and skating areas. The signage will be a minimum of 8 ½ inches by 11 inches in dimension. Minors are not allowed into the Applicant's facility during the times that said minors should be in school. Transition Foundation Inc. is responsible for notifying the minor's parents, legal guardian, and school and ensure that said minor is returned to school or released to a parent or legal guardian.

30. Transition Foundation Inc. must maintain a facility free of drugs, tobacco, alcohol, and/or weapons. Signage will be posted within the facility indicating that such items are prohibited on the facility. Transition Foundation Inc. is responsible for notifying the Police Department and assist in any investigation. Signage must be a minimum of 8 ½ inches by 11 inches.

31. Transition Foundation Inc. will have in writing an employment screening and retention process to ensure that employees and their agents are not prohibited in interacting with minors. If Transition Found Inc. is aware that an unauthorized person has come into contact with a minor while at its facility, the Applicant must notify the Monterey Park Police Department and file the appropriate report.

32. Transition Foundation Inc. will not allow or establish, its physical address of 1101 Monterey Pass Road, Unit #1, Monterey Park, CA to be used as a place of residence.

33. Transition Foundation Inc, as a condition of use will cooperate with the Monterey Park Police Department, Department of Children and Family Services, or any other law enforcement agency in official investigations involving persons and/or incidents associated with their facility.

34. Transition Foundation Inc. will not knowingly allow known or admitted gang members to join its organization.

35. Transition Found will comply with and maintain adherence to all local, state, and federal laws governing their establishment, to include center licensing, the hiring of employees, and agents. In addition the Department of Social Services Community Care License Division has specific requirements for the typed of business being proposed Transition Foundation Inc. Transition Foundation Inc. must comply by all requirements proposed by the Department of Social Services and any violations, discrepancies, and/or adverse actions place upon them must be disclosed to the Monterey Park Police Department, via the City's Planning Division.



PLANNING COMMISSION STAFF REPORT

ITEM NUMBER

2

TO: Planning Commission

FROM: Lead Planner/Economic and Development Special Projects Manager

MEETING DATE: April 23, 2013

SUBJECT: PUBLIC HEARING

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

LOCATION: 133 East Graves Avenue

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

PROJECT PLANNER: Samantha Tewasart
Associate Planner

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

ZONE: R-3 (High Density Residential)

GENERAL PLAN DESIGNATION: High Density Residential

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

SITE DESCRIPTION:

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

Surrounding Properties:

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

PROJECT SITE BACKGROUND/PAST CITY APPLICATIONS:

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

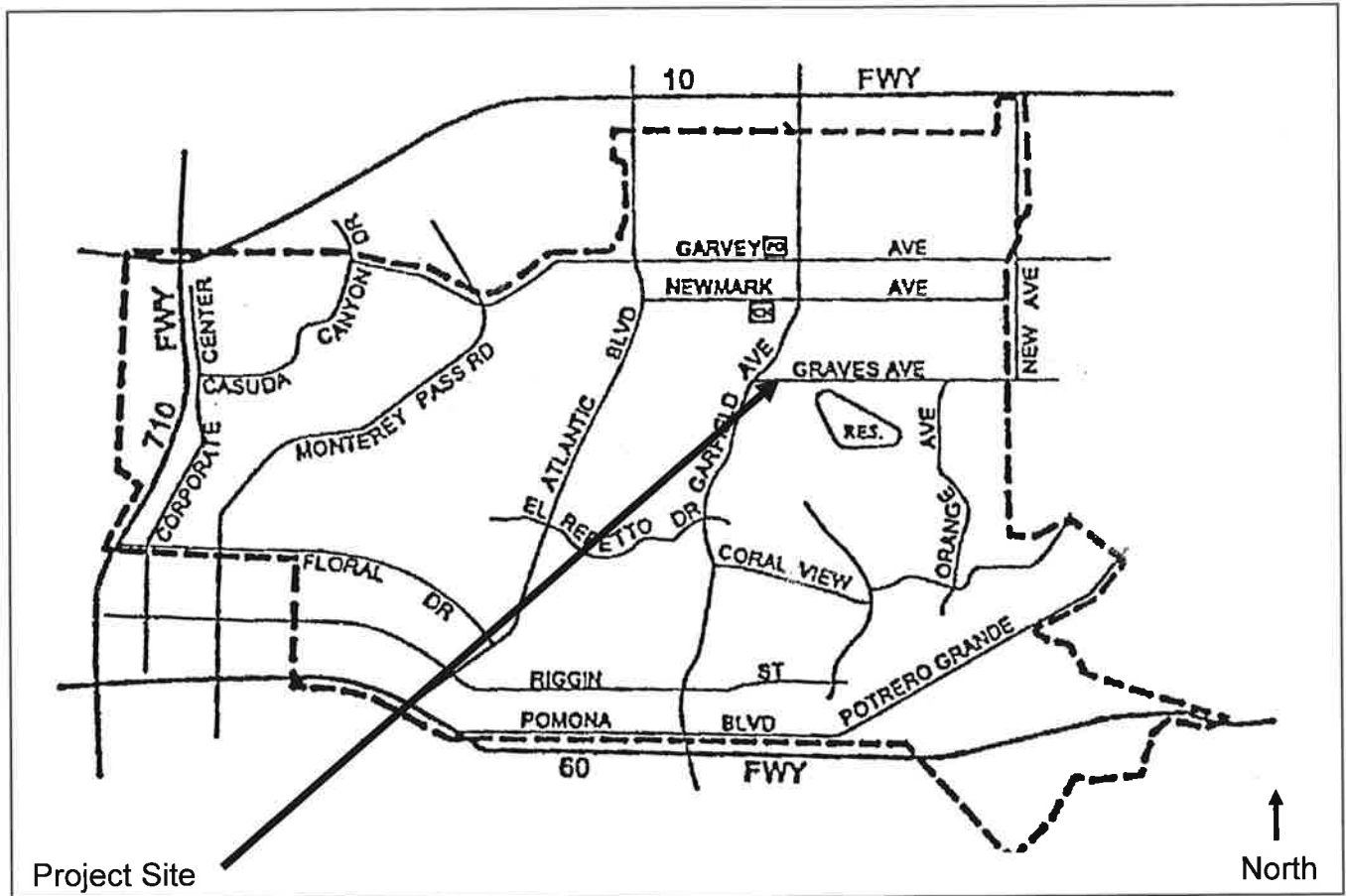
LEGAL NOTIFICATION:

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

ENVIRONMENTAL ASSESSMENT:

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

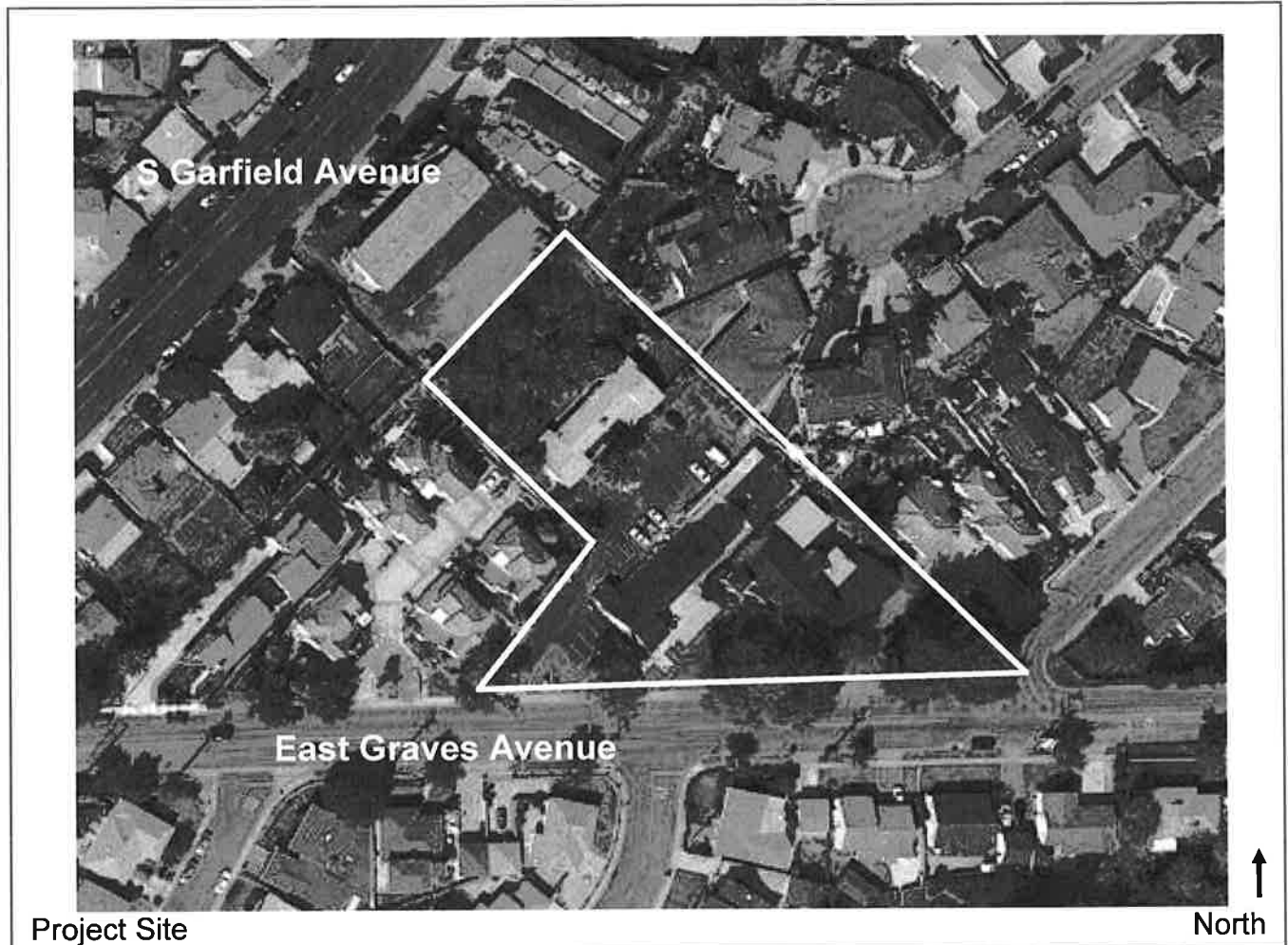
VICINITY MAP:



STREET MAP:



AERIAL MAP



ANALYSIS AND EVALUATION OF PROJECT:

Background

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

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

The proposed Montessori School will occupy the existing attached child care building. The multi-purpose building includes on the first floor a dining/parish hall, a choir practice room, library, kitchen, an office, and restrooms. The second floor is comprised of 4 offices. The existing child care building is 785 square feet. The property provides 30 existing parking spaces located between the residence and the assembly hall building, accessible from Graves Avenue. The school hours proposed for the Montessori School will be from 8:00 a.m. to 3:30 p.m., Monday through Friday. Early morning and late afternoon care is available before and after school hours from 7:00 a.m. to 6:00 p.m., Monday through Friday. The Montessori School will be closed on Saturdays and Sundays.

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

Conditional Use Permit

According to Monterey Park Municipal Code (MPMC) § 21.70.030, a private educational institution is permitted in the R-3 (High Density Residential) Zone with a Conditional Use Permit. Pursuant to § 21.70.040 of the Monterey Park Municipal Code, the applicant provided several findings to support the request. The findings are as follows:

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

The site is adequate in size, shape and topography for the proposed private educational institution ("Montessori School") because the site is currently developed. The site is irregular shaped and is comprised of two existing parcels totaling 52,920 square feet (1.2 acres) in area. The rear parcel is currently developed with a 1,849 square feet, one-story dwelling unit constructed in 1967. The front parcel is currently developed with 4 buildings totaling 11,022 square feet in area constructed in 1954. The front parcel is developed with a detached building, detached study building, a multi-purpose building, and an attached child care building. No new construction or additions to the existing building is proposed. The proposed Montessori School will occupy the existing attached child care building. The multi-purpose building includes on the first floor a dining hall, a choir practice room, library, kitchen, an office, and restrooms. The second floor is comprised of 4 offices. The existing child care building is 785 square feet. The property provides 30 existing parking spaces located between the residence and the assembly hall, accessible from Graves Avenue. The proposed Montessori School complies with all the requirements as set forth for the issuance of a Conditional Use Permit in the MPMC. According to MPMC § 21.70.030, a private educational institution is permitted in the R-3 (High Density Residential) Zone with a Conditional Use Permit.

A conditional use permit application was made for the proposed youth center.

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

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

3. That the proposed use is deemed to be part of the general plan and shall subserve the objectives of the general plan and zoning ordinance and conform thereto.

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

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

The proposed Montessori School will not have an adverse effect on the use, enjoyment or valuation of the property in the neighborhood in which it is proposed because the proposed Montessori School will be closed on Saturday and Sunday. The school hours proposed for the Montessori School will be from 8:00 a.m. to 3:30 p.m., Monday through Friday. Early morning and late afternoon care is available before and after school hours from 7:00 a.m. to 6:00 p.m., Monday through Friday.

5. For any use, other than a use within the ambit of the First Amendment of the United States Constitution that the proposed use will not have an adverse effect on the public health, safety and general welfare.

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

CONCLUSION:

Staff recommends adopting the Resolution approving the requested Conditional Use Permit (CU-13-02), subject to conditions contained therein.



James Funk
Lead Planner/Economic and Development Special Projects Manager

Attachments:

1. Draft Resolution
2. Plans

RESOLUTION NO.

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

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

SECTION 1: The Planning Commission finds and declares that:

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

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

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

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

SECTION 4: *Conditional Use Permit Findings.* After considering the factual findings of this Resolution and the accompanying staff report, the Commission finds as follows pursuant to the MPMC § 21.70.040:

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

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

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

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

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

3. The Project is deemed to be part of the General Plan and conforms with all the requirements of the General Plan and zoning regulations.

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

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

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

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

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

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

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

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

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

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

SECTION 10: A copy of this Resolution will be mailed to Esther Vargas of Transition Foundation Inc. and to any other person requesting a copy.

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RESOLUTION NO.
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SECTION 11: This Resolution may be appealed within nineteen (19) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

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

ADOPTED AND APPROVED this 23rd day of April 2013.

Chairperson Michael Hamner

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 23rd day of April 2013, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

James Funk, Secretary

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

By: _____
Karl H. Berger,
Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO.

Exhibit A

CONDITIONS OF APPROVAL

133 EAST GRAVES AVENUE

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

PLANNING:

1. Meher Montessori School (the "Applicant") agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of CU-13-01 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 CU-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 Planning and Building Safety Department for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The conditional use permit expires twelve months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A single one year extension may be granted by the Planning Commission upon finding of good cause.
4. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.

5. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.
6. The real property, subject to CU-13-01 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. The hours of operation are limited to 8:00 a.m. to 3:30 p.m., Monday through Friday. Early morning and late afternoon care shall be available from 7:00 a.m. to 6:00 p.m., Monday through Friday. The Montessori School shall be closed on Saturdays and Sundays.

BUILDING:

10. The second sheet of the building plans must include all City of Monterey Park conditions of approval.
11. All improvements must comply with the 2010 California Building Code, 2010 California Plumbing Code, and 2010 California Electrical Code. (2013 CALIFORNIA CODES AFTER/ON 1-1-2014)
12. Accessibility requirements per 2010 California Building Code (2013 CALIFORNIA BUILDING CODES AFTER/ON 1-1-2014) apply to this project.
13. An occupancy separation must be placed between B and E occupancy.
14. A building permit is required for the interior alteration works.
15. The minimum plumbing fixture requirements must be per 2010 CPC, Table T4-1.
16. Group E educational facilities must comply with CBC section 442.
17. The location of any daycare, kindergarten, first or second grade uses must be located on the first floor.

ENGINEERING:

18. Any damage done to existing street improvements and utilities during construction must be repaired before acceptance of the project. Pre-existing damaged, deteriorated, substandard or off grade curb, gutter,

driveways and sidewalk must also be repaired or replaced to the satisfaction of the City Engineer.

19. Expand the existing driveway approach westerly 12 feet from top of X. Widen and pave drive aisle to match the new approach.
20. Existing water service meter must be removed. Coordinate with the City's Water Department regarding removal.

FIRE:

21. Provide Building Code occupancy classification(s) for all separate and distinct uses of the structure(s) in accordance with Building Code 302.1. Indicate on the site plan.
22. Provide Building Code type of construction in accordance with Building Code Section 602.1 and Table 601. Indicate type of construction on the site plan and provide construction details for the structural elements in Table 601.
23. The height and area of buildings of different construction types must be governed by the intended use of the building and must not exceed the limits in Table 503 except for area modifications in Section 506. Incorporate calculations on the site plan.
24. The fire-resistance rating of exterior walls with a fire separation distance shall comply with Building code Table 602 and Table 705.8. Building Code 705. Indicated fire resistance of exterior walls on site plan, floor plan and provide a construction detail. Indicate openings protection door/window schedule.
25. Provide an approved automatic fire sprinkler system as set forth by Fire Code 907. Plans must be submitted for review and approval prior to installation.
26. Provide an approved fire alarm system as set forth by Fire Code 907. Plans must be submitted for review and approval prior to installation.
27. Provide portable fire extinguishers as set forth by Fire Code 906. Indicate size and locations of all exiting fire extinguishers on site plan.
28. The required fire flow for public fire hydrants at this location must be determined per 2010 Fire Code 507.3, Table B105.1

29. Show all existing public fire hydrants within 250 feet of the lot frontage on both sides of the street. Specify size of fire hydrant(s) and dimension(s) to the property lines. Additional fire hydrant requirements may be necessary after this information is provided. Fire Code 507.1. Indicate size and locations of all existing fire hydrants on site plan.
30. Provide occupant load calculation and exit width analysis for all portions of the building in accordance with Building Code 1004, 1005, Table 1004.1 and Table 1005.1. Incorporate calculations on site plan or provide and exit analysis plan.

POLICE:

31. The business/location must be equipped with an alarm system that covers break-ins and robberies and identifies the coverage for each building. The alarm must be monitored by an alarm monitoring company that will notify the Monterey Park Police of any break-ins or robberies. Employees must have access to a hidden button that will trigger a silent alarm, notifying the alarm company that a robbery is taking place. The business owner/manager will obtain an alarm permit from the Monterey Park Police Department. The permit may be obtained by calling the Monterey Park Police Community Relations Bureau at (626) 307-1215.
32. A video surveillance camera is strongly recommended to cover the outer perimeter of the building, including all areas of the parking lot, and the main entry doors to the facility. The video surveillance cameras must be on and recording at all times. The video surveillance cameras must record onto a recording medium/device and such recordings must be kept for a minimum of 30 days. All recordings must be made immediately available to any law enforcement officer if requested for official purposes. Nothing in this condition will require the business owner or responsible party from violating laws, as it pertains to video surveillance cameras.
33. The business owner/manager must submit a site Security/Safety Plan to the Chief of Police, or designee for approval. The Security/Safety Plan will outline the measures taken to protect the safety and well being of the children. Items to be covered include, without limitation:
 - Means to prevent children from walking away from the school/business.
 - Means to prevent unauthorized persons from entering the school/business.
 - Means to prevent child abduction from the school/business.

34. The business owner/manager must be required to submit and receive approval of the Security/Safety Plan from the Chief of Police, prior to opening for business.
35. The Meher Montessori School will comply with and maintain adherence to all local, state, and federal laws governing schools, to include but not limited to center licensing, child care licensing, the hiring of employees, and agents.