

**PLANNING COMMISSION OF MONTEREY PARK
AGENDA**

REGULAR TELECONFERENCE MEETING

**TUESDAY
November 09, 2021
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.**

ASSEMBLY BILL NO. 361

These meetings will be conducted pursuant to Government Code § 54953(e) as implemented by City Council Resolution.

Accordingly, Commissioners will be provided with a meeting login number and conference call number; they will not be physically present at City Hall Council Chambers.

Pursuant to the City Council resolution, the public may provide public comment utilizing the methods set forth below.

Note that City Hall is currently closed to the public. You will not be admitted to City Hall.

GENERAL INFORMATION

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

PUBLIC PARTICIPATION

In accordance with Government Code § 54953(e) and City Council resolution, remote public participation is allowed in the following ways:

Via Email

Public comment will be accepted up to 24 hours before the meeting via email to ssizemore@montereypark.ca.gov and, when feasible, read into the record during public comment.

Via Telephone

Public comment may be submitted via telephone during the meeting, before the close of public comment, by calling (888) 788-0099 or (877) 853-5247 and entering Zoom Meeting ID: **884 2276 4151** then press pound (#). When prompted to enter participation ID number press pound (#) again. If participants would like to make a public comment they will enter “*9” then the Department of Community and Economic Development will be notified, and you will be in the rotation to make a public comment. Participants are encouraged to join the meeting 15 minutes before the start of the meeting. You may speak up to 5 minutes on Agenda item. Speakers will not be allowed to combine time. The Chair and Commission/Board Members may change the amount of time allowed for speakers. As part of the virtual meeting protocols, anonymous persons will not be allowed to provide public comment.

Important Disclaimer

When a participant calls in to join the meeting, their name and/or phone number will be visible to all participants. Note that all public meetings will be recorded.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call the Department of Community and Economic Development at 626-307-1315 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

CALL TO ORDER

Chairperson

FLAG SALUTE

Chairperson

ROLL CALL

Tammy Sam, Ricky Choi, Dr. Kevin K. Lo, Peter Fung

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS (Related to Items NOT on the Agenda). 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.

ORAL AND WRITTEN COMMUNICATIONS

[1.] PRESENTATIONS

[2.] CITY OF MONTEREY PARK- CONSENT CALENDAR - None

[3.] PUBLIC HEARING

3-A. CONDITIONAL USE PERMIT (CU-21-06) TO ALLOW A THREE STORY SELF-STORAGE FACILITY IN THE O-P (OFFICE PROFESSIONAL NON-MCCASLIN BUSINESS PARK – 505 MONTEREY PASS ROAD

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-21-06), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act)

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under S 15332 as a Class 32 categorical exemption (In-Fill Development Projects) in that the project consists of the construction and operation of a new three-story self-storage facility, 128,654 square feet in size. The proposed development will take place within City limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has not value as habitat for endangered, rare or threatened species as the site is fully developed with existing uses to be demolished as part of the project; furthermore, the construction of the proposed three-story self-storage facility will take place entirely upon the existing, developed lot. 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. Lastly, the site can be adequately served by all required utilities and public services.

[4.] OLD BUSINESS – None

[5.] NEW BUSINESS

[6.] COMMISSION COMMUNICATIONS

ADJOURN

Next regular scheduled meeting is on November 23, 2021.



Planning Commission Staff Report

DATE: November 9, 2021

AGENDA ITEM NO: 3-A

TO: Planning Commission
FROM: Steve Sizemore, Interim Director of Community Development
SUBJECT: A public hearing to consider a Conditional Use Permit (CU-21-06) to allow a three-story self-storage facility in the O-P (Office Professional Non-McCaslin Business Park) Zone – 505 Monterey Pass Road.

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) After considering the evidence received during the public hearing, adopting a resolution approving the requested Conditional Use Permit (CU-21-06), subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

CU-21-06 was reviewed pursuant to the California Environmental Quality Act ("CEQA"). That review found that CU-21-06 is categorically exempt under 14 Cal. Code of Regs. § 15332 (In-Fill Development Projects – Class 32) from further environmental review. The proposed project, consisting of a 99,666-square foot, three-story self-storage building, within City limits on a site less than five acres, which is substantially surrounded by urban uses; the site has no value as habitat for endangered, rare, or threatened species. A review of the Project indicates that the project is consistent with the City of Monterey Park General Plan and zoning requirements. The project would not result in any significant effects related to traffic, noise, air quality, or water quality in that the project is an in-fill project in an existing developed and urban area and the Project is adequately served by all required utilities and Public Services. 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.

EXECUTIVE SUMMARY:

The applicant is requesting approval of a conditional use permit (“CUP”) to allow the construction of a 99,666-square foot (total countable floor area 74,750 sf), three-story self-storage building, included in that total is a 900 square foot ancillary office. In addition, on-site construction also features associated off-street parking facilities and landscaped areas.

After reviewing the proposed project’s application Planning staff has determined that the project is consistent with the Monterey Park General Plan and O-P (Office Professional Non-McCaslin Business Park) Zoning regulations. In addition, the proposal was sent to the Monterey Park Fire, Building, Engineering and Police Departments who prepared tailored conditions of approval to address their specific concerns. On this basis, staff recommends Planning Commission approval of the project.

TYPE OF ACTION (QUASI-JUDICIAL)

The recommended action is to adopt the proposed Resolution approving the CUP. In considering such actions, the Planning Commission acts in a quasi-judicial role. When doing so, the Planning Commission acts like a court: it applies facts gathered during a public hearing to existing law. Just like a court, the Planning Commission can only consider facts that are relevant to the case. A party appearing before the legislative body is entitled to

- Notice of the proposed action;
- Reasons for the action;
- A copy of the evidence on which the action is based; and
- The right to respond before a reasonably impartial, noninvolved reviewer.

The Planning Commission must base its decisions upon substantial evidence within the record. “Substantial evidence” generally means enough relevant information and reasonable inferences from information gathered during a public hearing that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts does not constitute substantial evidence. Substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. If the Planning Commission asks irrelevant questions and bases its decision-making on such questions, a court may overturn the Planning Commission’s decision and potentially hold the City liable for violating the applicants constitutionally protected due process rights. To approve the CUP (per Monterey Park Municipal Code, “MPMC” §§ 21.32.020 and 21.10.250), the Planning Commission must find that:

- The site is adequate in size, shape and topography for the proposed use including without limitation, any required yards, walls, fences, parking and loading facilities, landscaping, setbacks, and other development standards prescribed in the MPMC;
- 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 proposed use is consistent with the General Plan and any applicable specific plan;
- 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 use will not have an adverse effect on the public health, safety and general welfare; and
- The use applied for at the location set forth in the application is properly one authorized by conditional use permit pursuant to the MPMC.

These findings are included in the draft Resolution attached to this report.

BACKGROUND AND ANALYSIS:

SITE AND AREA DESCRIPTION:

The proposed project ("Project") is located at 505 Monterey Pass Road, on approximately 2.95 acres of land area in the O-P (Office Professional Non-McCaslin Business Park) Zone (the "Property"). The subject property is an irregularly shaped lot, totaling 128,654 square feet of land area. The site is currently developed with two single-story buildings, with approximately 25,410 square feet of floor area. These buildings are used for storage/warehouse and associated surface parking areas. The parking area has vehicular and pedestrian access from Monterey Pass Road. The north-western part of the site contains an approximately 80 to 100-foot high southeasterly facing slope that has been graded to accommodate a 2:1 slope. The slope contains three concrete terrace drains (V-ditch) that extend laterally across the slope with two down drains in the upper portion of the slope. A 6 to 8 foot retaining wall extends from the south-eastern to western property boundaries at the base of the slope. The retaining wall appears to be distressed, containing occasional vertical cracks, frequent horizontal cracks near the top and is tilted and warped in places.

Surrounding land uses consist primarily of warehouse/light industrial and residential uses. Below is a table of identifying the General Plan, zoning and land uses of surrounding properties:

GENERAL PLAN, ZONING AND LAND USE TABLE			
<u>Direction</u>	<u>General Plan</u>	<u>Zoning</u>	<u>Land Use</u>
North	High Density Residential	R-3 Multiple Family Residential	Multiple Family Residential
South	Innovation/Technology	O-P Office Professional	Light Industrial
East	Innovation/Technology	O-P Office Professional	Light Industrial
West	Low Density Residential	R-1 Single Family	Single Family Residential

PROJECT DESCRIPTION:

The proposed self-storage building will be three stories, with a maximum height of 35 feet and 74,750 square feet of total floor area. Included as part of the development are 23 off-street parking spaces and two bicycle parking spaces in a surface parking lot that will be accessed via a 26 foot-wide driveway located at the southeast corner of the site, on Monterey Pass Road. The site is also accessible by pedestrians via an accessible path adjacent to the driveway, as well as along the public right-of-way.

The staffed hours of storefront operation will be from 8:00 am to 6:30 pm with customer access available from 5:00 am to 10:00 pm via a smartphone app and/or a physical keypad with a unique code assigned to each customer. The Project will embrace technology and innovation through the adoption of digital rental, payment, and access technologies that allow customers to safely rent and use their units in a contactless environment. The applicant utilizes advanced, smart lock access control and security systems, including touchless smartphone facility access to its customers and remote monitoring systems to ensure a safe, secure, and clean environment for patrons.

The facility is designed with nearly all storage units being accessible from secured, interior corridors, with only eight ground-floor units being accessed externally from the surface parking lot.

As indicated earlier, the subject Property is zoned O-P (Office Professional Non-McCaslin Business Park). The permitted floor area ratio ("FAR") in the O-P Zone is 0.65 to 1, with a height limit of 35 feet. The Project will include a net floor area of 74,750 square feet or 0.58 to 1 Floor Area Ratio and will have a maximum height of 35 feet, both within the allowable limits established by the O-P zone. The setbacks for the Project are as follows:

505 Monterey Pass Road – Building Setbacks		
<u>Yard</u>	<u>Proposed</u>	<u>Required</u>
Front (along Monterey Pass Road)	15' to 25'	15'
Side (adjacent to Northerly PL)	112'	65'
Side (adjacent to southerly PL)	56'	0'
Rear (adjacent to Residential Properties)	176'	65'

As can be seen from the above table, the Project meets or exceeds the required setbacks for a development in the O-P Zone.

Parking requirements are based on MPMC § 21.22.120 regarding off-street parking regulations. Accordingly, the Project must provide one vehicle parking space for every 4,000 square feet of self-storage use and four vehicle parking spaces per 1,000 square feet of office use, resulting a minimum of 23 vehicle parking spaces. The Project provides 23 off-street vehicular parking spaces. Additionally, the City requires the Project to comply with 2019 California Green Standards Building Code, adopted by the City, bicycle parking requirements, which includes providing one short-term and one long-term bicycle parking space for every five percent of the number of vehicle parking spaces required, resulting in the requirement for the Project to provide one short term bicycle parking space and one long-term bicycle parking space. Consistent with this, the Project does provide these bicycle parking spaces. In addition to the off-street parking, a loading area is proposed in front of the lobby to allow vehicles to move in and out for loading and unloading. A trash enclosure, consistent with city standards, is provided for office and facility use.

The parking lot and building will feature low-level exterior lights adjacent to buildings and along pathways for security and way-finding purposes. low-level lighting will also accent architectural features and landscaping elements. All lighting will be designed to provide for efficient, effective, and aesthetically pleasing lighting solutions, which would minimize light trespass from the proposed buildings, reduce sky-glow to increase night sky access, and improve nighttime visibility through glare reduction.

The Project includes a variety of building materials and types in various colors including stucco, metal panels and canopies, clear glazing, and anodized aluminum storefront with display windows. Combined these elements add visual interest and a modern design. In addition, the applicant is proposing brick treatment along the front of the building to acknowledge the use of this architectural treatment found along Monterey Pass Road.

With regards to Landscaping and walls, the Project will maintain the existing terrain on the hillside and will add a 25-foot landscaped setback at the southeast building corner and a 15-foot landscaped setback at the northeast building corner along the Monterey Pass Road. Landscaping in this area will contain a variety of trees, shrubs, and groundcover as well planting and trees spaced appropriately in the surface parking lot. The planting materials and irrigation comply with the City's landscape standards for commercial development. The planting materials will meet and promote the City's and the State's water conservation goals and be drought tolerant.

As indicated in the project description, the sloped area and retaining walls will need to be improved to ensure the project does not contribute to the degradation of this area. As a result, and based upon recommendations from a soils report (KCG/KLING Consulting Group dated March 26, 2021), a portion of the existing retaining wall would be removed and replaced to accommodate an increase in the building pad. The improvements will remove portions of the wall that are currently experiencing a variable degree of distress. Recommendations are provided for a decorative soil nail wall. To ensure the wall is decorative and enhances the development. Staff has added a condition allowing the City Planner to have final review and approval of a materials board consistent with the Planning Commission's approved plans (Condition #2).

Based on the foregoing, staff recommends the Planning Commission make the following findings:

A. The site is adequate in size, shape and topography for the proposed use including without limitation, any required yards, walls, fences, parking and loading facilities, landscaping, setbacks, and other development standards prescribed in the MPMC;

The Property is an irregularly shaped and includes approximately 128,654 square feet of land area. Much of the Property is existing hillside and the Project has been planned for the existing flat portion of the Property with frontage on Monterey Pass Road. Based on the O-P zoning, the Property is eligible for a Floor Area Ratio (FAR) of up to 0.65 to 1 or a maximum of approximately 83,625 square feet of net floor area. The Project includes a total of approximately 74,750 square feet of net floor area which is below the allowable FAR. In addition, the Project exceeds the required setbacks as shown in Table 2 of this report. The Project will have vehicular and pedestrian access from Monterey Pass Road with off-street parking meeting the Off-Street parking standards provided for in Chapter 21.22 of the Monterey Park Municipal Code. Parking areas will be attractively landscaped and will include shade trees to reduce heat-island effect. A trash collection area will be located on-site and accessible from the surface parking lot and will be screened from public view. Lighting will be positioned downward and will be shielded to reduce off-site spill to neighboring properties. The Project will comply with the development standards in the MPMC.

In addition, the Project design features an arrangement of buildings and structures (including height, bulk, and setbacks), off-street parking facilities, loading areas,

lighting, landscaping, trash collection, and other such pertinent improvements, that will be compatible with existing and future development on adjacent properties and neighboring properties. The Project will produce an aesthetic enhancement compared to the existing aging warehouse structures and surface parking lot.

B. 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 Property is located on Monterey Pass Road, which is designated a key arterial in the General Plan. Key arterial corridors form the visual frame of the City. These major streets are the paths of movement from which most residents and visitors experience the community. Monterey Pass Road is a four-lane street with center turn lane and on-street parking is generally permitted on the east side of the street. Monterey Pass Road currently provides access for the existing use which is a warehouse. The proposed self-storage use is anticipated to generate 106 net new daily trips which can be accommodated within the existing width and paved area of Monterey Pass Road. Under existing with Project conditions, the two most proximate intersections, Monterey Pass Road/Fremont Avenue and Monterey Pass Road/Vagabond Road, are expected to continue to operate at LOS B or better during weekday AM, weekday PM, and Saturday mid-day peak hours, therefore the site is adequate to address the quality and quantity of traffic generated by project.

C. The proposed use is consistent with the General Plan and any applicable Specific Plan;

The Property has a General Plan land use designation of Innovation/Technology with corresponding zoning of Office-Professional (O-P Non-McCaslin Business Park) and is not located within a specific plan area. The General Plan does not specifically address the requested Project use or CUP; however, the MPMC authorizes the Planning Agency to grant the requested CUP in the zones corresponding to the General Plan Land Use Designation. The City's stated goal is to phase out trucking intensive uses along Monterey Pass Road in favor of more environmentally sensitive businesses. Also, the city aims to improve the physical appearance of the corridor with increased landscaping, improved signage, identity lighting, and other public realm interventions. Goal 24 of the Land Use and Urban Design Element of the General Plan states, "Monterey Pass Road as a prime location for new technology-oriented, creative-industry, and emerging-trends businesses." The proposed use of the Property for a building for self-storage is consistent with the service commercial uses desired in the Innovation/Technology land use district and is a permitted use in the O-P zone. The proposed use will add to the range of complementary businesses in this business district and is a use that will minimize environmental conditions such as heavy truck traffic and excessive noise. A new modern building will contribute to the overall positive image for the business district. In addition, the Project will replace aging storage/warehouse buildings and surface parking lots which currently have a street-facing loading dock and surface parking lots adjacent to the public right-of-

way with minimal landscape buffering between the surface parking and the public right-of-way. The Project will generate less heavy truck traffic than the existing uses and will construct a new, modern, and attractive building with landscaping; therefore, the Project will be consistent with the goals and objectives of the Land Use and Urban Design Element of the General Plan.

D. 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;

Land uses in the greater Property area primarily include warehouse/light industrial uses along Monterey Pass Road corridor, with residential neighborhoods outside of the corridor to the north and west. The Property is bordered on the west/northwest by a hillside that slopes upward toward the west, topped with single-family homes; on the north by a hillside that slopes upward to the north, topped with a multi-family residential development; on the south/southeast by Monterey Pass Road; and on the south/southwest by a warehouse use. The predominant General Plan Land Use Designation along Monterey Pass Road is Innovation/Technology similar to the Property. The Project will replace aging storage/warehouse buildings and surface parking lots which currently have a street-facing loading dock and surface parking lots adjacent to the public right-of-way with minimal landscape buffering between the surface parking and the public right-of-way. The Project will generate less heavy truck traffic than the existing uses and will construct a new, modern, and attractive building with landscaping that is between 15 and 24 feet between the new building and the public right-of-way. Therefore, the Project will be an improvement over existing condition. As the redevelopment of an underutilized property within the City, the Project is characterized as an in-fill development, and as such, the Project qualifies for the Class 32 Categorical Exemption. The analysis included in the Categorical Exemption, dated July 2021, concluded that self-storage use will not generate sufficient noise, traffic, or any other conditions that might negatively impact neighboring properties nor require mitigation measures to address any potential impacts. Since there are no impacts generated by the self-storage project, the Project would not result in detrimental impacts to adjacent properties or to the character or the function of the neighborhood.

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

Immediately surrounding the Property are industrial and commercial buildings approximately one to two stories above grade. Within a few blocks' radius of the Property, there are commercial retail, office, restaurant, parking, industrial, and residential land uses ranging in height from one to three stories above grade. The massing and height of the proposed building will be compatible with the height of the buildings surrounding the Property. Therefore, the Project's scale and massing at three stories and approximately 35 feet in height will be consistent with the surrounding urban form. Similar to the Property, the neighboring properties are zoned Office-Professional (O-P) with a height limit of 35 feet, which will allow the

Project to be compatible with existing and future development on neighboring properties. The primary vehicular access will be provided from Monterey Pass Road with surface parking available on-site. As required by the zoning, a minimum 15-foot landscape setback will line the Project's frontage. A trash collection area will be located at the southwest corner of the Property and will be accessible from the surface parking lot and will be screened from public view. Lighting will be positioned downward and will be shielded to reduce off-site spill to neighboring properties. The Project will have security features including security cameras and controlled access. The Project's hours of operation will be consistent with surrounding commercial uses and access will not be permitted between the hours of 10 pm and 6 am. The Project will result in demolition of aging warehouse buildings and replacement with a new development that would include landscaping, street-facing glazing, and decorative screening; therefore, the Project will not adversely affect adjacent properties, the surrounding neighborhood, or the public health, welfare, or safety.

F. The use applied for at the location set forth in the application is properly one authorized by conditional use permit pursuant to the MPMC.

Pursuant to Section 21.12.020, Table 21.12(A) Permitted Use in Office Professional (O-P) Zone of the MPMC, public storage (self-storage) is permitted with a CUP subject to the procedures set forth in Section 12.32 of the MPMC.

OTHER ITEMS:

Legal Notification

The legal notice of this hearing was posted at the subject site, City Hall, Monterey Park Bruggemeyer Library, and Langley Center on October 28, 2021 and published in the Monterey Park Progress on October 28, 2021 with affidavits of posting on file. The legal notice of this hearing was mailed to 31 property owners within a 300 feet radius and current tenants of the property concerned on October 26, 2021.

ALTERNATIVE COMMISSION CONSIDERATIONS:

None

FISCAL IMPACT:

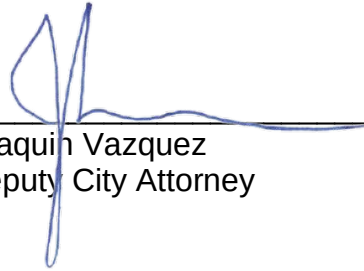
Minimal. There will be Development and Zoning Fees generated by the project and business license on an annual basis.

Prepared by:

Reviewed by:



Steve Sizemore,
Interim Director of Community
Development



Joaquin Vazquez
Deputy City Attorney

ATTACHMENTS:

Attachment 1: Draft Resolution

Attachment 2: Conditions of Approval

Attachment 3: Site, floor, elevation plans, Landscape Plans, Materials Sheet

ATTACHMENT 1

Draft Resolution

RESOLUTION NO. XX-XX

**A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CU-21-06)
TO ALLOW A THREE-STORY SELF-STORAGE FACILITY IN THE O-P
(OFFICE PROFESSIONAL, NON-MCCASLIN BUSINESS PARK) ZONE –
505 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 November 9, 2021, Adam Lentz, Madison Capital Group, LLC (“Applicant”) submitted an application requesting approval of a Conditional Use Permit (CU-21-06) to allow construction of a new a three-story self-storage facility (the “Project”);
- B. The Project was reviewed by the City Planner for, in part, consistency with the General Plan and conformity with the Monterey Park Municipal Code (“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 City Planner completed review and scheduled a public hearing regarding the Project before the Planning Commission for November 9, 2021. Notice of the public hearing was posted and mailed as required by the MPMC;
- E. On November 9, 2021, the Planning Commission conducted 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 November 9, 2021, public hearing including, without limitation, the staff report submitted by the City Planner.

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

- A. The Applicant seeks to construct a new three story state of the art self-storage building and demolish two single-story buildings, with approximately 25,410 square feet of floor area. These buildings are used for storage/warehouse purposes;
- B. 505 Monterey Pass Road is zoned O-P (Office Professional, Non-McCaslin Business Park) Zone and designated as “Innovation/Technology Commercial” in the Monterey Park General Plan;
- C. According to the Monterey Park General Plan; the Monterey Pass Road corridor should permit the range of uses necessary to achieve land use goals. Which include

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

prohibiting uses that conflict with those goals, including prohibition of warehousing and trucking-related uses.

- D. According to MPMC § 21.12.020 (A), a self-storage facility use may be allowed with a conditional use permit;
- E. The subject property is located on the westerly side of Monterey Pass Road, South of Garvey Avenue in an area with light manufacturing, and warehouse uses;
- F. Properties located to the north are R-3 (Multiple-Family Residential) and to the west are R-1 (Single-Family Residential) zoned lots. Properties to the South and East are O-P (Office Professional, Non-McCaslin Business Park) zoned lots;
- G. The subject property is eligible for a floor area ratio ("FAR") of up to 0.65 to 1 or a maximum of approximately 83,625 square feet of net floor area. The Project includes a total of approximately 74,750 square feet of net floor area which is below the allowable FAR; and
- H. The Project complies with the development standards in the City's Zoning Ordinance and no variance from the MPMC is being requested.

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 § 15332 as a Class 32 categorical exemption (In-Fill Development Projects) because the Project site is located in an urban area already developed. The Project is proposed within city limits on a site of no more than five acres substantially surrounded by urban uses; the site has no value as habitat for endangered, rare or threatened species; the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. The Project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations. 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.

SECTION 4: *Conditional Use Permit Findings.* Based upon the findings in Section 2, the Planning Commission finds as follows pursuant to MPMC § 21.32.020(B).

- A. The site is adequate in size, shape and topography for the proposed use including without limitation, any required yards, walls, fences, parking and loading facilities, landscaping, setbacks, and other development standards prescribed in the MPMC;**

The Project site is an irregularly shaped and includes approximately 128,654 square feet of land area. Much of the Project site is existing hillside and the Project has been planned for the existing flat portion of the Project Site with frontage on Monterey Pass

Road. Based on the O-P zoning, the Project site is eligible for a FAR of up to 0.65 to 1 or a maximum of approximately 83,625 square feet of net floor area. The Project includes a total of approximately 74,750 square feet of net floor area which is below the allowable FAR. In addition, the Project exceeds the required setbacks as shown in Table 2 of this staff report accompanying this Resolution. The Project will have vehicular and pedestrian access from Monterey Pass Road with off-street parking meeting the Off-Street parking standards provided for in Chapter 21.22 of the MPMC. Parking areas will be attractively landscaped and will include shade trees to reduce heat-island effect. A trash collection area will be located on-site and accessible from the surface parking lot and will be screened from public view. Lighting will be positioned downward and will be shielded to reduce off-site spill to neighboring properties. The Project will comply with the development standards in the City's Zoning Ordinance.

In addition, the Project design features an arrangement of buildings and structures (including height, bulk, and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that will be compatible with existing and future development on adjacent properties and neighboring properties. The Project will produce an aesthetic enhancement compared to the existing aging warehouse structures and surface parking lot.

B. 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 Project site is located on Monterey Pass Road, which is designated a Key Arterial in the General Plan. Key arterial corridors form the visual frame of the City. These major streets are the paths of movement from which most residents and visitors experience the community. Monterey Pass Road is a four-lane street with center turn lane and on-street parking is generally permitted on the east side of the street. Monterey Pass Road currently provides access for the existing use which is a warehouse. The proposed self-storage use is anticipated to generate 106 net new daily trips which can be accommodated within the existing width and paved area of Monterey Pass Road. Under existing with Project conditions, the two most proximate intersections, Monterey Pass Road/Fremont Avenue and Monterey Pass Road/Vagabond Road, are expected to continue to operate at LOS B or better during weekday AM, weekday PM, and Saturday mid-day peak hours, therefore the site is adequate to address the quality and quantity of traffic generated by project.

C. The proposed use is consistent with the General Plan and any applicable Specific Plan;

The Project site has a General Plan land use designation of Innovation/Technology with corresponding zoning of Office-Professional (O-P Non-McCaslin Business Park) and is not located within a specific plan area. The General Plan does not specifically address the requested Project use or CUP; however, the MPMC authorizes the

Planning Agency to grant the requested CUP in the zones corresponding to the General Plan Land Use Designation. The City's stated goal is to phase out trucking intensive uses along Monterey Pass Road in favor of more environmentally sensitive businesses. Also, the City aims to improve the physical appearance of the corridor with increased landscaping, improved signage, identity lighting, and other public realm interventions. Goal 24 of the Land Use and Urban Design Element of the General Plan states, "Monterey Pass Road as a prime location for new technology-oriented, creative-industry, and emerging-trends businesses." The proposed use of the Project site for a building for self-storage is consistent with the service commercial uses desired in the Innovation/Technology land use district and is a permitted use in the O-P zone. The proposed use will add to the range of complementary businesses in this business district and is a use that will minimize environmental conditions such as heavy truck traffic and excessive noise. A new modern building will contribute to the overall positive image for the business district. In addition, the Project will replace aging storage/warehouse buildings and surface parking lots which currently have a street-facing loading dock and surface parking lots adjacent to the public right-of-way with minimal landscape buffering between the surface parking and the public right-of-way. The Project will generate less heavy truck traffic than the existing uses and will construct a new, modern, and attractive building with landscaping; therefore, the Project will be consistent with the goals and objectives of the Land Use and Urban Design Element of the General Plan.

D. 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;

Land uses in the greater Project site area primarily include warehouse/light industrial uses along Monterey Pass Road corridor, with residential neighborhoods outside of the corridor to the north and west. The Project site is bordered on the west/northwest by a hillside that slopes upward toward the west, topped with single-family homes; on the north by a hillside that slopes upward to the north, topped with a multi-family residential development; on the south/southeast by Monterey Pass Road; and on the south/southwest by a warehouse use. The predominant General Plan Land Use Designation along Monterey Pass Road is Innovation/Technology similar to the Project site. The Project will replace aging storage/warehouse buildings and surface parking lots which currently have a street-facing loading dock and surface parking lots adjacent to the public right-of-way with minimal landscape buffering between the surface parking and the public right-of-way. The Project will generate less heavy truck traffic than the existing uses and will construct a new, modern, and attractive building with landscaping that is between 15 and 24 feet between the new building and the public right-of-way. Therefore, the Project will be an improvement over existing condition. As the redevelopment of an underutilized property within the City of Monterey Park, the Project is characterized as an in-fill development, and as such, the Project qualifies for the Class 32 Categorical Exemption. The analysis included in the Categorical Exemption, dated July 2021, concluded that self-storage use will

not generate sufficient noise, traffic, or any other conditions that might negatively impact neighboring properties nor require mitigation measures to address any potential impacts. Since there are no impacts generated by the self-storage project, the Project would not result in detrimental impacts to adjacent properties or to the character or the function of the neighborhood

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

Immediately surrounding the Project site are industrial and commercial buildings approximately one to two stories above grade. Within a few blocks' radius of the Project site, there are commercial retail, office, restaurant, parking, industrial, and residential land uses ranging in height from one to three stories above grade. The massing and height of the proposed building will be compatible with the height of the buildings surrounding the Project site. Therefore, the Project's scale and massing at three stories and approximately 35 feet in height will be consistent with the surrounding urban form. Similar to the Project site, the neighboring properties are zoned Office-Professional (O-P) with a height limit of 35 feet, which will allow the Project to be compatible with existing and future development on neighboring properties. The primary vehicular access will be provided from Monterey Pass Road with surface parking available on-site. As required by the zoning, a minimum 15-foot landscape setback will line the Project's frontage. A trash collection area will be located at the southwest corner of the Project site and will be accessible from the surface parking lot and will be screened from public view. Lighting will be positioned downward and will be shielded to reduce off-site spill to neighboring properties. The Project will have security features including security cameras and controlled access. The Project's hours of operation will be consistent with surrounding commercial uses and access will not be permitted between the hours of 10 pm and 6 am. The Project will result in demolition of aging warehouse buildings and replacement with a new development that would include landscaping, street-facing glazing, and decorative screening; therefore, the Project will not adversely affect adjacent properties, the surrounding neighborhood, or the public health, welfare, or safety.

F. The use applied for at the location set forth in the application is properly one authorized by conditional use permit pursuant to the MPMC.

Pursuant to Section 21.12.020, Table 21.12(A) Permitted Use in Office Professional (O-P) Zone of the MPMC, public storage (self-storage) is permitted with a CUP subject to the procedures set forth in Section 12.32 of the MPMC.

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-21-06).

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

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

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

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

SECTION 9: *Electronic Signatures.* Pursuant to Monterey Park Municipal Code § 3.95.020, this Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 10: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 11: A copy of this Resolution will be mailed to the Applicant and to any other person requesting a copy.

SECTION 12: This Resolution may be appealed within 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 13: Except as provided in Sections 10 and 12, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

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

ADOPTED AND APPROVED this ____ day of _____.

Chairperson Tammy Sam

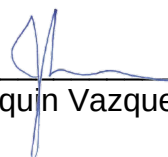
I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the ____ day of _____, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

Steve Sizemore, Secretary, Interim Director
of Community Development

APPROVED AS TO FORM:
Karl H. Berger, City Attorney

By:



Joaquin Vazquez, Deputy City Attorney

ATTACHMENT 2

Conditions of Approval

RESOLUTION NO. XX-XX

Exhibit A

CONDITIONS OF APPROVAL

505 MONTEREY PASS ROAD

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Adam Lentz, Madison Capital Group, LLC ("Applicant") agrees that they will comply with the following conditions for the City of Monterey Park's approval of Conditional Use Permit (CU-21-06) ("Project Conditions") for the property located at 505 Monterey Pass Road ("Property").

PLANNING:

1. 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-21-06 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-21-06, 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 ("Project"). 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 Divisions. Any subsequent modification must be referred to the City Planner for a determination regarding the need for Planning Commission review and approval of the proposed modification. Prior to the approval of Building Plans, a materials board will be submitted to the City Planner for review and approval of all walls, building materials, colors, lights windows and doors. Said Board will be consistent with the approved plans.
3. CU-21-06 expires 12 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.

PLANNING COMMISSION
RESOLUTION NO. XX-XX

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. Building permits are required for any interior tenant improvements.
7. Landscaping/irrigation must be maintained in good condition at all times.
8. Landscaping for the Project must be designed to comply with the MPMC's regulations governing efficient landscaping.
9. The Applicant and Property owner must keep the Property and free of graffiti. Failure of the Applicant or Property owner to remove graffiti within 24 hours written notice by the City will authorize the City to remove or mask said graffiti at the cost of the Applicant and Property owner.
10. A copy of the conditions of approval for the conditional use must be kept on the Project's premises and presented to any authorized City official upon request.
11. The Applicant and Property owner are responsible for maintaining the area adjacent to the business location and the Property in general, including any parkways and alleys.

ENGINEERING:

12. Under the Los Angeles County Municipal Separate Storm Sewer System (MS4) Permit, issued under the National Pollutant Discharge Elimination System (NPDES) Program, the developer/owner is required to obtain a General Construction Storm Water Permit. This Project will require the preparation of a Low Impact Development (LID) Plan and a Storm Water Pollution Prevention Plan (SWPPP). Upon approval of these plans, the developer/owner must submit an electronic copy of the approved files, including Project drawings, prior to the issuance of a building or grading permit.
13. All improvement plans, including grading and public improvement plans must be based upon City approved criteria. Benchmark references to be obtained from the Engineering Division.

**PLANNING COMMISSION
RESOLUTION NO. XX-XX**

14. The developer/owner is responsible for ascertaining and paying all City development fees such as, but not limited to, sewer deficiency fees, water meter fees and metered water service impact fees as required by MPMC. Water division requirements are to be determined upon completion and submittal of water meter sizing sheets by the Applicant.
15. A water plan must be submitted for review and approval by the City Engineer. This plan must substantiate adequate water service for domestic flow, fire flow and identify backflow prevention. If current fire flow and pressure tests are not available to substantiate adequate pressure and flow to serve the development, the developer will be responsible for conducting the appropriate tests and submitting copies of the test results for review and ultimate approval by the City. The substantiation of adequate water services must be verified by the City Engineer prior to setting of Planning Commission hearing date.
16. A Property 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 Property may be required for submittal to the City Engineer for review and approval.
17. All storm drainage facilities serving the development must accommodate a 50-year storm. If existing storm drain facilities are inadequate they must be enlarged as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications and also to the satisfaction of the City Engineer.
18. The grading and drainage plan must incorporate all pertinent Property development comments from the geological and geotechnical report submitted by the developer's consultant.
19. Remove existing curb, gutter, sidewalk, driveway approach, and construct curb and gutter, driveway approaches and full parkway width sidewalk. The removal and reconstruction must be along entire property frontage of Monterey Pass Road.
20. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the City Engineer. The point of connections of the sewer and water line must be clearly identified on the plan. The plan must include the connection details of all domestic flow, fire line

PLANNING COMMISSION
RESOLUTION NO. XX-XX

and irrigation line and sewer clean outs and must be prepared and submitted showing all existing and proposed utilities.

21. A sewer connection reconstruction fee will be assessed at the time of issuance of a building permit in accordance with the provisions of Chapter 14.06 of the Municipal Code.

FIRE:

22. All conditions identified by the Fire Department will be subject to review and approval by the Fire Chief for determination of applicability and extent to which any condition may be required.
23. Provide an approved automatic fire sprinkler system and fire alarm as set forth by Fire Code 903 and 907 for the new structure under deferred submittals.
24. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. CFC 501.4
25. The minimum required fire flow (RFF) will be 6,750 gpm at 20 psi for a 4-hour duration. The RFF may be reduced to 50% upon a written request to the Fire Marshal due to the installation of fire sprinklers. CFC App B.
26. A minimum of seven fire hydrants is required within 150 feet of the structure. A reduction in the number of required hydrants may be allowed based on Property conditions CFC App C
27. A knox box will be provided at the front entry. CFC 506.1
28. If "As-built" plans are required, additional fees will be due for the review of the drawings.

POLICE:

29. Adequate exterior lighting will be provided / maintained so that the area is visible from the street during the hours of darkness. At all times, all hallways, all stairwells, and any garage / carport, guest parking areas and parking entrances will be well lit to deter any criminal activity. There will also be adequate lighting in all common areas of the facility. During non-business

**PLANNING COMMISSION
RESOLUTION NO. XX-XX**

hours, motion sensor activated lights maybe used in the interior areas of the facility in order to reduce electricity usage.

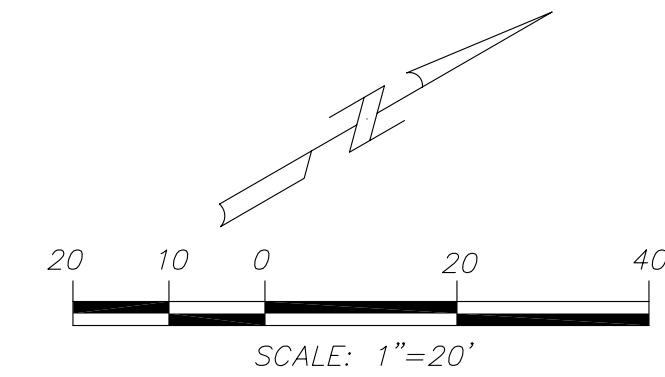
30. Access to the roof of the building will be locked and secured. Access to the roof will be restricted to maintenance personnel, building management, or other authorized personnel.
31. The shrubbery on the property will be installed and maintained in such condition to permit good visibility of the units from the streets. Any shrubbery surrounding the complex will be planted and maintained where the height of the greenery would not easily conceal persons.
32. Due to the high probability of theft associated with storage facilities, an alarm system will be installed at the main entrances and exits to the facility/lobby. In addition to the security alarm system, access control points/panels will be installed on the entrances/gates/doors to the storage units in order to prevent unauthorized access to the common areas of the facility. These devices will serve as a deterrent to criminal activity and allow notification of the police and security in the event of any such attempt. Contact the Monterey Park Police Department Community Engagement Bureau at (626) 307-1215 for additional information and alarm permits.
33. Due to the nature of this business and the high probability of theft and or burglary at storage facilities, a camera surveillance/security system will be installed covering the interior and exterior areas of the property such as the driveway, entrances and exits to the property, common hallways, and exterior storage units, or other areas where property may be kept. The video surveillance/security should operate 24 hours a day, seven days a week. All cameras should record onto a recording medium and all recordings should be maintained in a secure and locked enclosure. It is recommended that recordings be maintained for a minimum of 30 days and made readily available for any law enforcement official who requests the recording(s) for official purposes.

By signing this document, Adam Lentz, Madison Capital Group, LLC certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

Adam Lentz, Madison Capital Group, LLC

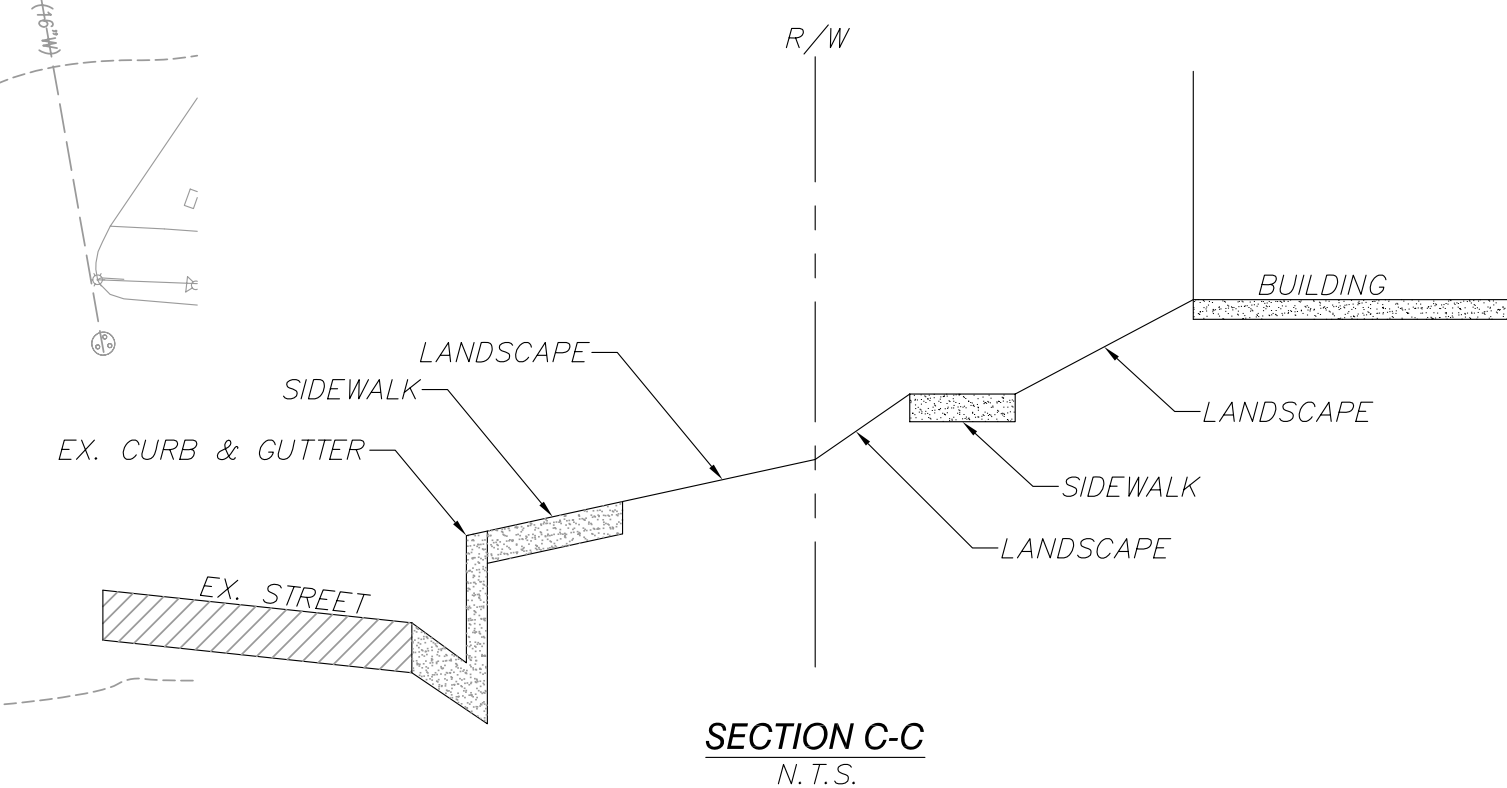
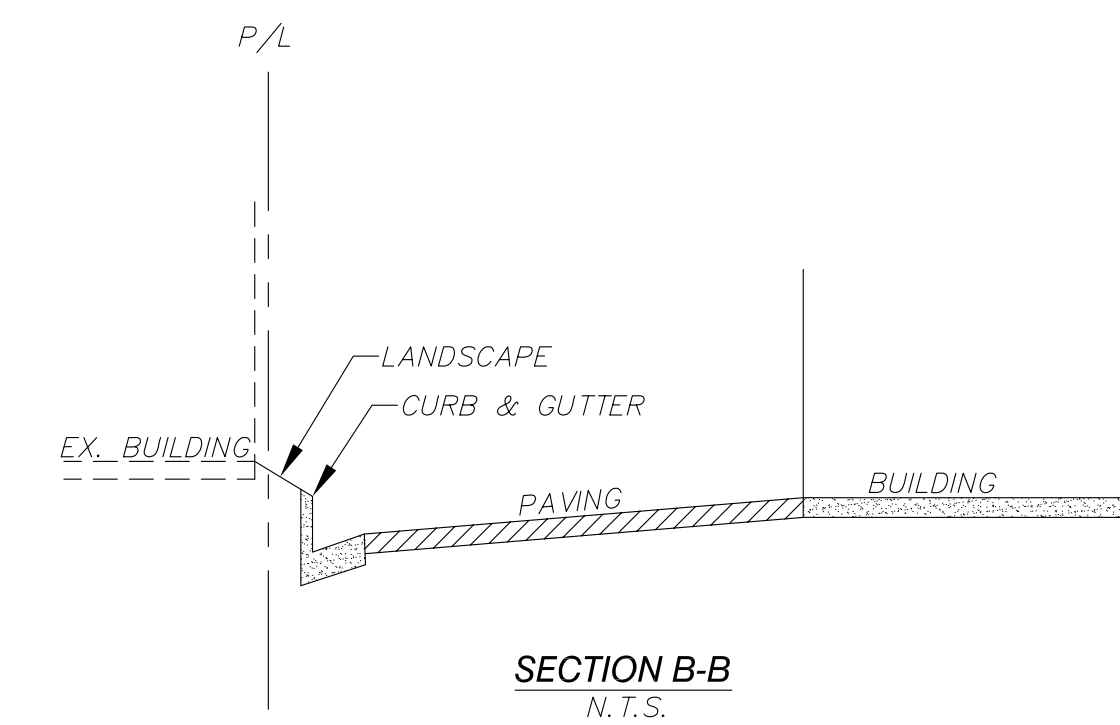
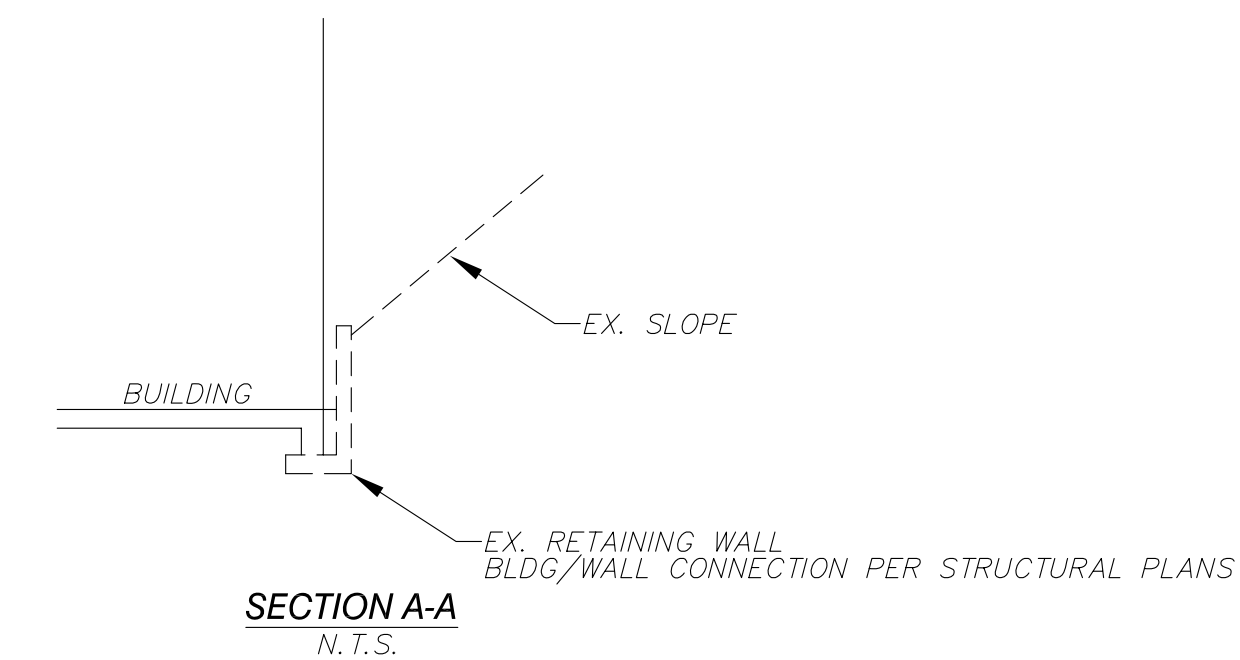
ATTACHMENT 3

Site, floor, elevation, elevations, landscape, material plans



RF	PROPERTY LINE	WV	WATER VALVE
FF	FINISHED FLOOR	WM	WATER METER
TC	TOP OF CURB	BW	BACK OF WALK
FS	FINISHED SURFACE	FG	FINISHED GROUND
FL	FLOW LINE	INV	INVERT ELEVATION
TL	TOP OF GRATE		PROPOSED CONTOUR
GB	GRADE BREAK		EXISTING CONTOUR
Q	CENTERLINE	56.10	PROPOSED ELEVATION
R	RIDGE LINE	(56.10)	EXISTING ELEVATION
R/W	RIGHT OF WAY		LIGHT
WM	WATER METER	O.H.E.	OVERHEAD ELECTRICAL
	AC PAVING		CONCRETE PAVING

- (1) PROTECT IN PLACE EXISTING IMPROVEMENT.
- (2) CONSTRUCT PCC CURB PER SPWPC STD. 120-2, TYPE A1, CF PER PLAN.
- (3) CONSTRUCT PCC CURB & GUTTER PER CITY STD. ST-1, TYPE A, CF PER PLAN.
- (4) CONSTRUCT 4" PCC SIDEWALK PER CITY STANDARDS.
- (5) CONSTRUCT AC PAVING PER SOILS REPORT.
- (6) CONSTRUCT PCC PAVING PER SOILS REPORT.
- (7) CONSTRUCT 1.7" MAX. HEIGHT CURB WALL.
- (8) INSTALL LANDSCAPING PER LANDSCAPE PLANS.
- (9) INSTALL TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- (10) INSTALL COMMERCIAL DRIVEWAY APPROACH PER CITY STD.
- (11) INSTALL MODULAR WETLANDS BIOTRETENTION SYSTEM.

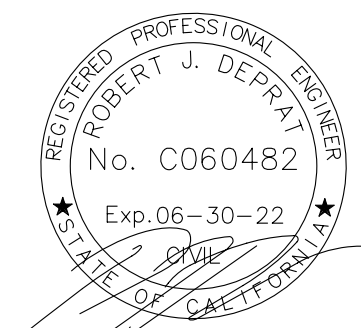


DRAWING ISSUE RECORD

REVISION RECORD		
NO.	DATE	DESCRIPTION

PROJECT NAME

SELF STORAGE
505 MONTEREY PASS ROAD
MONTEREY PARK, CA

PROFESSIONAL SEA

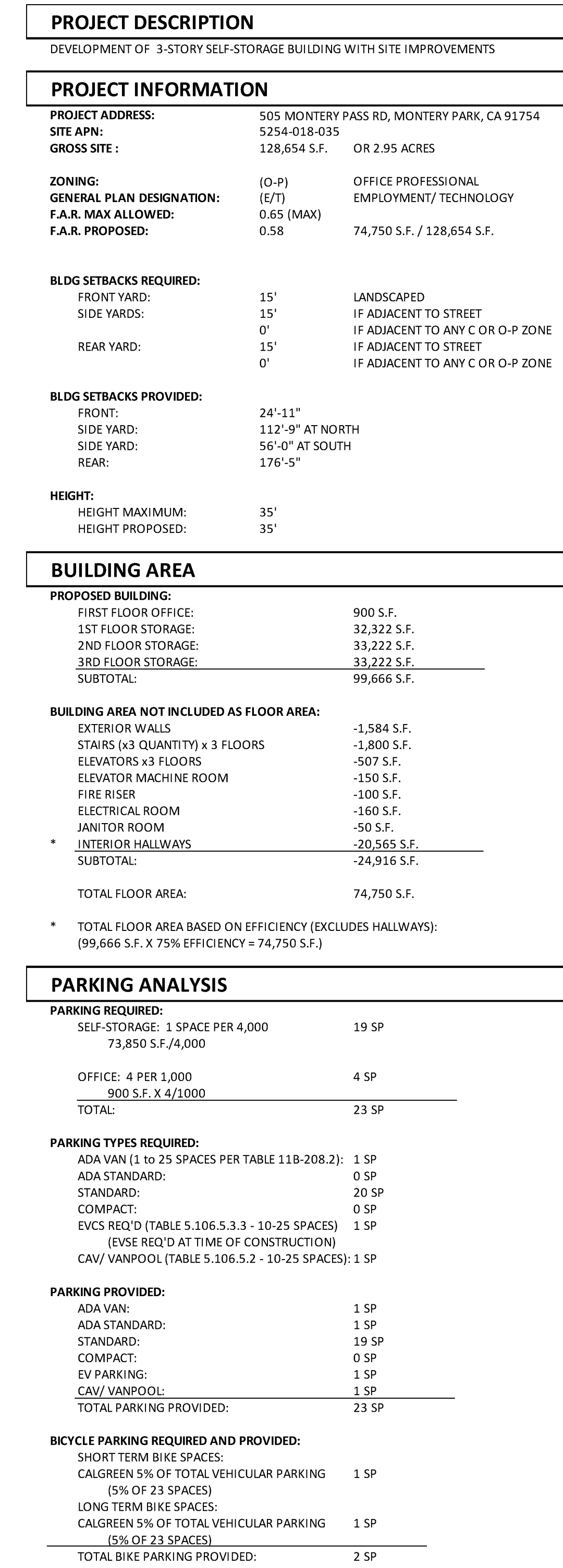
SHEET TITLE

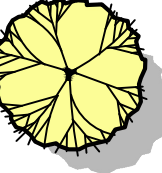
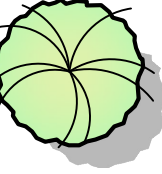
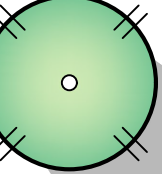
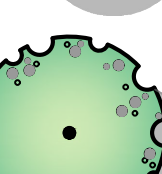
**PRELIMINARY
GRADING &
DRAINAGE PLAN**

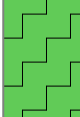
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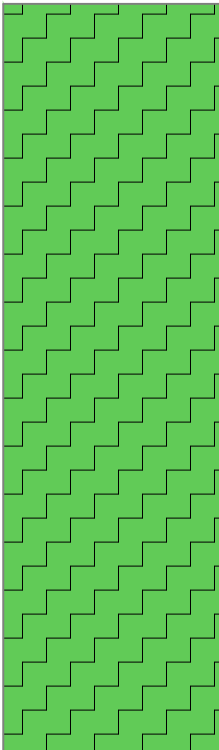
C-02

DATE: 7/19/2021



PLANT LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	CERCIDIUM 'DESERT MUSEUM' MULTI TRUNK	DESERT MUSEUM PALO VERDE	24" BOX	7	LOW
	CHITALPA TASHKENTENSIS 'PINK DAWN' STANDARD TRUNK	PINK DAWN CHITALPA	24" BOX	4	LOW
	LOPHOSTEMON CONFERTUS STANDARD TRUNK	BRISBANE BOX	24" BOX	6	MED
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	2	LOW
	ULMUS PARVIFOLIA	CHINESE ELM	EXISTING TO REMAIN	1	LOW

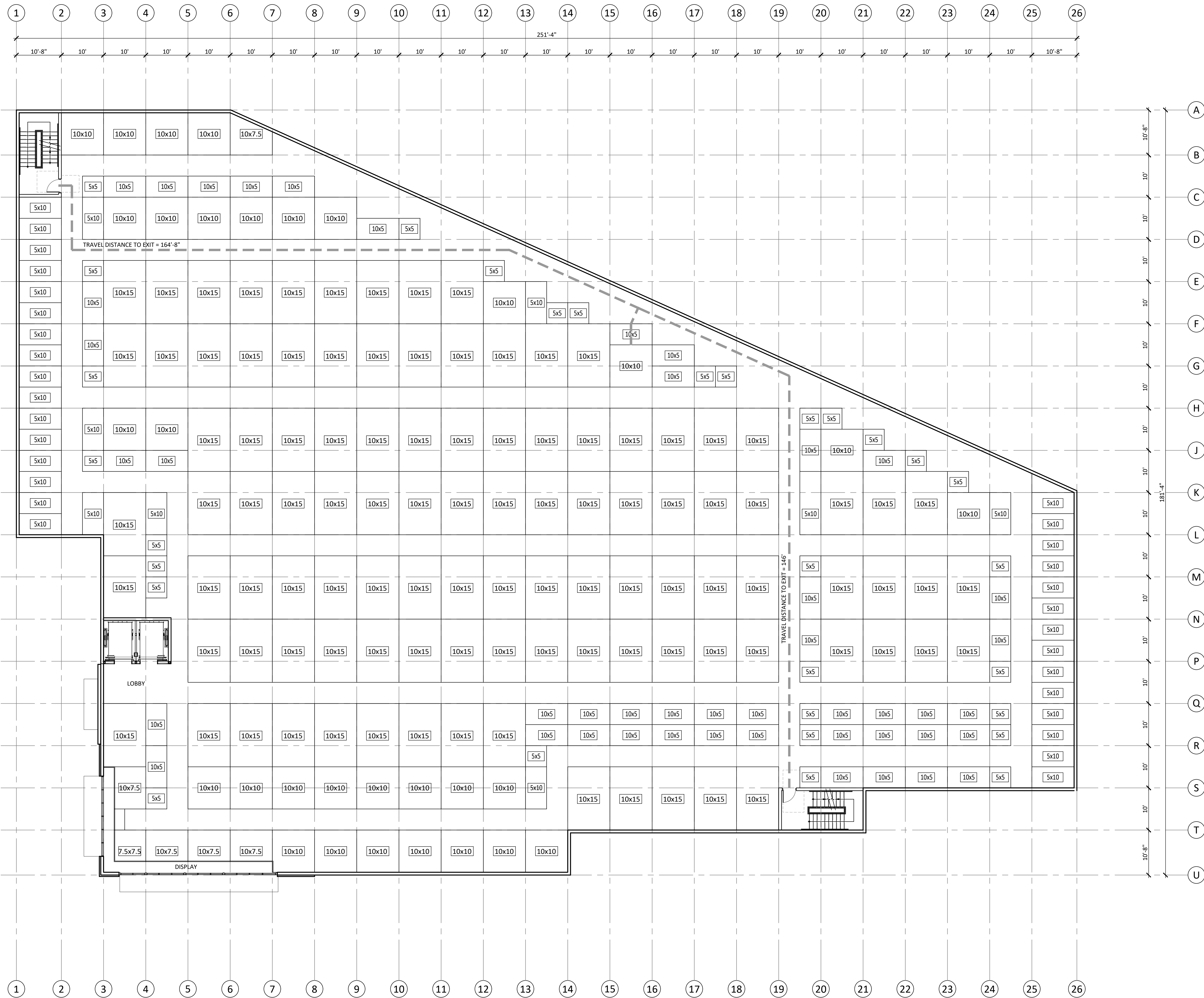
SHRUB & GROUNDCOVER LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
SHRUB					
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	5 GAL	11	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	132	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	24	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	259	LOW
	WESTRINGIA FRUTICOSA 'BLUE GEM'	BLUE GEM WESTRINGIA	5 GAL	51	LOW
	HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL	5	MED
GROUNDCOVER					
	ACACIA REDOLENS 'LOW BOY'	LOW BOY ACACIA	1 GAL	@ 60" OC	LOW
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	@ 18" OC	LOW
	ROSMARINUS 'HUNTINGTON CARPET'	ROSEMARY	1 GAL	@ 36" OC	LOW
	SENECIO SERPENS	BLUE CHALKTICKS	1 GAL	@ 18" OC	LOW

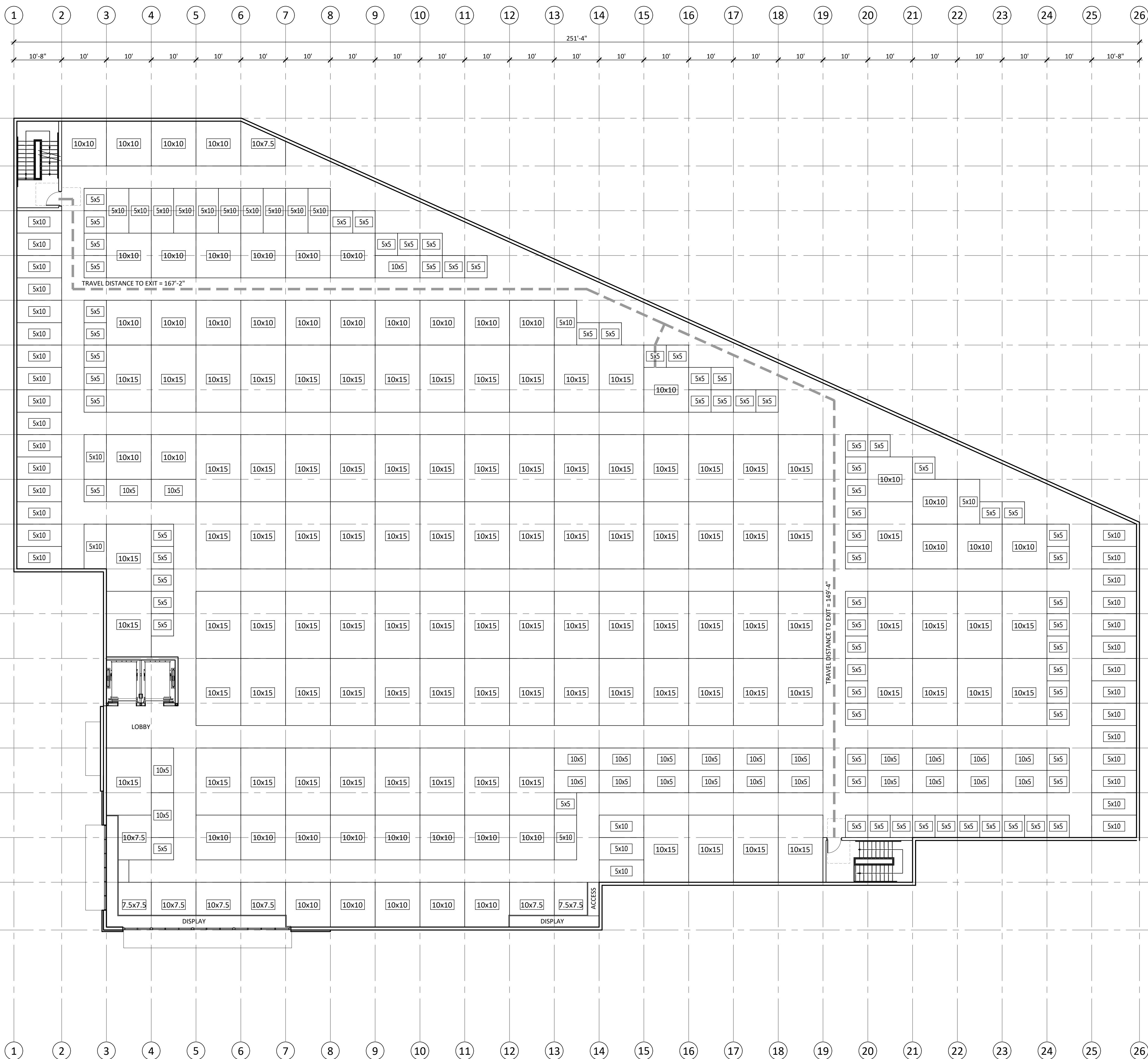
NON-IRRIGATED HYDROSEED MIX				
SYMBOL	BOTANICAL NAME	COMMON NAME	BULK #/S/ACRE	MIN. % PLS
	ACHILLEA MILLEFOLIUM	YARROW	1.00	85
	ACMISPON GLABER	DEERWEED	4.00	76
	ACMISPON HEERMANNII	HERMANN'S LOTUS	2.00	70
	CAMISSONIOPSIS CHEIRANTHIFOLIA	BEACH EVENING PRIMROSE	1.00	86
	CLARKIA BOTTAE	PUNCHBOWL GODETIA	1.00	74
	COLLINSIA HETEROPHYLLA	CHINESE HOUSES	3.00	83
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	2.00	83
	FESTUCA MICROSTACHYS	SMALL FESCUE	8.00	90
	LASTHENIA CALIFORNICA	DWARF GOLDFIELDS	0.50	68
	LAYIA PLATYGLOSSA	TIDY TIPS	0.50	77
	LUPINUS BICOLOR	BICOLOR LUPINE	1.00	83
	LUPINUS NANUS	SKY LUPINE	2.00	83
	MIMULUS AURANTIACUS LONGIFLORUS	STICKY MONKEYFLOWER	1.00	3
	MIMULUS AURANTIACUS LONGIFLORUS	MISSION RED MONKEYFLOWER	1.00	3
	MUHLENBERGIA MICROSPERMA	LITTLESEED MUHLY	2.00	48
	NEMOPHILA MACULATA	FIVESPOT	3.00	83
	SISYRINCHUM BELLUM	BLUE EYED GRASS	2.00	78
			35.00	

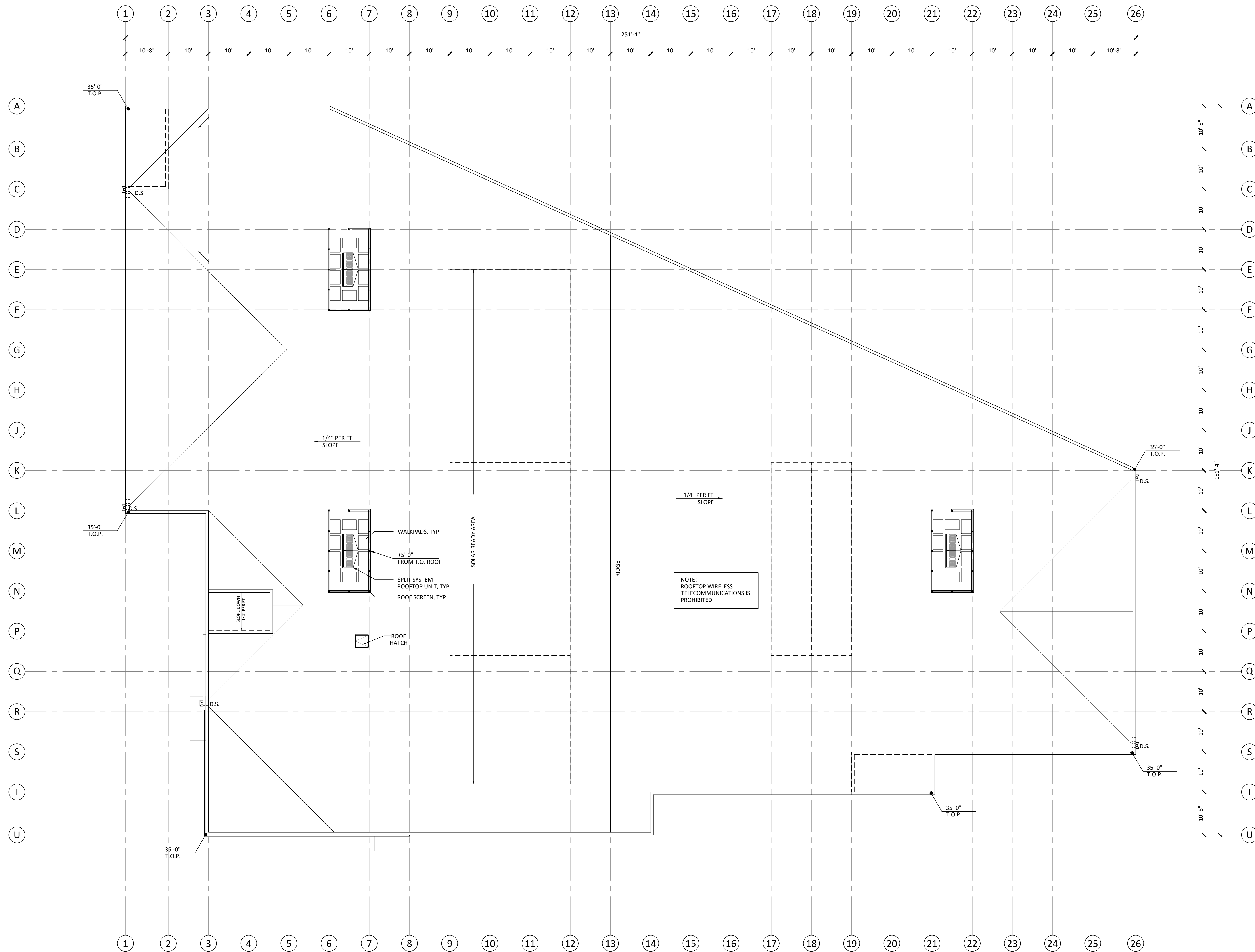
- LANDSCAPE NOTES
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 - LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
 - ALL TREES WITHIN 5' OF HARDSCAPE TO HAVE A 12" DEEP LINEAR ROOT BARRIER.
 - ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED ORGANIC MULCH.
 - SOIL COMPACTION TO BE NO GREATER THAN 85% ON LANDSCAPE AREAS.
 - ALL FINISH GRADES TO BE 1-1/2" BELOW FINISH SURFACE PAVING.
 - AGRONOMICAL SOIL TESTING REPORT TO BE PROVIDED BY CONTRACTOR.

DO NOT WATER BETWEEN THE HOURS OF 10am -5pm







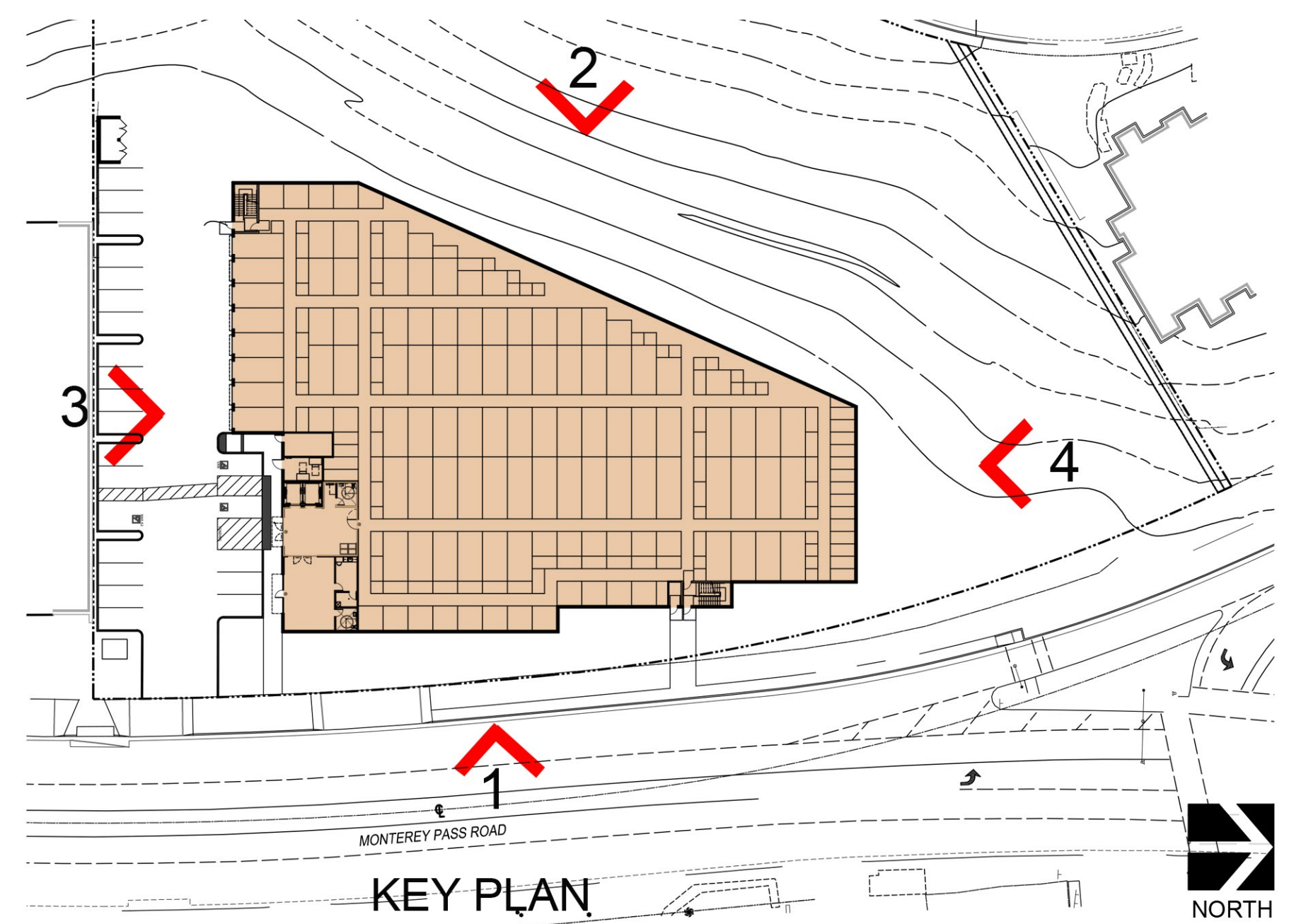
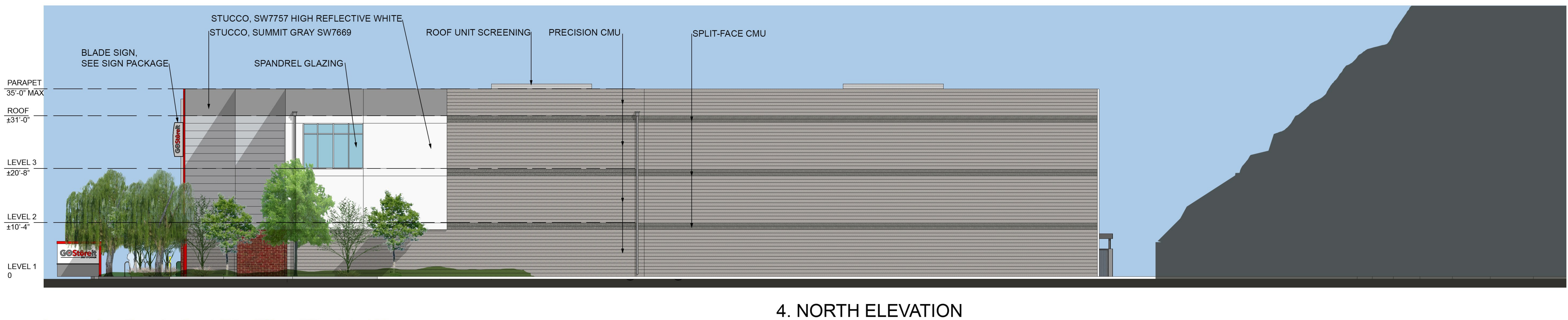
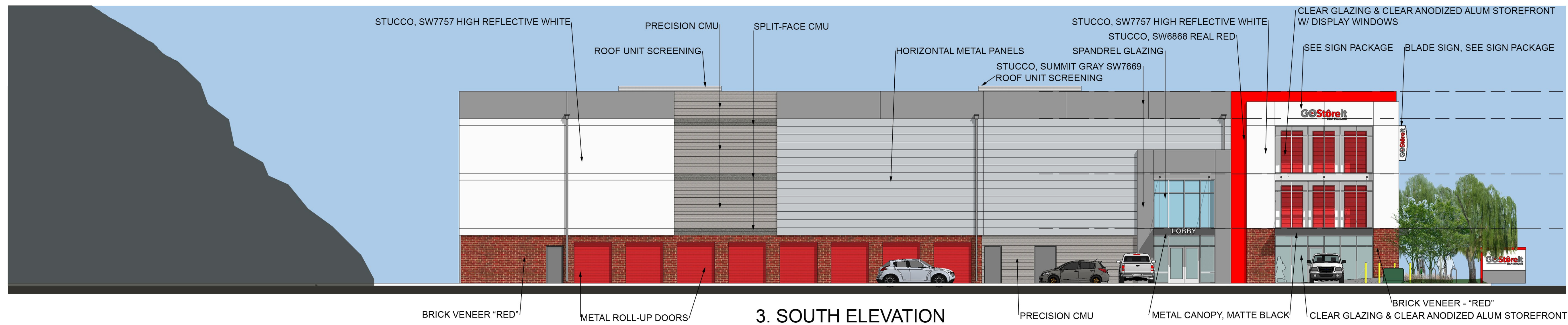
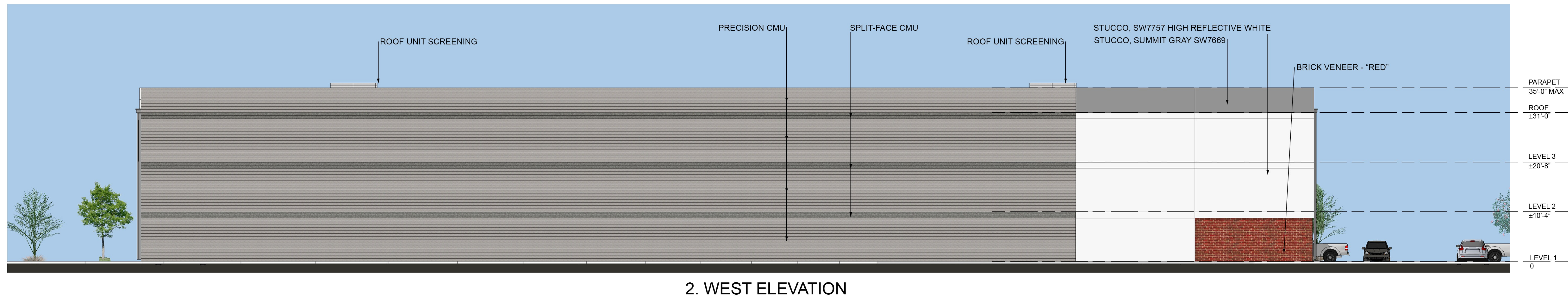


SOLAR READY AREA

METHOD 1: MINIMUM SOLAR ZONE AREA BASED ON TOTAL ROOF AREA
 15% OF TOTAL ROOF AREA
 > 10,000 SF ROOF AREA, 10X16 = 160 SF SOLAR PANEL
 < 10,000 SF ROOF AREA, 10X8 = 80 SF SOLAR READY PANEL
 TOTAL ROOF AREA :
 BUILDING AREA = 32,700 SF X 0.15 (15%) = 4,905 SF
 4,905 SF / 160 SF = 31 PROPOSED PANELS

NOTES:

1. THE SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST 2 TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEY EQUIPMENT, PARAPETS AND STAIRWELLS.
2. FUTURE SOLAR INVERTERS AND METER SHALL BE LOCATED IN THE ELECTRICAL ROOM ON THE GROUND FLOOR.



MADISON
CAPITAL GROUP

505 MONTEREY PASS RD. | MONTEREY PARK, CA

CONCEPT ELEVATIONS
07.21.21

0 4' 8' 16'
scale: 3/32" = 1'-0"

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VIEW FROM DRIVEWAY ENTRY



VIEW FROM MONTEREY PASS ROAD