

PLANNING COMMISSION OF MONTEREY PARK AGENDA

**REGULAR MEETING
Monterey Park City Hall Council Chambers
320 West Newmark Avenue**

**Tuesday
March 26, 2019
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Documents related to an Agenda item are available to the public in the Community and Economic Development Department – Planning Division located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at www.montereypark.ca.gov.

PUBLIC COMMENTS ON AGENDA ITEMS

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Board Chair and Board Members may change the amount of time allowed for speakers.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

CALL TO ORDER

Chairperson

FLAG SALUTE

Chairperson

ROLL CALL

Delario Robinson, Theresa Amador, Ricky Choi, Eric Brossy De Dios, and Margaret Leung

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS. While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the Commission's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

[1.] PRESENTATIONS – None

[2.] CONSENT CALENDAR – None

[3.] PUBLIC HEARING

3-A. TENTATIVE MAP NO. 78209 (TM-17-12) TO ALLOW FOR THE SUBDIVISION OF ONE LOT INTO TWO LOTS IN THE R-1 (SINGLE-FAMILY RESIDENTIAL) ZONE – 772 BARNUM WAY

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the attached Resolution approving Tentative Map No. 78209 (TM-17-12), subject to conditions contained therein; and
- (5) Taking such additional, related, action that may be desirable.

California Environmental Quality Act (CEQA):

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines §§ 15315 as a Class 15 categorical exemption (Minor Land Divisions) and 15332 as a Class 32 categorical exemption (In-Fill Development Projects) in that the project consists of the subdivision of one lot into two lots. No new construction is proposed as part of the Project. The parcel was not involved in a division of a larger parcel within the previous 2 years. The division is in conformance with the General Plan and zoning in that the subject property is zoned Single-Family Residential (R-1) and designated Low Density Residential in the General Plan Land Use Element. The proposed project occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species in that the property is already developed with older residential dwelling units that will be demolished as part of the proposed project. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality in that the project is an in-fill project in an existing developed and urban area. The site can be adequately served by all required utilities and public services in that the City provides the utilities and public services.

3-B. CONDITIONAL USE PERMIT (CU-19-03) TO ALLOW A BANK AT 404 SOUTH ATLANTIC BOULEVARD #C

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution approving the requested Conditional Use Permit (CUP-19-03), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines § 15301 (Class 1 – Existing Facilities), because the project entails the leasing of tenant space within an existing private structure and involves a negligible or no expansion of use beyond that which currently exists. It can be seen with certainty that no special circumstances exist that would create a reasonable possibility that the proposed project will have a significant adverse effect on the environment. The project does not propose any physical improvements to the site or any physical changes to the existing building.

[4.] OLD BUSINESS - None

[5.] NEW BUSINESS - None

[6.] COMMISSION COMMUNICATIONS AND MATTERS

[7.] STAFF COMMUNICATIONS AND MATTERS

ADJOURN

Next regular scheduled meeting on April 9, 2019.

APPROVED BY:

MARK A. MCAVOY	
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Planning Commission Staff Report

DATE: March 26, 2019

AGENDA ITEM NO: 3-A

TO: The Planning Commission
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: A Public Hearing to consider Tentative Map No. 78209 (TM-17-12) to subdivide one lot into two lots at 772 Barnum Way.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Re-opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution approving Tentative Map No. 78209 (TM-17-12) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines §§ 15315 as a Class 15 categorical exemption (Minor Land Divisions) and 15332 as a Class 32 categorical exemption (In-Fill Development Projects) in that the project consists of the subdivision of one lot into two lots. No new construction is proposed as part of the Project. The parcel was not involved in a division of a larger parcel within the previous 2 years. The division is in conformance with the General Plan and zoning in that the subject property is zoned Single-Family Residential (R-1) and designated Low Density Residential in the General Plan Land Use Element. The proposed project occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species in that the property is already developed with older residential dwelling units that will be demolished as part of the proposed project. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality in that the project is an in-fill project in an existing developed and urban area. The site can be adequately served by all required utilities and public services in that the City provides the utilities and public services.

EXECUTIVE SUMMARY:

The applicant, Sonny Ho, is requesting approval of a Tentative Map to subdivide one lot into 2 lots at 772 Barnum Way. The applicant first presented this request to the Planning Commission on February 27, 2018; at the February 27, 2018 meeting, the Planning Commission raised concerns regarding slope stability and voted to continue the

application to a date uncertain to provide the applicant with additional time to address this issue. In response to the Planning Commission's concerns, the applicant submitted a Limited Geotechnical Feasibility Study Report on January 15, 2019 which provides a limited geological and geotechnical feasibility evaluation as the guidelines for potential future site development. Based on the analysis and evaluation of available data collected from site reconnaissance and literature review, the proposed lot subdivision is considered feasible from a geological and geotechnical standpoint. Staff has reviewed this Report and the application and re-submits the applicant's request to the Planning Commission for its consideration.

BACKGROUND AND DISCUSSION:

The Planning Commission first considered Applicant's request for approval of a Tentative Map (to subdivide one lot into 2 lots at 772 Barnum Way) on February 27, 2018. (The February 27, 2018 staff report is attached for reference.) During public hearing on the item, concerns were raised by the public and the Planning Commission regarding the soil stability of the lot(s) relative to any future proposed development. Accordingly, Planning Commission continued the application to a date uncertain to allow the applicant additional time to address this issue.

On January 15, 2019, the applicant submitted a Limited Geotechnical Feasibility Study Report (prepared by Mark Kruger Geology, Inc.), which was reviewed by the City's Engineering Division. (This Report is attached for reference.) Notably, this is the only new information presented to the Planning Commission – the scope of the project has not changed since the February 27, 2018 meeting. Essentially, the Report provides a limited geological and geotechnical feasibility evaluation as the guidelines for potential future site development – it is not intended to provide design-level assessment (as a site-specific development and grading plan have not been prepared at this time). Based on the analysis and evaluation of available data collected from site reconnaissance and literature review, the proposed lot subdivision is considered feasible from a geological and geotechnical standpoint. (Once the grading and development plans become available, detailed soils and engineering geologic report will be prepared based on subsurface exploration, testing and engineering analysis.)

The subject property is currently a vacant hillside lot developed with an existing two-story single-family dwelling constructed in 1979. The application is a tentative subdivision map to divide one lot into two lots and no new construction is proposed as part of the application. The proposed project meets the City's zoning regulations and development standards. The Low-Density Residential land use allows traditional single-family homes, with one dwelling unit permitted per legal lot. Residences in this category consist generally of single-family detached houses with private yards. Per staff's review of the Limited Geotechnical Feasibility Study Report and the application, this project has been re-submitted to the Planning Commission for its consideration.

Legal Notification

The legal notice of this hearing was posted at the subject site, City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **March 5, 2019** and published in the Wave

on **March 5, 2019**, with affidavits of posting on file. The legal notice of this hearing was mailed to **83** property owners within a 300 foot radius and current tenants of the property concerned on **March 5, 2019**.

ALTERNATIVE COMMISSION CONSIDERATIONS:

None.

FISCAL IMPACT:

There may be an increase in sales tax revenue and business license tax revenue. Calculations of the exact amount would be speculative.

Respectfully submitted,



Mark A. McAvoy
Director of Public Works/
City Engineer

Prepared by:



Samantha Tewasart
Senior Planner

Reviewed by:



Natalie C. Karpeles
Assistant City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Tentative Map 78209
- Attachment 3: Limited Geotechnical Feasibility Study Report prepared by Mark Kruger Geology, Inc.
- Attachment 4: Planning Commission staff report dated February 27, 2018

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION APPROVING TENTATIVE MAP NO. 78209 (TM-17-12) TO SUBDIVIDE ONE LOT INTO TWO LOTS AT 772 BARNUM WAY

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

SECTION 1: The Planning Commission finds and declares that:

- A. On October 10, 2017, Sonny Ho, submitted an application pursuant to Title 20 of the Monterey Park Municipal Code ("MPMC") requesting approval of Tentative Map No. 78209 (TM-17-12) to subdivide one lot into two lots at 772 Barnum Way ("Project");
- B. The proposed Project was reviewed by the Community and Economic Development Director for, in part, consistency with the General Plan and conformity with the MPMC;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project, before the Planning Commission for February 27, 2018 and March 26, 2019. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- E. On February 27, 2018 and March 26, 2019, 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 Sonny Ho; and
- F. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its February 27, 2018 and March 26, 2019 hearings including, without limitation, the staff report submitted by the Community and Economic Development Department.

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

- A. The project consists of the division of property in an urbanized area zoned for residential use into four or fewer parcels. The Applicant seeks to divide one lot into two lots;
- B. 772 Barnum Way is zoned R-1 (Single-Family Residential) and designated Low Density Residential in the General Plan. The Low Density Land Use category allows for traditional single-family homes, with one dwelling allowed per lot.

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Residences in this category consist generally of single-family, detached houses with private yards;

- C. The project site is located on the south side of Barnum Way. The properties located to the north, south, east, and west of the project site are R-1 zoned lots;
- D. The project site is irregularly shaped, has a frontage of approximately 1,252 feet on Barnum Way, and a total lot area of 330,130 square feet (7.58 acres) in size. The proposed subdivision is to divide the majority of the western portion of the lot from the eastern portion to create a 16,402 square feet lot for the existing single-family dwelling, which is identified as Lot 1 on the tentative map. The remaining lot area labeled as Lot 2 will be 313,728 square feet (7.2 acres) in size. Lot 2 will have an average lot depth greater than 200 feet and a lot width greater than 1,197 feet. No development is currently proposed for Lot 2;
- E. Lot 1 is currently developed with an existing 2,634 square foot two-story single-family dwelling with an attached 533 square foot three-car garage constructed in 1980 at the most eastern portion of the subject property;
- F. The proposed subdivision does not require any variances or exceptions;
- G. The proposed subdivision will provide required access and services to each subdivided lot;
- H. The subject property has not been involved in a division of a larger parcel within the previous two years;
- I. The subject property does not have an average slope greater than 20 percent; and
- J. There are no public easements for access within the proposed development.

SECTION 3: *Environmental Assessment.* Because of the facts identified in Section 2 of this Resolution, the Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines §§ 15315 as a Class 15 categorical exemption (Minor Land Divisions) and 15332 as a Class 32 categorical exemption (In-Fill Development Projects) in that the project consists of the subdivision of one lot into two lots. No new construction is proposed as part of the Project. The parcel was not involved in a division of a larger parcel within the previous 2 years. The division is in conformance with the General Plan and zoning in that the subject property is zoned R-1 (Single-Family Residential) and designated Low Density Residential in the General Plan Land Use Element. The proposed project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species in that the property is already developed with older residential dwelling units that will be demolished as part of the proposed project. Approval of the project would not result in any significant effects

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relating to traffic, noise, air quality, or water quality in that the project is an in-fill project in an existing developed and urban area. The site can be adequately served by all required utilities and public services in that the City provides the utilities and public services.

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

- A. The proposed tentative map is consistent with the general plan, as required by Government Code § 66473.5. The size of the property is 330,130 square feet (7.58 acres). The proposed subdivision would create a 16,402 square feet lot for the existing single-family dwelling (identified as Lot 1 on the tentative map); leaving 313,728 square feet (7.2 acres) for Lot 2. In the R-1 Zone, one dwelling unit is allowed for every 6,000 square feet of lot area. In this case, the remaining 7.2 acres will be adequate in size to accommodate a single-family dwelling. At this time no development is planned for Lot 2; however, the tentative map for this project would allow for at least one single-family dwelling to be constructed on Lot 2 in the future. The proposed project is less than the maximum density (0 to 8 dwelling units per acre) for this site. Additionally, the property is located on Barnum Way, a local street with a 60-foot right-of-way, which is adequate in size and capacity to accommodate the anticipated traffic that will be generated by the subdivision. There is no specific plan adopted for this area.
- B. The design or improvement of the proposed subdivision is consistent with the general plan. The General Plan designation is Low Density Residential. The proposed subdivision is located in the City's R-1 residential zone and is bordered by residentially developed lots to the north, south, east, and west. Lot 1 is already developed with a single-family residence. The proposed project would create 313,728 square feet (7.2 acres) and would allow for the creation of at least one single family residence on Lot 2.
- C. The site is physically suitable for the type of development and the proposed density of the project. The total size of the lot is 330,130 square feet (7.58 acres). The proposed subdivision is to divide the majority of the western portion of the lot from the eastern portion to create a 16,402 square feet lot for the existing single-family dwelling, which is identified as Lot 1 on the tentative map. The remaining lot area labeled as Lot 2 will be 313,728 square feet (7.2 acres) in size; Lot 2 will therefore be adequate in size to accommodate a single-family dwelling because in the R-1 Zone, one dwelling unit is allowed for every 6,000 square feet of lot area. Lot 2 will have an average lot depth greater than 200 feet and a lot width greater than 1,197 feet. According to Monterey Park Municipal Code (MPMC) § 21.08.080, the minimum lot area required for an R-1 zoned lot is 6,000 square feet and the minimum lot width is 50 feet. Both Lots 1 and 2 will exceed the minimum requirements. According to the property owner, the purpose for the subdivision is for financing reasons only. There are currently no plans for

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development on Lot 2.

- D. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subject property is bordered by residentially developed lots to the north, south, east, and west. There are no rare plants, wild animals or cultural, historical or scenic aspects within the surrounding area.
- E. The design of the subdivision is not likely to cause serious public health problems. The proposed subdivision will not cause any public health problems in that the subdivision will be created according to all City, State, and Federal regulations and specifications.
- F. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. There are no public easements for access within the proposed development. The design of the subdivision will not require a school site dedication, land reservations for public use, or soil report.

SECTION 5: *Approval.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Tentative Map No. 78209 (TM-17-12).

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

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

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

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RESOLUTION NO.
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SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

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

SECTION 11: This Resolution may be appealed within ten (10) 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 Sections 9 and 11, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

ADOPTED AND APPROVED this 26th day of March 2019.

Chairperson Delario Robinson

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 26th day of March 2019, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

Mark A. McAvoy, Secretary

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

By:



Natalie C. Karpeles,
Deputy City Attorney

PLANNING COMMISSION RESOLUTION NO.

Exhibit A

CONDITIONS OF APPROVAL

772 BARNUM WAY

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Sonny Ho agrees that he will comply with the following conditions for approval of Tentative Map No. 78209 (TM-17-12) ("Project Conditions").

PLANNING:

1. Sonny Ho (the "Applicant"), agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of TM-17-12 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of TM-17-12, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.
2. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission and on file. Before the City issues a building permit, the Applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building and Safety Divisions. Any subsequent modification must be referred to the Director of Community and Economic Development for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The Tentative Map No. 78209 (TM-17-12) expires twenty-four months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A total of three, one year, extensions may be granted by the Planning Commission upon finding of good cause. An application requesting an extension must be filed with the Community and Economic Development Department before the expiration date.
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.

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6. The real property subject to TM-17-12 must remain well-maintained and free of graffiti. Any graffiti must be removed within 24 hours after discovery.
7. Landscaping/irrigation must be maintained in good condition at all times.
8. A final map must be approved and recorded before the City issues a certificate of occupancy.

ENGINEERING:

9. The applicant must record the final map, in accordance with the MPMC, after City approves the final map and accepts any applicable bonds or agreements. A refundable \$90.80 **cash** deposit must be submitted to guarantee that the developer will provide the City with one transparent 4 mil thick mylar tracing, one electronic file of the approved final map tracings, transferable to City's AutoCAD and GIS systems; and two copies of the recorded final map which shall be filed with the City Engineer within three months of recordation. If recorded copy is not submitted by the end of the three-month time period, developer will forfeit the \$90.80 cash deposit.
10. The applicant/property owner must provide written proof that there are no liens against the subdivision for unpaid taxes or special assessments; and submit L.A. County tax bill, tax payment receipt, and copy of cancelled check before filing a Final Map with the City for approval.
11. Applicant agrees to pay City any development impact fees ("DIFs") that may be applicable to the Project. Applicant takes notice pursuant to Government Code 66020(d) that City is imposing the DIFs upon the Project in accordance with the Mitigation Fee Act (Government Code 66000, *et seq.*). Applicant is informed that it may protest DIFs in accordance with Government Code 66202.
12. For any future subdivision and or development, pursuant to the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," under which the City of Monterey Park is a permittee, that involves the disturbance of soils by grading, clearing and/or excavation, the applicant/property owner is required to obtain a "General Construction Activity Storm Water" Permit, and the City of Monterey Park will condition a grading permit on evidence of compliance with this permit and its requirements. Compliance information is available in the office of the City Engineer. Additionally, the project will require the preparation of a Low Impact Development (LID) Plan. The LID plan must be reviewed and approved by City prior to issuance of permits. Upon approval of the NPDES documents by the City, the applicant/property owner shall submit an electronic copy of the approved NPDES file, including site drawings, before the City issues a Building or Grading Permit.

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13. All improvement plans, including grading and public improvement plans shall be based upon City approved criteria. Benchmark references to be obtained from the Engineering Division.
14. For any future subdivision and or development, a Water Plan must be submitted for review and approval by the City Engineer. This plan must substantiate adequate water service for domestic flow, fire flow and identify backflow prevention. A water system analysis must be provided by the developer to demonstrate that the new development does not negatively impact the existing system. If the existing system does not have adequate pressure and fire flow to serve the development, the developer will be responsible for upgrading the water main as necessary in the public right-of-way.
15. The applicant must provide survey monuments denoting the new property boundaries and lot lines to the satisfaction of the City Engineer. All maps must be prepared from a field survey. Compiled maps are not permitted. Whenever possible, lot lines must be located to coincide with the top of all man-made slopes. Any deviation from this requirement must be approved by the City Engineer.
16. For any future subdivision and or development, a site drainage plan must be prepared for review and approval by the City Engineer. The property drainage must be designed so that the property drains to the public street or in a manner otherwise acceptable to the City Engineer. Drainage from contiguous properties must not be blocked and must be accommodated to the satisfaction of the City Engineer. A hydrology and hydraulic study of the site will be required for submittal to the City Engineer for review and approval.
17. All drainage facilities serving the development shall accommodate a 50-year storm. If existing storm drain facilities are inadequate, they must be enlarged as necessary. All storm drain facilities shall be designed and constructed to Los Angeles County Department of Public Works standards and specifications, and to the satisfaction of the City Engineer prior to approval of the Grading and Drainage Plans.
18. For any future subdivision and or development, the developer must prepare a Street Improvement Plan which may include the full width resurfacing/reconstruction of Barnum Way along the development, rehabilitation of sidewalk, driveway approaches, and curb and gutter along the entire property frontage on Barnum Way. The street improvement plan may also include the full width resurfacing/reconstruction of Vagabond Dr along the development, rehabilitation of sidewalk, driveway approaches, and curb and gutter along the entire property frontage on Vagabond Dr. The developer must be responsible for the construction installation costs of said improvements and any incidental work thereof and plans must be approved by the City Engineer.

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19. For any future subdivision and or development, the developer must prepare a Street Lighting Plan for the proposed development. The street lighting plan shall include lighting on Barnum Way and Vagabond Dr adjacent to the development frontage. Design plans and standards must comply with LA County Dept of Public Works and Southern California Edison standards. The developer must be responsible for the construction and installation costs of said improvements and any incidental work thereof and plans must be approved by the City Engineer.
20. Any damage to existing street improvements and utilities during construction must be repaired before the City issues any certificates of occupancy. Pre-existing damaged, deteriorated, substandard or offgrade curb, gutter, driveways and sidewalk must be repaired or replaced to the satisfaction of the City Engineer.
21. All public improvements must comply with the latest standards and specifications of and/or used by the City. All public improvements must be completed and accepted by the City, or unless a public improvement guarantee and agreement is posted, prior to approval of the final map by the City Council.
22. For any future subdivision and or development, all electric, telephone and cable TV utility services must be installed underground according to City and public utility standards. Satisfactory provisions for all other utilities and service connections, including water, sewer, and gas, must be completed to City and public utility standards. A Utility Plan must be prepared and submitted prior to approval of the Grading and Drainage Plans. The utilities may be shown on a separate plan or on the proposed Site Plan.
23. The tentative map must be in accordance with the Subdivision Map Act, adopted conditions of approval for the tentative map, and the specific criteria noted by the City Engineer. Verify and submit the correct drainage pattern of adjacent properties.

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

Sonny Ho, Applicant

ATTACHMENT 2

Tentative Map No. 78209

ATTACHMENT 3

Limited Geotechnical Feasibility Study Report prepared by
Mark Kruger Geology, Inc.

ATTACHMENT 4

Planning Commission staff report dated February 27, 2018



Planning Commission Staff Report

DATE: February 27, 2018

AGENDA ITEM NO: 3-A

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A Public Hearing to consider Tentative Map No. 78209 (TM-17-12) to subdivide one lot into two lots – 772 Barnum Way.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution approving Tentative Map No. 78209 (TM-17-12) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act)

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15315 as a Class 15 categorical exemption (Minor Land Divisions) in that the project consists of the subdivision of one lot into two lots. The division is in conformance with the General Plan and zoning in that the subject property is zoned R-1 (Single-Family Residential) and designated Low Density Residential in the General Plan Land Use Element. No new construction is proposed as part of the Project. The parcel was not involved in a division of a larger parcel within the previous 2 years.

EXECUTIVE SUMMARY:

The applicant, Sonny Ho, seeks a Tentative Map to subdivide one lot into two lots at 772 Barnum Way ("Project Site").

The proposed project meets the City's zoning regulations and development standards. The Low Density Residential land use allows traditional single-family homes, with one dwelling unit permitted per legal lot. Residences in this category consist generally of single-family detached houses with private yards. The subject property is a hillside lot currently developed with a single-family dwelling constructed in 1980. The existing developments on Barnum Way include two-story, single-family dwellings with attached garages all of which were constructed in the late 1970s and early 1980s.

Property Description

The project site is located on the south side of Barnum Way. The property is zoned R-1 (Single-Family Residential) and designated Low Density Residential in the General Plan. The properties to the north, south, east, and west of the project site are R-1 zoned lots. The project site is irregular shaped, has a frontage of approximately 1,252 feet on Barnum Way, with a total lot area of 330,130 square feet (7.58 acres) in size.

Project Description

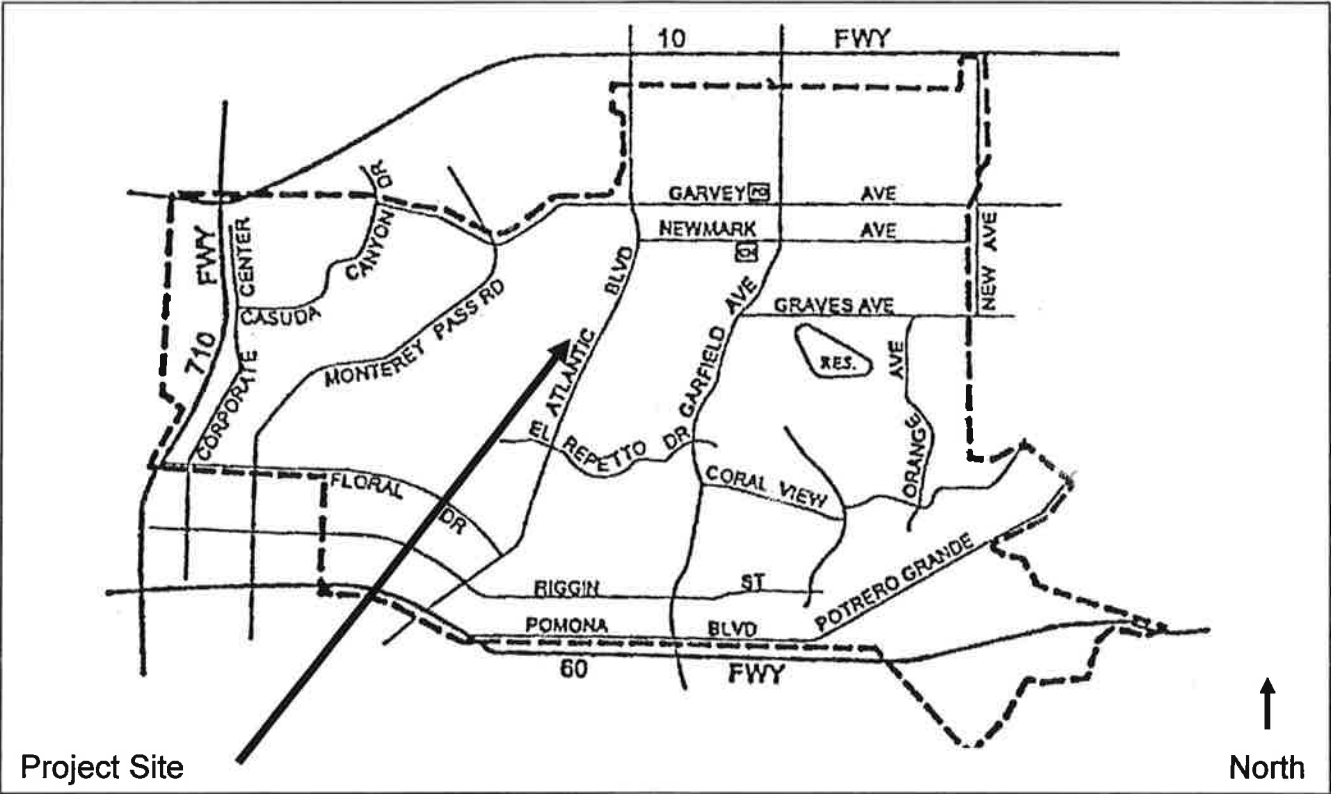
The subject property is currently developed with an existing 2,634 square feet, two-story single-family dwelling with an attached 533 square feet 2-car garage at the most eastern portion of the subject property. The dwelling unit was constructed as part of a larger subdivision development during the 1980s. The entire lot is a total of 330,130 square feet. The proposed subdivision is to divide the majority of the western portion of the lot from the eastern portion to create a 16,402 square feet lot for the existing single-family dwelling, which is identified as Lot 1 on the tentative map. The remaining lot area (labeled as Lot 2) will be 313,728 square feet (7.2 acres) in size. Lot 2 will have an average lot depth greater than 200 feet and a lot width greater than 1,197 feet. According to Monterey Park Municipal Code (MPMC) § 21.08.080, the minimum lot area required for an R-1 zoned lot is 6,000 square feet and the minimum lot width is 50 feet; both Lots 1 and 2 will exceed these minimum requirements. According to the property owner, the purpose for the subdivision is for financing reasons only. There are currently no plans for development on Lot 2 and no construction is currently proposed in connection with this project.

Following the proposed subdivision, Lot 1 will comply with the R-1 development standards; the floor area ratio will be 19 percent of the lot size, which is less than the maximum 35 percent allowed in the R-1 zone. Additionally, the dwelling unit will have a front setback of 25 feet and a rear setback that will exceed the minimum 25 feet requirement; the side setbacks will meet the 5 feet minimum requirement. According to MPMC § 21.22.050, a single-family dwelling with 4 or fewer bedrooms must have two enclosed garage spaces. The existing dwelling unit on Lot 1 has an existing attached three-car garage, which exceeds the minimum requirement, and is accessible from Barnum Way.

Legal Notification

The legal notice of this hearing was posted at the subject site, City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **February 2, 2018** and published in the Wave on **February 2, 2018**, with affidavits of posting on file. The legal notice of this hearing was mailed to **83** property owners within a 300 feet radius and current tenants of the property concerned on **February 8, 2018**.

Vicinity Map



Aerial Map



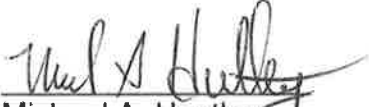
ALTERNATIVE COMMISSION CONSIDERATIONS:

None.

FISCAL IMPACT:

There may be an increase in sales tax revenue and business license tax revenue. Calculations of the exact amount would be speculative.

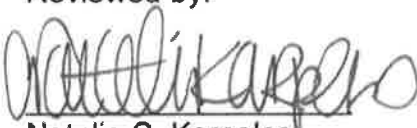
Respectfully submitted,


Michael A. Huntley
Community and Economic
Development Director

Prepared by:


Samantha Tewasart
Senior Planner

Reviewed by:


Natalie C. Karpeles
Deputy City Attorney

Attachments:

Attachment 1: Draft Resolution
Attachment 2: Tentative Map 78209



Planning Commission Staff Report

DATE: March 26, 2019

AGENDA ITEM NO: 3-B

TO: The Planning Commission
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: A Public Hearing to consider a Conditional Use Permit (CUP-19-03) to allow an office use (bank/financial institution) at 404 South Atlantic Boulevard, #C.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution approving the requested Conditional Use Permit (CUP-19-03) subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines § 15301 (Class 1 – Existing Facilities), because the project entails the leasing of tenant space within an existing private structure involving no expansion of existing or former use.

EXECUTIVE SUMMARY:

The Applicant (Brett Marchi for Universal Bank) is requesting approval of a Conditional Use Permit to allow the operation of a bank/financial institution at 404 South Atlantic Boulevard #C. Staff finds that the proposed use is consistent with the City's Municipal Code and the General Plan and recommends that the Planning Commission approve the Conditional Use Permit (CUP-19-03), subject to the conditions contained in the Resolution.

BACKGROUND AND DISCUSSION:

Universal Bank requires a conditional use permit to allow operation of a bank/financial institution at 404 South Atlantic Boulevard, #C ("Subject Unit"). 404 South Atlantic Boulevard – commonly known as the "Monterey Park Mall" – is zoned Shopping Center, Planned Development (S-C, P-D) and designated for commercial use in the General Plan. A bank/financial institution may only be conditionally permitted subject to the

approval of a conditional use permit (see MPMC §§ 21.10.030, 21.10.050 and 21.32.020.)

The Monterey Park Mall is a 286,841 square foot (6.58 acre) commercial plaza (located on the east side of South Atlantic Boulevard, between West Newmark Avenue and Harding Avenue) currently developed with four detached buildings including: a three-story retail/office building; a two-story service/office building (with a subterranean level of office space); a two-story fitness center; and a one-story multi-tenant commercial building. Properties located to the east and south of the Monterey Park Mall are zoned single-family residential (R-1), properties to the north are zoned S-C and medium-density residential (R-2), and the properties to the west are zoned high-density residential (R-3) and commercial-professional (C-P). The Monterey Park Mall is accessible from two driveways off of South Atlantic Boulevard.

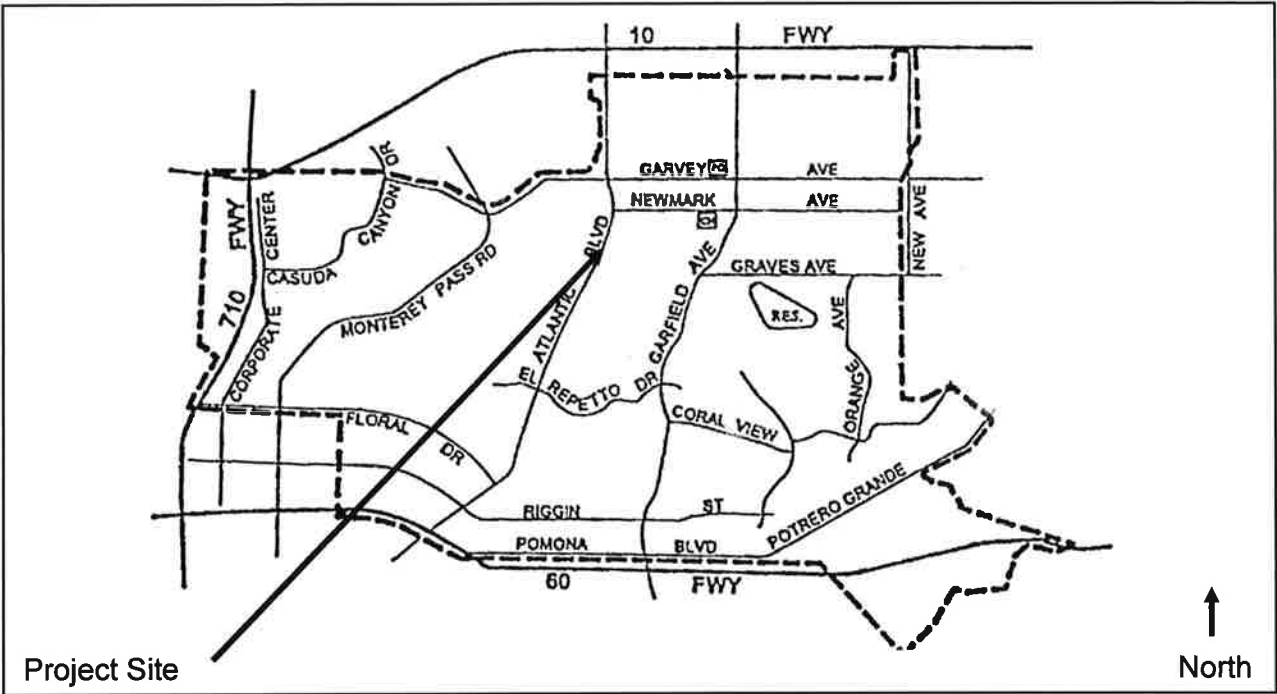
The Subject Unit is located within the one-story multi-tenant commercial building and will occupy an existing 2,261 square-foot corner unit that is currently vacant. The proposed floor plan includes a cashier-counter area, ATM room, vault, conference room and restroom. There will be one walk-up ATM machine located on the south elevation. The primary access to the building will be from a set of double doors located at the west elevation. Parking¹ for the Subject Unit will be located at the center of the lot with smaller parking areas in the northwest corner and near the southwest corner. A small number of additional parking spaces are located below the building in the southwest corner. The hours of operation will be from 9:00 a.m. to 5:00 p.m. Monday through Thursday, 9:00 a.m. to 6:00 p.m. on Friday, 9:00 a.m. to 1:00 p.m. on Saturday, and closed on Sundays. The proposed bank/financial institution will include a walk-up automated teller machine (ATM) and will not include a drive-through. According to MPMC § 21.10.040(D), adequate lighting will be provided surrounding the ATM and a minimum of one surveillance camera will be installed in all ATM areas.

Legal Notification

The legal notice of this hearing was posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **March 13, 2019**, with affidavits of posting on file. The legal notice of this hearing was mailed to property owners within a 300 foot radius and current tenants of the property concerned on **March 13, 2019**.

¹ It should be noted that pursuant to a Shared Parking Analysis (by Linscott Law and Greenspan, LLG) prepared for the 2006 Precise Plan, existing parking spaces for similar or less intensive uses may be exchanged without affecting the parking ratio. For instance, while an existing restaurant space can be converted to a retail/office space, an existing retail office space cannot be converted to restaurant space. The proposed use will utilize the parking spaces for an existing office space and, therefore, will not increase or negatively impact the parking demand/requirement for this project.

Vicinity Map



Aerial Map



ALTERNATIVE COMMISSION CONSIDERATIONS:

None.

FISCAL IMPACT:

No fiscal impacts.

Respectfully submitted,



Mark A. McAvoy
Director of Public
Works/City Engineer

Prepared by:



Samantha Tewasart
Senior Planner

Reviewed by:



Natalie C. Karpeles
Deputy City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Site and floor plans

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CU-19-03) TO PERMIT OPERATION OF A BANK/FINANCIAL INSTITUTION (OFFICE USE) AT 404 SOUTH ATLANTIC BOULEVARD #C.

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 29, 2019, Brett Marchi ("Applicant"), on behalf of Universal Bank, submitted an application pursuant to Monterey Park Municipal Code ("MPMC") §§ 21.10.030, 21.10.050 and 21.32.020 requesting approval of Conditional Use Permit (CU-19-03) to permit the operation of a bank/financial institution (office use) at 404 South Atlantic Boulevard #C ("Project");
- B. The proposed Project was reviewed by the Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the Monterey Park Municipal Code;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project, before the Planning Commission for March 26, 2019; notice of public hearing on such proposed Project was posted and mailed as required by the MPMC;
- E. On March 26, 2019, 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 the Applicant; and
- F. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its March 26, 2019 hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

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

- A. The Applicant seeks to operate a bank/financial institution. No new construction or additional square footage is proposed to either the building or parking areas;

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RESOLUTION NO.
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- B. 404 South Atlantic Boulevard #C is zoned Shopping-Center (S-C), Planned-Development (P-D) and designated commercial in the General Plan;
- C. The lot is 286,841 square feet (6.58 acres) in area. The property is currently developed with four detached buildings including: a three-story retail/office building; a two-story service/office building (with a subterranean level of office space); a two-story fitness center; and a one-story multi-tenant commercial building (collectively, the "Monterey Park Mall"); and
- D. The Monterey Park Mall is comprised of a mixture of service office, professional office, retail and restaurant uses.

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 (Class 1 – Existing Facilities), because the project entails the leasing of tenant space within an existing private structure involving no expansion of existing or former use.

SECTION 4: *Conditional Use Permit Findings.* Pursuant to MPMC §§ 21.10.030 and 21.32.020, the Planning Commission finds as follows:

- 1. The site size is adequate in size, shape and topography for the proposed office use (bank/financial institution). The lot is 286,841 square feet (6.58 acres) in area. The property is currently developed with four detached buildings including: a three-story retail/office building; a two-story service/office building (with a subterranean level of office space); a two-story fitness center; and a one-story multi-tenant commercial building. The proposed bank/financial institution (office use) will occupy an existing 2,261 square-foot corner unit that is currently vacant.
- 2. 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 office use. The subject property is completely built out with 540 on-site parking spaces accessible from two driveways off of South Atlantic Boulevard, a principal arterial that serves as a regional struck route, accommodating through trips and linking the local street system to through routes. In Monterey Park, principal arterials have a width ranging from 84 to 100 feet curb-to-curb within a 100- to 120-foot right-of-way. The proposed use is not expected to significantly increase traffic. Adequate parking is provided on the property and the project does not include new construction or additional square footage. No changes are proposed to the building or parking area.
- 3. The proposed use is consistent with the City's General Plan and conforms to all the requirements of the General Plan and zoning regulations. MPMC § 21.10.030 allows a bank/financial institution (office use) subject to a conditional use permit in the S-C, P-D zone. The Monterey Park Mall is designated Commercial in the General Plan Land Use

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Element and the Commercial land use category permits retail and service commercial and professional uses. The proposed bank/financial institution is consistent with the General Plan in that the Commercial land use category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of the Monterey Park residents and businesses. The proposed commercial building is compatible with the uses of the surrounding area.

4. The proposed use will not create unusual noise, traffic, or other conditions that may be objectionable, detrimental, or incompatible with surrounding properties or other permitted uses in the City. The proposed bank/financial institution (office use) will not have adverse effects on the enjoyment or valuation of neighboring properties. Properties located to the east and south of the Monterey Park Mall are zoned single-family residential (R-1), properties to the north are zoned S-C and medium-density residential (R-2), and the properties to the west are zoned high-density residential (R-3) and commercial-professional (C-P). The C-P also allows a bank/financial institution subject to a conditional use permit. The hours of operation will be from 9:00 a.m. to 5:00 p.m. Monday through Thursday, 9:00 a.m. to 6:00 p.m. on Friday, 9:00 a.m. to 1:00 p.m. on Saturday, and closed on Sundays. The proposed bank/financial institution will include a walk-up automated teller machine (ATM) and will not include a drive-through. According to MPMC § 21.10.040(D), adequate lighting will be provided surrounding the ATM and a minimum of one surveillance camera will be installed in all ATM areas.
5. The proposed use will not have an adverse effect on the public health, safety and general welfare. The proposed bank will not have an adverse effect on the public health, safety and general welfare because it will provide an additional financial institution for the public within an existing commercial building. Furthermore, security measures and the limited size of the use will limit any potential adverse effects to neighboring properties.
6. The use applied for at the location set forth in the application is properly one authorized by conditional use permit pursuant to the Zoning Code. MPMC § 21.10.030 allows a bank/financial institution (office use) subject to a conditional use permit in the S-C, P-D zone.

SECTION 5: *Approval.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Conditional Use Permit (CU-19-03).

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

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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 Tim Saivar, on behalf of, Dynamic Development Company, LLC and to any other person requesting a copy.

SECTION 11: This Resolution may be appealed within ten (10) 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 and 11, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

ADOPTED AND APPROVED this 26th day of March 2019.

Delario Robinson, Chairperson

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 26th day of March 2019, by the following vote of the Planning Commission:

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PAGE 5 OF 5**

AYES:
NOES:
ABSTAIN:
ABSENT:

Mark A. McAvoy, Secretary

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

By:



Natalie C. Karpeles,
Deputy City Attorney

PLANNING COMMISSION RESOLUTION NO.

Exhibit A

CONDITIONS OF APPROVAL

404 SOUTH ATLANTIC BOULEVARD #C

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Universal Bank agrees that it will comply with the following provisions as conditions for the City of Monterey Park's approval of Conditional Use Permit (CU-19-03) ("Project Conditions").

PLANNING:

1. Brett Marchi (the "Applicant"), on behalf of Universal Bank, 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-19-03 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-19-03, 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 Division. Any subsequent modification must be referred to the Director of Community and Economic Development for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The 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. An application requesting an extension must be filed with the Community and Economic Development Department.
4. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.
5. The real property subject to CU-19-03 must remain well-maintained and free of graffiti; any graffiti must be removed within 24 hours of discovery.
6. Building permits are required for any interior tenant improvements.

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7. Landscaping/irrigation must be maintained in good condition at all times.
8. Construction or demolition work may only be conducted between the hours of seven a.m. and seven p.m. on weekdays and the hours of nine a.m. and six p.m. on Saturdays, Sundays and holidays per MPMC § 9.53.070(6).
9. All construction equipment, fixed or mobile, must be equipped with properly operating and maintained mufflers.
10. Stationary equipment must be placed such that emitted noise is directed away from neighboring residential receivers.

FIRE:

11. All conditions identified by the Fire Department must be subject to review and approval by the Fire Chief for determination of applicability and extent to which any condition may be required.
12. A permit must be obtained from the Fire Department prior to engaging in activities, operations, practices or functions as indicated in California Fire Code (CFC) §§ 105.6 and 105.7
13. Fire protection, including fire apparatus access roads and water supplies for fire hydrant must be installed and made serviceable prior to and during the time of construction, per CFC § 501.4.
14. All fire safeguards required by California Fire Code Chapter 33 must be adhered to and maintained during the course of construction.
15. Provide an approved automatic fire sprinkler system as set forth by Fire Code 903 for the tenant improvement under deferred submittal.
16. A Knox box must be provided at an approved location per CFC § 506.1.
17. An approved number or address must be provided on the building frontage in such a position as to be plainly visible and legible from the street or road fronting the contrasting background per CFC § 505.1.
18. Portable fire extinguishers must be installed per CFC § 906.

POLICE:

19. Exterior lighting must be in full operation at all times.
20. It is recommended that the business hire and provide private security. The private security company will be properly licensed and meet all the legal obligations to operate a private security company. There must be a minimum of one security guard on the premises at all times. The Chief of Police must have

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the authority to increase or decrease the number of security guards as the situation calls for.

21. All major common areas of the locations, including all parking areas, must be covered by security cameras. All security cameras must operate 24-hours a day, seven days a week. All cameras must record onto a recording medium and all recordings must be maintained in a secure and locked enclosure. Security video cameras must be installed at all the entrances/exits and must be positioned to capture the faces of people entering and exiting. Security cameras must be positioned at all teller windows and money handling areas.

All recordings must be maintained a minimum of 30 days. All recordings must be made readily available for any law enforcement official who requests the recording(s) for official purposes. If the Chief of Police determines that there is a need to have additional security cameras installed, the manager/owner of the business must comply with the request within 7 days. The Chief of Police can also require the position of the video cameras to be changed if it is determined that the position of the camera does not meet security needs. The manager/owner of the business must comply with the request within 7 business days.

22. A comprehensive security plan must be submitted to the Police Department for final review and approval before the project opening.
23. Access to the roof, if applicable, must be located and secured. Access to the roof will be restricted to maintenance personnel, building management, or other authorized personnel.
24. All businesses in the complex are encouraged to join and participate in the Monterey Park Police Department's Business Watch Program; a free service designed to educate businesses about minimizing criminal activity. The Community Relations Bureau can be contacted at (626) 307-1215.
25. The shrubbery on the property must be installed and maintained in such a condition as to not restrict visibility from the street or easily conceal persons.
26. The Chief of Police reserves the right to revoke any or all permits issued to an establishment for violations of federal, state, or local law, deemed to be a nuisance to the community due to continued negative contact with law enforcement or failure to comply with these and subsequent provisions.

By signing this document, Brett Marchi, on behalf of Universal Bank, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

Brett Marchi, Applicant

ATTACHMENT 2

Site and floor plans