



CITY OF MONTEREY PARK PLANNING COMMISSION AGENDA

REGULAR MEETING
CITY HALL—COUNCIL CHAMBERS
320 W. NEWMARK AVENUE
May 14, 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 – 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: That the Planning Commission continues Conditional Use Permit (CU-13-02), pursuant to the applicant's request.

2. CONDITIONAL USE PERMIT – 584 MONTEREY PASS ROAD (CU-13-01)

The applicant, Luis Carlos Ordonez of Evolution Recycling, Inc., is requesting a Conditional Use Permit to permit a recycling center at 584 Monterey Pass Road 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-13-01); and (4) take such additional, related, action that may be desirable.

ITEMS FROM COMMUNITY DEVELOPMENT:

1. Presentation of Draft Housing Element by MIG | Hogle-Ireland.
2. Memorandum listing the items that will be brought back to the Planning Commission for consideration as a result of the City Council's review and adoption of the Title 21 Comprehensive Zoning Ordinance Amendment.

**ITEMS FROM THE
COMMISSION:**

ADJOURNMENT:

Next regular meeting on May 28, 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: May 14, 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: That the Planning Commission continues Conditional Use Permit (CU-13-02), pursuant to the applicant's request.

A handwritten signature in blue ink, appearing to read "James Funk", is written over a horizontal line.

James Funk
Lead Planner/Economic and Development Special Projects Manager

Attachments:

1. Applicant's Letter dated May 9, 2013



PLANNING COMMISSION STAFF REPORT

ITEM NUMBER

2

TO: Planning Commission

FROM: Lead Planner/Economic and Development Special Projects Manager

MEETING DATE: May 14, 2013

SUBJECT: PUBLIC HEARING
CONDITIONAL USE PERMIT (CU-13-01) TO PERMIT
A RECYCLING CENTER

LOCATION: 584 Monterey Pass Road

APPLICANT: Luis Carlos Ordonez of Evolution Recycling, Inc.
1365 Esperanza Street
Los Angeles CA 90023

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-13-01); and (4) take such additional, related, action that may be desirable.

ZONE: M (Manufacturing)

GENERAL PLAN DESIGNATION: Employment/Technology

ASSESSORS PARCEL NUMBER: 5261-001-054

SITE DESCRIPTION:

Property Size: 50,016 square feet (1.15 acres)

Surrounding Properties:

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

PROJECT SITE BACKGROUND/PAST CITY APPLICATIONS:

None

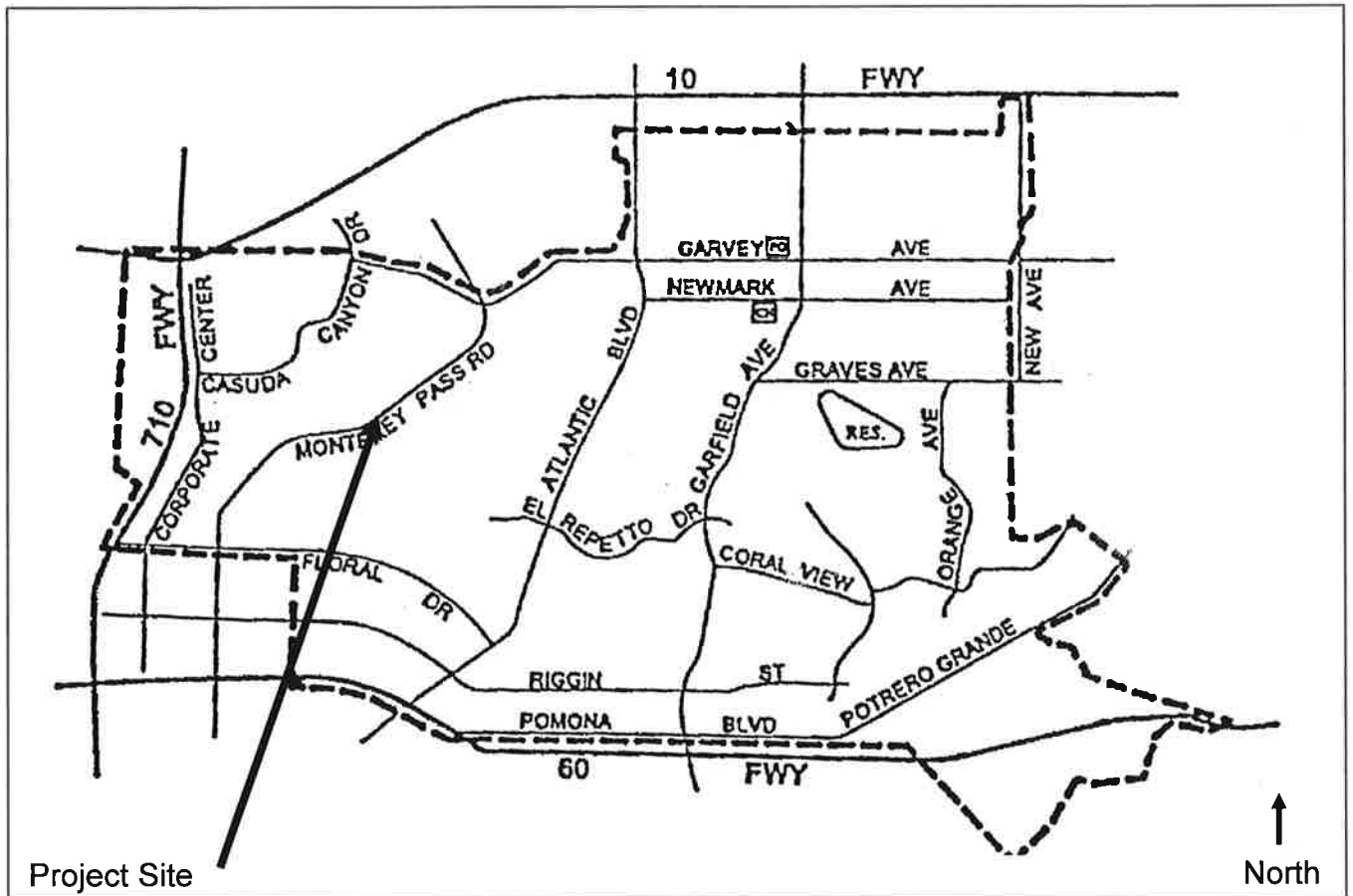
LEGAL NOTIFICATION:

The legal notice of this hearing was posted at the subject site, City Hall, Bruggemeyer Memorial Library, and Langley Center on **May 15, 2013**, with affidavits of posting on file. The legal notice of this hearing was mailed to **25** property owners within a 300 feet radius and current tenants of the property concerned on **May 15, 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, Luis Carlos Ordonez of Evolution Recycling, Inc., is requesting a Conditional Use Permit to permit a recycling center. The property is zoned M (Manufacturing) and designated Employment/Technology in the General Plan. The subject property is located on the south side of Monterey Pass Road. To the north, east and west of the subject property are industrial buildings and to the south are single-family dwellings. The lot is 50,016 square feet (1.15 acres) in area and is developed with a 1,640 square feet, one-story industrial building. According to Monterey Park Municipal Code (MPMC) § 21.04.135, a recycling center is defined as a center for the collection and/or processing of recyclable materials.

Conditional Use Permit

According to MPMC § 21.70.030, a recycling center is permitted with a Conditional Use Permit. A review of the facts in this matter show that the findings required by MPMC § 21.70.040 may be made 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 recycling center because the site is developed with an existing one-story, 1,640 square foot building constructed in 1952. No new construction or additions to the existing building is proposed. The site is rectangularly shaped, 50,016 square feet (1.15 acres) in area, and slopes up at the rear. The building is situated at the southeast portion of the site and occupies 3 percent of the lot. Parking is provided southeast of the building. The proposed recycling center complies with all the requirements for a Conditional Use Permit.

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 recycling 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 recycling 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 recycling center is deemed to be part of the General Plan and conforms with both the General Plan and MPMC zoning regulations. MPMC § 21.70.030 allows a recycling 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. The proposed recycling center is consistent with the light manufacturing use permitted in the General Plan.

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 recycling 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 north, 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. No new construction is proposed.

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 recycling center will not have an adverse effect on the public health, safety and general welfare because the recycling 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-13-01), 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 APPROVING CONDITIONAL USE PERMIT (CU-13-01) TO PERMIT A RECYCLING CENTER AT 584 MONTEREY PASS ROAD.

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 7, 2013, Luis Carlos Ordonez of Evolution Recycling, Inc., submitted an application pursuant to Title 21 of the Monterey Park Municipal Code ("MPMC") requesting approval of Conditional Use Permit (CU-13-01) to establish and maintain a recycling center at 584 Monterey Pass Road, ("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 May 14, 2013; notice of public hearing on such proposed Project was posted and mailed as required by the MPMC;
- E. On May 14, 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 Luis Carlos Ordonez of Evolution Recycling, Inc.; and,
- F. The Planning Commission considered the information provided by City, public testimony and the representatives of Luis Carlos Ordonez of Evolution Recycling, Inc. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its May 14, 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 recycling center at 584 Monterey Pass Road;

**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. 584 Monterey Pass Road is zoned M (Manufacturing) and designated Employment/Technology in the Monterey Park General Plan;
- D. The Project property is located on the south side of Monterey Pass Road. To the north, east and west of the subject property are industrial buildings and to the south are single-family dwellings;
- E. The Project property is 50,016 square feet (1.15 acres) in area and is developed with a 1,640 square feet, one-story industrial building; and
- F. No new construction or additions to the existing building is proposed.

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 CEQA Guidelines §§ 15301 and 15332 as a Class 1 categorical exemption (Existing Facilities) and Class 32 categorical exemption (Infill Development). The Project would open a recycling 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. 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 recycling center because the site is developed with an existing one-story, 1,640 square feet building constructed in 1952. No new construction or additions to the existing building is proposed. The site is rectangularly shaped, 50,016 square feet (1.15 acres) in area, and slopes up at the rear. The building is situated at the southeast portion of the site and occupies 3 percent of the lot. Parking is provided southeast of the building. The proposed recycling center complies with all the requirements for a Conditional Use Permit.
- B. 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.

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RESOLUTION NO.
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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 recycling 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 proposed recycling center is deemed to be part of the General Plan and conforms with both the General Plan and MPMC zoning regulations. MPMC § 21.70.030 allows a recycling 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. The proposed recycling center is consistent with the light manufacturing use permitted in the General Plan.

- 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 proposed recycling 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 north, 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. No new construction is proposed.

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

The proposed recycling center will not have an adverse effect on the public health, safety and general welfare because the recycling 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-13-01.

SECTION 6: Reliance on Record. Each and every one of the findings and determinations

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RESOLUTION NO.
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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 Luis Carlos Ordonez of Evolution Recycling, 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 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 14th day of May 2013.

Chairperson Michael Hamner

**PLANNING COMMISSION
RESOLUTION NO.
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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 14th day of May 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

584 MONTEREY PASS ROAD

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Evolution Recycling, 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-13-01) ("Project Conditions").

PLANNING:

1. Evolution Recycling, 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-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 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 Community Development 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 Applicant must provide 3 feet wide landscape planter adjacent to the public right-of-way. A 3 feet tall hedge is to be planted in the landscape planter, subject to Planner review and approval.
10. All business activities must be conducted within the building. The covered buyback area must be removed.
11. Provide a solid covered trash enclosure with solid gates on the property.

BUILDING:

12. All improvements must comply with the 2010 California Building Codes and 2010 California Electrical/Mechanical/Plumbing Codes, as adopted by the MPMC. Plan checks are required before the City may issue building permits.
13. On the plans submitted for plan check, specify the volume of the three storage bins.
14. The high-piled stock or rack storage must comply with the California Fire Code, as adopted by the MPMC.
15. Refer to the 2010 California Building Code Section 414 for requirements if there are hazardous materials.

ENGINEERING:

16. Any damage done to the existing street improvements and utilities during construction must be repaired before the City issues a certificate of occupancy. Pre-existing damaged, deteriorated, substandard or off-grade curb, driveways and sidewalk must also be repaired or replaced to the satisfaction of the City Engineer. All existing driveways, if not to be used, must be removed and replaced with curb and sidewalk.
17. The Applicant must improve the parkway with a 5 feet sidewalk adjacent to the front property line and a 10 feet wide landscape parkway along Monterey Pass Road. Submit improvement plans for approval by the City Engineer. The parkway must be landscaped and irrigated.

FIRE:

18. Before the City issues a building approval, the Applicant must submit building plans to the Monterey Park Fire Department and obtain approval for such plans.
19. Fire sprinklers are required throughout the existing and new sections of any building for which there is an occupancy classification change to a more hazardous use, or the use increased the fire hazard to the building, structure or life safety of the occupants.
20. Storage of combustible materials in closely packed piles or combustible material on pallets for Class-I-IV commodity over 12 feet and Group A plastic greater than 6 feet in height must comply with the California Fire Code Table 2306.2, as adopted by the MPMC.
21. The Applicant must provide California Building Code occupancy classification(s) for all separate and distinct uses of the structure(s) in accordance with California Building Code § 302.1, as adopted by the MPMC.
22. The Applicant must provide California Building Code type of construction in accordance with California Building Code § 602.1 and Table 601, as adopted by the MPMC.
23. The Applicant must provide a minimum unobstructed width of 20 feet, except for approved security gates in accordance with Fire Code Section 503.6 and an unobstructed vertical clearance for Fire Department vehicle turnaround.
24. Fire Department vehicular access roads must be installed and maintained in a serviceable manner before and during the time of construction.
25. Show all existing public fire hydrants within 250 feet of the lot frontage on both sides of the street. Specify size of hydrant(s) and dimension(s) to property lines. Additional fire hydrant requirements may be necessary after this information is provided as required by the California Fire Code. The Applicant must indicate the size and locations of all existing fire hydrants on the site plan.
26. All fire hydrants must measure 6 inches by 4 inches by 2 and ½ inches, brass or bronze, conforming to the American Water Works Association Standard C503, or approved equal; and must be installed in compliance with California Fire Code § 507, as adopted by the MPMC.
27. The fire-resistance rating of exterior walls with a fire separation distance must comply with California Building Code Table 602 and Table 705.8, as adopted by the MPMC. The Applicant must indicate the fire resistance of the exterior walls on the site plan, floor plan, and provide a construction detail. The Applicant must indicate the opening property in the door/window schedule.

POLICE:

28. Adequate exterior lighting must be provided and maintained so that the area is visible from the street during the hours of darkness.
29. An alarm system must be installed at the main entrances and exits to the facility and lobby. Contact the Monterey Park Community Relations Bureau at (626) 307-1215 for additional information and alarm permits.
30. Before a building permit is issued, the minimum camera requirements must be listed on the building plans with the camera specifications and include the following:
- a. All security surveillance cameras must be installed to record video.
 - b. Security cameras, especially those viewing customers as they enter the business or stand at cash registers, must capture the individual from the waist to the top of the head, straight on.
 - c. Security surveillance cameras must be positioned low enough so that caps/hats or other disguises (typically used when committing a crime) will not obstruct the view of the individual's face. This will provide the best possible picture for the identification of the individual during the investigation process.
 - d. The maximum mounting height is 8 feet.
 - e. The recording equipment must capture video digitally and must record a minimum of (21) days for each security surveillance camera. Security surveillance camera recordings must be made available to law enforcement agencies for investigation purposes upon request.
 - f. A schematic plan of the proposed camera locations must be submitted and approved by the Police Chief, or designee.
 - g. The "Camera Specification Notes" must be included on the schematic plan page.
 - h. A security surveillance camera plan must provide the following minimum items: (1) One camera facing each point of sale station (2); one camera facing the safe (it may be possible to cover the safe and the point of sale station closest to it); and (3) one camera at the main entry door capturing customers as they exit.

By signing this document, Luis Carlos Ordonez of Evolution Recycling, Inc., certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

Luis Carlos Ordonez
Evolution Recycling, Inc.

Second Corporation Officer