

**CITY OF SAN GABRIEL
PLANNING COMMISSION
REGULAR MEETING AGENDA**

MONDAY, JANUARY 9, 2017 – 6:30 P.M.

**City Hall Council Chamber
425 South Mission Drive, San Gabriel, 91776**

Norman F. Garden
Chairman

Tom Klawiter
Vice Chair

Jingbo Lou
Commissioner

Camelia Vera
Commissioner

Vince Zawodney
Commissioner



Steven A. Preston
City Manager

Robert L. Kress
City Attorney

Eleanor K. Andrews
City Clerk

John Janosik, C.C.M.T.
City Treasurer

Materials Available for Inspection. The Community Development Department has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. You may also view agenda items online at www.sangabrielcity.com. Materials related to an item on this agenda, submitted to the Planning Commission after distribution of the Agenda packet, are available for public inspection at the meeting or in the Community Development Department, located at City Hall, 425 South Mission Drive, San Gabriel, California, during regular office hours, Monday through Friday 8:00 a.m. to 5:00 p.m. except for Tuesdays until 6:30 p.m.

Persons with Disabilities. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Community Development Department at (626) 308-2806 at least 48 hours before the meeting, if possible.

Questions About This Agenda? Should any person have a question concerning any of the above agenda items prior to the meeting, please contact the Community Development Department in person or by telephone at (626) 308-2806 during regular office hours.

NOTE: CITY HALL IS AN ACCESSIBLE FACILITY PER THE AMERICANS WITH DISABILITIES ACT. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such a request to the Community Development Department at (626) 308-2806 at least 48 hours before the meeting, if possible.

**PLANNING COMMISSION AGENDA
JANUARY 9, 2017**

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL:** Chairman Garden

1. APPROVAL OF MINUTES

Minutes of the Planning Commission meetings on September 13, 2016, November 14, 2016, and December 13, 2016.

2. PUBLIC COMMENT

This is the time set aside for members of the public to address the Planning Commission on items of interest that are not on the agenda, but are within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act, the Planning Commission cannot answer any questions or take any action until such time as the matter may appear as an item on a future agenda.

3. NEW BUSINESS

**A. 250 W. VALLEY BLVD.
PLANNING CASE NO. PL-16-102**

Applicant/Architect: Cui Xia Zhang

Project Summary: The applicant is requesting a Conditional Use Permit to allow an existing massage establishment to continue its operation.

Staff Recommendation: Staff recommends that the Planning Commission **DENY** Planning Case No. PL-16-102.

**B. 807-811 E. WELLS AVE
PLANNING CASE NO. PL-15-155**

Applicant/Architect: Alex Chang (Design Inspiration Group)

Project Summary: This is a request for a Conditional Use Permit for a reduction in the required parking for a proposed commercial development.

Staff Recommendation: Staff recommends that the Planning Commission **APPROVE** Planning Case No PL-15-155, subject to the recommended conditions of approval.

**C. 860 E. VALLEY BLVD.
PLANNING CASE NO. PL-14-141**

Applicant/Property Owner: Tony Chang

Project Summary: The applicant is requesting a Tentative Tract Map to allow construction of a mixed use development with 49 residential units and 9,370 sq. ft. of commercial space.

Staff Recommendation: Staff recommends that the Planning Commission **APPROVE** Planning Case No. PL-14-141, subject to the recommended conditions of approval.

4. STAFF ITEMS

A. Community Development Goals for 2017- Presentation by Community Development Director, Arminé Chaparyan.

5. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS

Each Commissioner may address the Commission and public on matters of general information and/or concern. This is also the time for Commissioners to report on conferences and/or meetings they have attended.

6. ADJOURN PLANNING COMMISSION MEETING

TO AN ADJOURNED MEETING ON MONDAY, JANUARY 23, 2017 AT 7:00 PM AT CITY HALL, 425 S. MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING
TUESDAY, SEPTEMBER 13, 2016

- CALL TO ORDER

Chairman Garden called the special meeting of the Planning Commission Meeting to order at 4:00 p.m. on Tuesday, September 13, 2016, in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.

- PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Garden.

- ATTENDANCE: CHAIRMAN GARDEN, VICE-CHAIR KLAWITER, COMMISSIONER ZAWODNY, COMMISSIONER LOU, AND COMMISSIONER VERA

Present: Chairman Garden, Vice-Chair Klawiter, Commissioner Zawodny, City Attorney Kress, Senior Planner De La Cruz, and Planning Commission Secretary Wong.

Absent: Commissioner Lou and Commissioner Vera

- APPROVAL OF MINUTES

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF AUGUST 8, 2016.

The minutes are a record of the official actions taken at the August 8, 2016 meeting.

Recommended Action: Approval

Vice-Chair Klawiter moved to approve; seconded by Commissioner Zawodny. Motion passed by a vote of 3 ayes, 0 noes, and 0 abstentions, with Commissioner Lou and Commissioner Vera absent.

- PUBLIC COMMENT

This is the time set aside for members of the public to address the Planning Commission on items of interest that are not on the agenda, but are within the subject matter jurisdiction of the San Gabriel Planning Commission or items appearing on the consent calendar. The Planning Commission values your comments; however, pursuant to the Brown Act, the Planning Commission cannot answer any question or take any action until such time as the matter may appear as an item on a future agenda. The Planning Commission will refer matters as appropriate to the responsible department for research, response or to provide further information.

There were no public comments.

- PUBLIC HEARING ITEM

1. 306 S. SAN MARCOS ST.
PLANNING CASE NO. PL-15-045 (TENTATIVE TRACT MAP)
APPLICANT: GANCHO BATCHKAROV (SAN GABRIEL SUMMIT HOMES)

Recommended Action: Approval

The following individual spoke in opposition of Item 1:
Kristen Hayashi

Discussion ensued among the Planning Commissioners.

Chairman Garden moved to approve; seconded by Vice-Chair Klawiter. Motion passed by a vote of 3 ayes, 0 noes, and 0 abstentions, with Commissioner Lou and Commissioner Vera absent.

- STAFF ITEMS – None

- PLANNING COMMISSION ITEMS - None

- ADJOURN TO REGULAR PLANNING COMMISSION MEETING

October 10, 2016

CITY OF SAN GABRIEL

Jackie Wong, Planning Commission Secretary

NORMAN GARDEN, CHAIRMAN
PLANNING COMMISSION

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF REGULAR PLANNING COMMISSION MEETING
NOVEMBER 14, 2016

- CALL TO ORDER

Vice-Chair Klawiter called the regular meeting of the Planning Commission Meeting to order at 6:30 p.m. on Monday, November 14, 2016, in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.

- PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice-Chair Klawiter.

- ATTENDANCE: CHAIRMAN GARDEN, VICE-CHAIR KLAWITER, COMMISSIONER ZAWODNY, COMMISSIONER LOU, AND COMMISSIONER VERA

Present: Vice-Chair Klawiter, Commissioner Lou, Commissioner Vera, City Attorney Kress, Senior Planner De La Cruz, and Planning Commission Secretary Wong.

Absent: Chairman Garden and Commissioner Zawodny

1. PUBLIC COMMENT

This is the time set aside for members of the public to address the Planning Commission on items of interest that are not on the agenda, but are within the subject matter jurisdiction of the San Gabriel Planning Commission or items appearing on the consent calendar. The Planning Commission values your comments; however, pursuant to the Brown Act, the Planning Commission cannot answer any question or take any action until such time as the matter may appear as an item on a future agenda. The Planning Commission will refer matters as appropriate to the responsible department for research, response or to provide further information.

There were no public comments.

2. PUBLIC HEARING ITEMS

- A. 230 S. SAN MARINO AVE.
PLANNING CASE NO. PL-PL-15-107
APPLICANT/PROPERTY OWNER: MARY CHOU

Recommended Action: Approval

The following individuals spoke regarding item 2A:

- a. *Manny Gonzalez - opposed*
- b. *Linda Campbell – opposed*
- c. *Peter Dong – in favor*

Discussion ensued among the Planning Commissioners.

Vice-Chair Klawiter moved to approve; seconded by Commissioner Lou. Motion passed by a vote of 3 ayes, 0 noes, and 0 abstentions, with Chairman Garden and Commissioner Zawodny absent.

- B. 506 W. LAS TUNAS DR.
PLANNING CASE NO. PL-15-093
APPLICANT/ARCHITECT: KOLLIN ALTOMARE ARCHITECTS

Item postponed to the December 12, 2016 Regular Planning Commission meeting due to lack of quorum. Commissioner Vera would have to recuse herself due to her employment in the real estate business.

- C. 220 S. SAN GABRIEL BLVD.
PLANNING CASE NO. PL-15-074
APPLICANT/ARCHITECT: KOLLIN ALTOMARE ARCHITECTS

Item postponed to the December 12, 2016 Regular Planning Commission meeting due to lack of quorum. Commissioner Vera would have to recuse herself due to her employment in the real estate business.

3. STAFF ITEMS – None
4. PLANNING COMMISSION ITEMS - None
5. ADJOURN TO REGULAR PLANNING COMMISSION MEETING

December 12, 2016

CITY OF SAN GABRIEL

Jackie Wong, Planning Commission Secretary

THOMAS KLAWITER, VICE-CHAIR
PLANNING COMMISSION

CITY OF SAN GABRIEL PLANNING COMMISSION
MINUTES OF THE SPECIAL JOINT PLANNING COMMISSION AND DESIGN
REVIEW COMMITTEE MEETING
DECEMBER 13, 2016

- CALL TO ORDER

Chairman Garden called to order the special joint meeting of the Planning Commission and Design Review Committee at 6:30 p.m. on Tuesday, December 13, 2016, in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California, 91776.

- PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Garden.

- ATTENDANCE

PLANNING COMMISSION: CHAIRMAN GARDEN, VICE-CHAIR KLAWITER, COMMISSIONER ZAWODNY, COMMISSIONER LOU, AND COMMISSIONER VERA

Present: Chairman Garden, Commissioner Lou, Commissioner Vera, and Commissioner Zawodny

Absent: Vice-Chair Klawiter

DESIGN REVIEW COMMISSION: CHAIRPERSON NADOLNEY AND VICE-CHAIR CHENG

Present: Chairperson Nadolney and Vice-Chair Cheng

Absent: None

1. PUBLIC COMMENT

This is the time set aside for members of the public to address the Planning Commission on items of interest that are not on the agenda, but are within the subject matter jurisdiction of the San Gabriel Planning Commission or items appearing on the consent calendar. The Planning Commission values your comments; however, pursuant to the Brown Act, the Planning Commission cannot answer any question or take any action until such time as the matter may appear as an item on a future agenda. The Planning Commission will refer matters as appropriate to the responsible department for research, response or to provide further information.

There were no public comments.

2. PUBLIC HEARING ITEM: PLANNING AND DESIGN REVIEW COMMISSIONS

- A. 506 W. LAS TUNAS DR.
PLANNING CASE NO. PL-PL-15-093
APPLICANT/PROPERTY OWNER: KOLLIN ALTOMARE ARCHITECTS

Recommended Action: Approval

The following individuals spoke regarding item 2A:

- a. *Kevin Diep - opposed*
- b. *Janette Diep - opposed*
- c. *Thomas McCaffrey - opposed*

Discussion ensued among the Planning Commissioners followed by the Design Review Commissioners.

PLANNING COMMISSION:

Chairman Garden moved to approve; seconded by Commissioner Zawodny. Motion passed by a vote of 4 ayes, 0 noes, and 0 abstentions, with Vice-Chair Klawiter absent.

DESIGN REVIEW COMMISSION:

Vice-Chair Cheng moved to approve; seconded by Chairperson Nadolney. Motion passed by a vote of 2 ayes, 0 noes, and 0 abstentions.

3. ADJOURNMENT OF DESIGN REVIEW COMMISSION MEETING

Chairperson Nadolney adjourned to the regular Design Review Commission meeting to Monday, January 23, 2017 at 7:00 p.m.

4. PLANNING COMMISSION: NEW BUSINESS

- A. 316 S. SAN GABRIEL BLVD.
PLANNING CASE NO. PL-16-028
APPLICANT/ARCHITECT: JOHN WU/LA MASSAGE AND SKINCARE

Recommended Action: Approval

The following individuals spoke regarding item 2A:

- d. *Kevin Haub - opposed*
- e. *Fen Qun Long - in favor*
- f. *Mark Chen - in favor*
- g. *Angela Yan - in favor*

Discussion ensued among the Planning Commissioners.

Chairman Garden moved to approve; seconded by Commissioner Zawodny. Motion passed by a vote of 3 ayes, 1 no, and 0 abstentions, with Vice-Chair Klawiter absent.

Commissioner Vera recused herself due to her employment in the real estate business, which might pose a conflict of interest with the next item.

B. 220 S. SAN GABRIEL BLVD.
PLANNING CASE NO.PL-15-074
APPLICANT/ARCHITECT: KOLLIN ALTOMARE ARCHITECTS

This was a preview item; therefore, no action was taken.

5. STAFF ITEMS – None
6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS -
None
7. ADJOURN TO REGULAR PLANNING COMMISSION MEETING

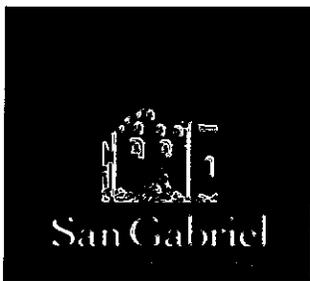
January 9, 2017

CITY OF SAN GABRIEL

JACKIE WONG
PLANNING COMMISSION SECRETARY

NORMAN GARDEN, CHAIRMAN
PLANNING COMMISSION

MARLA NADOLNEY, CHAIRPERSON
DESIGN REVIEW COMMISSION



City of San Gabriel **STAFF REPORT**

DATE: Monday, January 9, 2017

TO: Chairman Garden and Planning Commissioners

FROM: Jo-Anne Burns, Associate Planner *JB*

SUBJECT: **250 W. Valley Blvd. Suite # E & F**
Planning Case PL-16-102
Applicant: Cui Xia Zhang / Shangri-La Day Spa

SUMMARY

This is a request for a Conditional Use Permit (CUP) to allow an existing massage establishment to continue its operation at 250 W. Valley Blvd. Suite # E & F. The subject site has continuously been occupied by a massage business since 2014. The CUP requirement was triggered due to a change of ownership. Staff reviewed the application request, at which time the Community Development Department addressed the following concerns:

- ▶ Compatibility of Uses

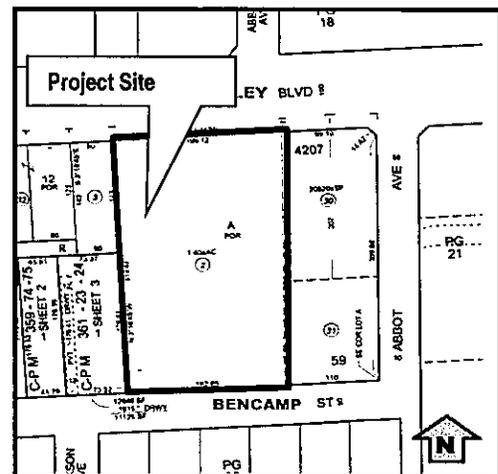
Based on the facts and findings of the project, staff recommends that the Planning Commission DENY Planning Case No. PL-16-102 (Conditional Use Permit).

INTRODUCTION

A. BACKGROUND

The subject property is located on the south side of Valley Boulevard, just west of its intersection with Abbott Avenue. Suite E & F is a 1,800-square foot tenant space located on the first floor of a two-story commercial building known as "Life Plaza Center." The tenant space has continuously been occupied by a massage establishment since 2014 without a CUP because at the time it first opened, a CUP was not required for the use.

The CUP requirement was triggered because the business owner, Li li Zhang, is in the process of selling the massage establishment to the applicant, Cui Xia Zhang.



Vicinity Map

Since the City Council's adoption of Ordinance No. 619-C. S on April 21, 2015, which amended Section 153.151 of the San Gabriel Municipal Code (SGMC) to require CUPs for new massage uses, it has been the City's policy to require massage businesses operating without a CUP to obtain a CUP when there is a change of ownership. This policy is enacted because Chapter 122 of the Municipal Code states that the required massage establishment/services operator permit and certificate of operation are non-transferable. If a change of ownership was not filed for Shangri-La Day Spa, approval of a CUP would eventually be required to continue its operation because Ordinance No. 619 – C.S also requires existing massage establishments to apply for a CUP by January 20, 2018 in order to bring the massage use into compliance.

B. GENERAL INFORMATION

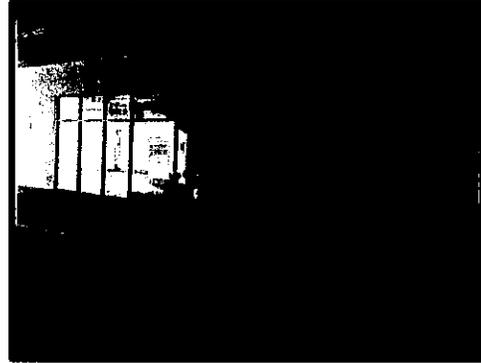
Table 1 summarizes the general information concerning this project.

ITEM	DESCRIPTION
APN	5360-023-002
LOCATION	South side of W. Valley Boulevard, west of Abbott Avenue
ZONING AND LAND USE	The property is zoned Mixed-Use Transit Oriented Development (Valley Boulevard Specific Plan) with a General Plan land use designation of Commercial Specific Plan.
SURROUNDING LAND USES AND ZONING	<p>North: Retail/Commercial (Mixed-Use Transit Oriented within Valley Boulevard Specific Plan)</p> <p>South: Single-Family Residential (Residential Neighborhood Conservation within the Valley Boulevard Specific Plan)</p> <p>West: Retail/Commercial and Multi-Family Residential (Mixed-Use Corridor within the Valley Boulevard Specific Plan)</p> <p>East: Retail/Commercial (Mixed-Use Transit Oriented within Valley Boulevard Specific Plan)</p>
CURRENT DEVELOPMENT	A 1,800-square foot tenant space (E & F) within a two-story commercial building
ENVIRONMENTAL REVIEW	The project was reviewed for compliance with the California Environmental Quality Act (CEQA). This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15301, Class 1 (Existing Facilities).

ANALYSIS

A. BUSINESS OPERATIONS

Shangri-La Day Spa's current hours of operation are from 10:00 a.m. to 10:00 p.m., Sunday through Saturday. The business' hours of operation are proposed to remain the same. The proposed hours of operation comply with SGMC Section 122.50 which prohibits the operation of massage establishments during the hours of 10:00 p.m. to 8:00 a.m.



Shangri-La Day Spa storefront

Code Enforcement Violation

On January 9, 2016, the City's Neighborhood Improvement Services (NIS) issued a notice of violation to Shangri-La Day Spa for having unpermitted signage. A citation was issued on January 15, 2016 during a follow-up inspection. The unpermitted signage was removed and verified by NIS on January 23, 2016.

On December 29, 2016, NIS issued a notice of violation to Shangri-La Day Spa for violations related to the lack of signage informing patrons that there is no expectation of privacy because the City is allowed to conduct inspections at any time and massage therapists not properly wearing identification cards. The violations were immediately addressed.

There have been no police incidents or business operation related calls for service at Shangri-La Day Spa since its 2014 opening.

B. COMPATIBILITY OF USES

The project site is located on Valley Boulevard, which is a principal arterial street. This portion of Valley Boulevard contains a mixture of commercial uses. The shopping center abuts commercial uses along its north and east, is bordered by both commercial uses and multi-family residential along its west, and is neighboring single-family homes along its south side.



Shopping Center where Shangri-La is located



Commercial buildings north of the project site



Commercial building west of the project site



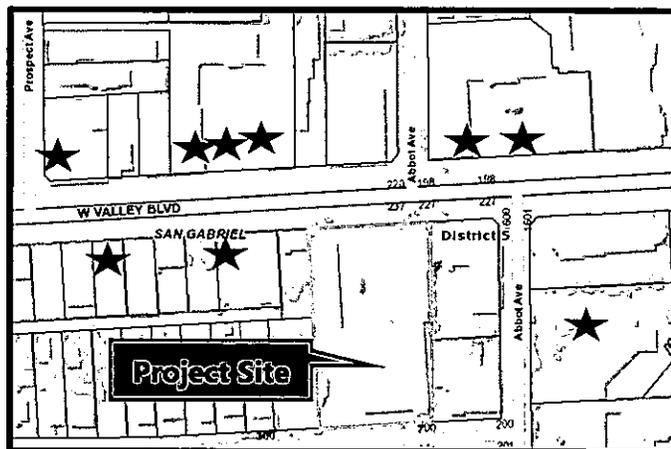
Single-family residential homes south of the project site



Multi-family homes south of the project site

When reviewing CUP applications, SGMC Section 153.242 states that the Planning Commission may take into account the number of other massage establishments in the vicinity as part of determining compatibility. There are nine (9) other massage establishments within 500 feet of the project site, two (2) of which have CUPs.

The first massage establishment with a CUP (227 W. Valley Boulevard, Suite #258B & 268A) is located in the San Gabriel Hotel Plaza, approximately 120 feet northeast of the subject lot, on the north side of W. Valley Boulevard between Abbott Avenue and Manley Drive. The second massage establishment with a CUP (324 W. Valley Boulevard, Suite# A, B, & C) is located approximately 300 feet west of the subject lot, on the south side of W. Valley Boulevard.



Massage establishments within 500 feet of project site:
Establishments with CUPs are marked with purple stars

Based on the number of massage establishments with and without a CUP within the vicinity, it is staff's opinion that there is an oversaturation of massage uses in the immediate area. This oversaturation of massage establishments conflicts with the Valley Boulevard Specific Plan's Sustainable Land Use Policies for the transit-oriented development area because it discourages the creation of a walkable pedestrian oriented environment by limiting the type and variety of retail and service uses offered in the area.

ENVIRONMENTAL REVIEW

This project is exempt from the requirements of the California Environmental Quality Act, per Guidelines Section 15301, Class 1 (Existing Facilities).

PUBLIC NOTICE

A notice regarding the CUP was sent to all property owners within 500 feet of this property, which is above the legal requirement for noticing all property owners within a 300-foot radius. Notices were also posted at City Hall, the San Gabriel Post Office, the San Gabriel Public Library, at the project site, and on the City's website. This hearing was also advertised in the *San Gabriel Sun* on December 29, 2016.

CONDITIONAL USE PERMIT FINDINGS

In order to grant a Conditional Use Permit for a massage establishment, the Planning Commission must make all of the following findings related to the property:

1. That the proposed use is consistent with the General Plan:

The property is located in the Mixed-Use Transit Oriented Development zone within the Valley Boulevard Specific Plan. Through an analysis of the surrounding uses, staff finds that there is an oversaturation of massage establishments within the vicinity. This oversaturation of massage establishments conflicts with the Valley Boulevard Specific Plan's Sustainable Land Use Policies for the transit-oriented development area because it discourages the creation of a walkable pedestrian oriented environment by limiting the type and variety of retail and service uses offered in the area. Staff cannot support this finding.

2. That the site is adequate in size, shape, topography, and location to accommodate the proposed use:

The size, shape and topography of the site are adequate to accommodate the proposed massage establishment. The massage business has been operating onsite since 2014 without presenting any issues related to its size, shape, topography, and location.

3. That there will be adequate street access to and from the site for the proposed use, and the proposed use will not create hazardous traffic conditions:

The City's General Plan designates Valley Boulevard as a six-lane arterial in the vicinity of the subject property. This street provides adequate access to this site. Vehicles enter and exit the site via two driveways on Valley Boulevard along its northern boundary. The massage business has been operating onsite since 2014 and the continuance of the massage business operation will not create hazardous traffic conditions.

4. That the proposed use is compatible with surrounding properties and uses:

Through an analysis of the surrounding uses, staff finds that there is an oversaturation of massage establishments within the vicinity, thus creating an uneven commercial base. Staff cannot support this finding.

5. That the proposed use is not detrimental to the public health, safety, or general welfare:

Through an analysis of the surrounding uses, staff finds that there is an overconcentration of massage establishments within the vicinity, thus conflicting with the Valley Boulevard Specific Plan's Sustainable Land Use Policies for the transit-oriented development area because it discourages the creation of a walkable pedestrian oriented environment by limiting the type and variety of retail and service uses offered in the area. As such, granting the Conditional Use Permit and allowing the existing massage establishment to remain will be detrimental to the public health and general welfare. Staff cannot support this finding.

RECOMMENDATION

The Community Development Department recommends that the Planning Commission:

Deny Planning Case No. PL-16-102.

ATTACHMENTS

1. Business Plan
2. Site and Floor Plans

ATTACHMENT 1

Business Plan For Baicaotang SPA 250 W Valley Blvd., #E, &#F San Gabriel, CA 91776

Baicaotang SPA has been in operation for around ten years since it started at the end of 2006, it now has 2 managers and 5 stable employees. I, Cuixia Zhang, who had successfully running a Massage business: "Reflexology Station" at Santa Rosa Downtown Plaza (Jun2008-Dec2015) , am trying to take over this business.

Our mission is to run a profitable business by providing high-end therapeutic massage in a caring, upscale, professional environment. We will offer a variety of massage - full body Massage, Foot Reflexology, Combo Massage, and Massage with oils.

As we all know, it is a really important to have a good business location. This shop is in the right location and it will attract clients. Also, the cleanliness of the location is the very important thing when a client would consider returning. I was lucky enough to find this business that is very appealing and clean. I like the room setting and the decoration. It makes me feel both relaxing and calm. I know my clients are going to enjoy the massage that we provide.

Below is a list of the things to be able to run this business.

- Business Cards and Fliers
- Appointment Book
- Tower Warmer
- Essential Oil
- Washer and Dryer
- Decorative Art
- Pencils / Pens
- Massage Table
- Oils/ Lotions
- Sheets/ Blankets
- Workers Storage Cabinets

I know what type of clients we you looking to attract. Our philosophy on massage therapy is mainly to make our clients enjoy while they are in the store. They will know the benefit of living a healthy lifestyle and incorporating massage regularly.

Our marketing funnel is including advertising in different newspapers, on internet, coupons and fliers. Once we have given someone a massage we need to make sure they come back to see us when they are in need of another massage. Things like pre-booking sessions, referral programs, thank you cards, newsletters, massage specials, punch cards etc. Are important thins when nurture our business.

We will follow and obey all the regulations in the San Gabriel Massage Ordinances.

We charge customer at best price: Foot Massage is \$20.00 and Body Massage is \$30.00
Our store hour is from 10:00 AM to 10:00 PM.

Prepared by Cuixia Zhang



City of San Gabriel **STAFF REPORT**

DATE: Monday, January 9, 2017

TO: Chairman Garden and Planning Commissioners

FROM: Jo-Anne Burns, Associate Planner *JB*

SUBJECT: **807, 811 E. Wells Street**
Planning Case PL-15-155
Applicant: Design Inspiration Group

SUMMARY

This is a request for a Conditional Use Permit (CUP) to allow for a 20 percent reduction in the number of required parking spaces. The project involves the construction of a new 5,400-square foot three-story building (exclusive of the open lobby, decks, open terrace, and covered terrace). Staff reviewed the application request, at which time the Community Development Department addressed the following concerns:

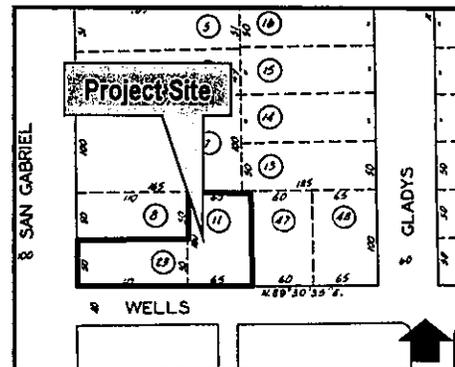
- ▶ Justification for CUP
- ▶ Access/Parking
- ▶ Context/Compatibility

All staff concerns have been satisfactorily addressed in the attached recommended conditions of approval. Based on the facts and findings of the project, staff recommends that the Planning Commission APPROVE Planning Case No. PL-15-155 (Conditional Use Permit), subject to the recommended conditions of approval.

INTRODUCTION

A. BACKGROUND

The subject property is located on the northeast corner of San Gabriel Boulevard and E. Wells Street. The project site is comprised of two parcels totaling 12,000 square feet in the C-3 (Commercial and Limited Light Manufacturing) zone. Currently 807 E. Wells Street is developed with a two-story multi-family residential building and parking lot, while 811 E. Wells Street is developed with a one-story single-family residential home. The existing development onsite is considered a legal non-conforming use.



Vicinity Map

Per San Gabriel Municipal Code Section (SGMC) 153.421, legal non-conforming uses would have to be terminated in approximately six (6) years from today's date (30 years from the adoption of the May 1993 Ordinance 393- C.S.).

Minor Modification

The proposed project was initially submitted as a 9,300 square foot three-story building with subterranean parking. The proposal required a Precise Plan of Design for the project's design (reviewed by the Design Review Commission), a Conditional Use Permit for a 20 percent reduction in the number of required parking spaces, and a Minor Modification for a 20 percent reduction in parking stall size and a 20 percent increase in the allowable floor area ratio (FAR).

Staff conducted the first Minor Modification Hearing on February 17, 2015. The Minor Modification Hearing was attended by several neighboring property owners and residents with concerns related to massing, construction noise, and increased traffic. Staff continued the Minor Modification Hearing to a date uncertain and directed the applicant to prepare a Traffic/Parking Study and a Shade and Shadow Study.

In response to the concerns from the neighboring property owners and residents, the applicant reduced the size of the project to 5,400 square feet and eliminated the proposed subterranean parking garage. The Minor Modification request for the 20 percent increase in the allowable FAR was also withdrawn.

Staff conducted a second Minor Modification Hearing on September 7, 2016 to review the requested 20 percent reduction in parking stall size from the required 9 feet (width) x 20 feet (depth) to 9 feet (width) x 16 feet (depth). The reduction would allow for the installation of the required 10 feet wide landscape buffer between the subject property and the abutting single-family residential property to the east. The Minor Modification Hearing was attended by several neighboring property owners and residents with concerns related to increased traffic and safety. Staff was able to support the required findings (see below) and approved the Minor Modification subject to the Planning Commission's review of the CUP and Design Review Commission's consideration of the Precise Plan of Design.

- (A) That because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance would deprive such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification;

The subject site is irregular and "L" shaped. The narrower frontage is along San Gabriel Boulevard which will be the ideal location for the parking lot access, however, the site is located at the corner, which will make it infeasible due to its proximity to the intersection, thus, creating a hazardous maneuver in and out of the site. Also, this modification is necessary to accommodate the required number of surface parking stalls and the required 10-foot wide landscape buffer between the parking

lot and the adjacent single-family residential use. Without these modifications, these special circumstances will deprive the project site of privileges enjoyed by other commercial properties in the vicinity and under an identical zoning classification.

- (B) That any modification granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated;

The Municipal Code allows for modifications parking stall size of up to 20 percent from existing regulations to secure an appropriate improvement of a lot to prevent unreasonable hardship or to promote uniformity of appearance. These modifications will allow the property to be developed in a manner similar to what is possible on other properties in the vicinity and in the same zone, and therefore will not constitute a grant of special privileges. The project is otherwise subject to all standard conditions of approval that will apply to any development of this type and scope.

- (C) That the granting of a modification will not result in material damage or prejudice to other property nor be detrimental to the public welfare or injurious to persons in the vicinity thereof;

The granting of the modification to reduce the parking stall sizes will accommodate the required 10-foot wide landscape buffer between the adjacent single-family residential use and subject parking lot, and will also allow for required parking to be provided on-site. A Traffic Impact Study was conducted and concluded that the project's environmental impacts will all be mitigated to a less than significant level with the implementation of required mitigation measures. Therefore, the modifications will not result in material damage or prejudice to other property, nor be detrimental to the public welfare or injurious to persons in the vicinity thereof.

- (D) That the granting of such modification is consistent with the General Plan of the City;

The granting of the modification allows for the development of the subject site in a manner that is consistent the City's General Plan. The subject site has a General Plan land use designation of General Commercial, which is intended for a variety of uses, including retail, restaurants, medical offices, and professional offices.

- (E) That the modification will not authorize a use or activity which is not otherwise expressly authorized by the zoning for the property for which the modification is sought;

The zoning of the property is C-3 (Commercial + Light Manufacturing). Retail, medical offices, and professional offices are permitted in this zone.

B. GENERAL INFORMATION

Table 1 summarizes the general information concerning this project.

ITEM	DESCRIPTION
APN	5372-004-023, 5372-004-011
LOCATION	Northeast corner of San Gabriel Boulevard and E. Wells Street
ZONING AND LAND USE	The property is zoned C-3 (Commercial + Limited Light Manufacturing) with a General Plan land use designation of General Commercial.
SURROUNDING LAND USES AND ZONING	North: Medical office and multi-family residential apartment complex (C-3 Commercial and Limited Light Manufacturing zone) South: Multi-family residential homes (C-1 Retail Commercial) West: Commercial buildings (C-1 Retail Commercial) East: Single-family residential homes (R-1 Single Family Residence).
CURRENT DEVELOPMENT	807 E. Wells Street - Multi-family residential building and parking lot 811 E. Wells Street - Single-family residential home
ENVIRONMENTAL REVIEW	The project was reviewed for compliance with the California Environmental Quality Act (CEQA). This project is exempt from the requirements of the California Environmental Quality Act, Guidelines Section 15303 (c)(New Construction or Conversion of Small Structures).

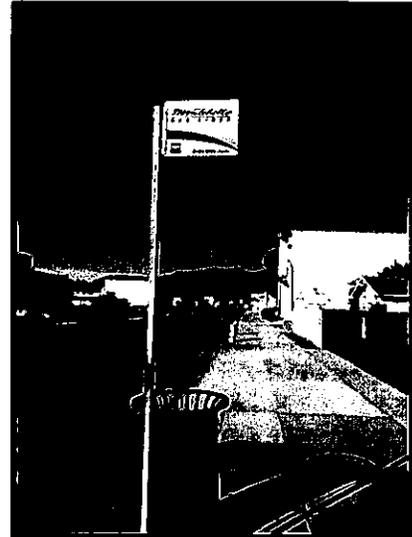
ANALYSIS**A. CONDITIONAL USE PERMIT**

The request is for a CUP to allow for a 20 percent reduction in the number of required parking spaces. The developer is proposing to construct a 5,400 square foot commercial building. This requires 27 parking spaces per Section 153.220 of the SGMC. With the 20 percent reduction, the number of required parking spaces is brought down to 21.6, or 22 parking spaces, which would be provided on site.

Proposed Use	Parking Ratio	Required Number of Spaces
Retail	846 S.F. @ 1 space / 250 F.A.	3.38 parking spaces
Café (Restaurant)	800 S.F. @ 1 space / 100 F. A.	8.00 parking spaces
Business Office	800 S.F. @ 1 space / 200 F.A.	4.00 parking spaces
Medical Office	2,280 S.F @ 1 space / 200 F.A.	11.40 parking spaces
TOTAL		27.00 PARKING SPACES

The parking deficiency is triggered by the proposed coffee shop on the ground-floor. The parking requirement for a coffee shop is one (1) parking space for every 100 square feet of gross floor area, which is the same requirement for a restaurant. The project would not require Planning Commission review and approval if the proposed coffee shop is replaced with a retail use because the project would require 22 parking spaces (provided) and would comply with the minimum parking space requirement.

Section 153.220(H)(3) of the SGMC allows for the Planning Commission to grant a Conditional Use Permit for up to a 20 percent reduction in the number of required parking spaces if a project is located within one-quarter mile of a transit stop with regular, scheduled service during the weekday hours of 7:00 – 9:00 a.m. and 5:00 – 7:00 p.m.



Closest bus stop located north of the San Gabriel Blvd. & Chestnut St. intersection

807, 811 E. Wells Street is located approximately 650 feet (0.12 miles) to the south of a bus stop for the Montebello Bus Line 20 route. This bus line has regularly scheduled services during the morning and afternoon/evening peak travel periods. Therefore, this project qualifies for the 20 percent reduction.

B. ACCESS AND PARKING

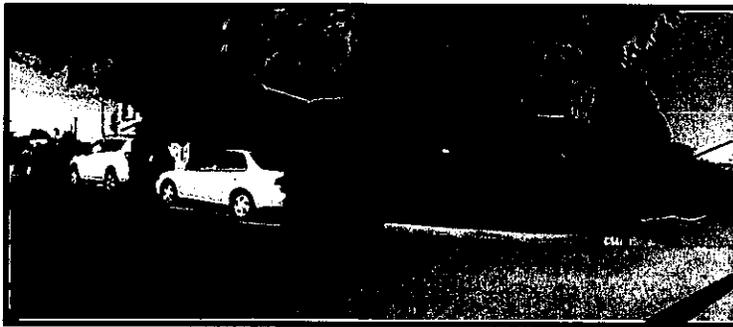
Access to the project would be provided on Wells Street through the center of the parcel. The site would have two curb cuts: one for a driveway to enter the site and another for a driveway to exit the site. The majority of parking spaces would be provided along a double-loaded corridor that runs through the width of the easterly portion of the property. With the above CUP for a 20 percent parking reduction, the project would provide the following parking facilities:

Required by Code	To Be Provided with CUP
27 vehicle parking spaces	22 vehicle parking spaces
9.45 compact parking spaces	9 compact parking spaces
20' long standard parking spaces	16' long standard parking spaces (9 spaces)
4 short-term bicycle parking spaces	4 spaces
1 long-term bicycle parking spaces	1 spaces

According to the Weekday Shared Parking Demand Analysis that was prepared as part of the Traffic Impact Study, the anticipated parking demand peak time for the project would be at 3:00 p.m., where there would be a maximum demand for 20 parking spaces. This would yield a surplus of two (2) parking spaces at its anticipated busiest time. This amount of vehicle parking, in combination with proximity to an existing bus stop and provision of bicycle parking spaces, would be adequate to serve the project.

C. CONTEXT AND COMPATIBILITY

The project site is located on San Gabriel Boulevard, which is a principal arterial street. This portion of San Gabriel Boulevard contains a mixture of small-scale commercial uses. The project site is bordered by commercial and multi-family residential uses to the north, commercial uses to the west, multi-family residential uses to the south, and single-family residential uses to the east. The multi-family residential uses located north and south of the project site are legal non-conforming uses and are expected to be replaced with commercial developments as these parcels are redeveloped over time.



Subject property from Wells Street



Subject property from San Gabriel Boulevard



Project site and surrounding uses to the north and south



Neighboring single-family residential to the east



Neighboring multi-family residential to south

The proposed three-story commercial building is consistent with the character of other existing developments along San Gabriel Boulevard and would be compatible with the neighboring businesses. The proposed building would directly front the sidewalk along the east side of San Gabriel Boulevard, which would enhance the pedestrian experience.

The easterly side of the property that adjoins the single-family residential home would have a 10-foot wide landscape buffer which includes a combination of trees, ground cover and shrubs, along with a six-foot tall block wall. The northeasterly portion of the parking lot would have a five-foot wide landscape buffer from the adjacent multi-family residential property.

The project has been reviewed by the City Architect and City Landscape Architect, and would bring a high-quality, well-designed building that would help revitalize this stretch of San Gabriel Boulevard. The Precise Plan of Design is required to be reviewed and considered by the Design Review Commission.

ENVIRONMENTAL REVIEW

This project is exempt from the requirements of the California Environmental Quality Act, per Guidelines Section 15303(c) (New Construction or conversion of small structures)

PUBLIC NOTICE

A notice regarding the CUP was sent to all property owners within 300 feet of 807 and 811 E. Wells Street. Notices were also posted at City Hall, the San Gabriel Post Office, the San Gabriel Public Library, at the project site, and on the City's website. This hearing was also advertised in the *San Gabriel Sun* on December 29, 2016.

CONDITIONAL USE PERMIT FINDINGS

In order to grant a Conditional Use Permit for the parking reduction, the Planning Commission must make all of the following findings related to the property:

1. That special conditions – including, but not limited to, the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site; or because the applicant has undertaken a transportation demand management program – exist that will reduce parking demand at the site:

The proposed commercial building is only 0.12 miles from the nearest bus stop which serves the Montebello Bus Line 20 route with regular peak-hour service. The proposed development will also provide four short-term and one long-term bicycle parking spaces. These two factors are expected to reduce parking demand at the site by providing patrons and employees with alternative transportation options.

2. That the use will be adequately served by the proposed on-site parking:

A total of 22 parking spaces will be provided on site (which has been deemed as adequate by the Shared Parking Analysis). The combination of onsite parking, the provision of bicycle parking, and the nearby bus stop will adequately serve this use.

3. That parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area:

The amount of parking spaces onsite (22 parking spaces) has been deemed as adequate by the Shared Parking Analysis even at the parking demand peak time. Due to the amount of parking spaces provided onsite and the availability of public transportation, this project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.

4. That in order to evaluate a proposed project's compliance with the above criteria, the Director may require submittal of a parking demand study that substantiates the basis for granting a reduced number of spaces:

A Parking Demand Study was prepared as part of the project's Traffic Impact Study. According to the Weekday Shared Parking Demand Analysis the anticipated parking demand peak time for the project will be at 3:00 p.m., where there will be a maximum demand for 20 parking spaces. This will yield a surplus of two (2) parking spaces at its anticipated busiest time.

RECOMMENDATION

The Community Development Department recommends that the Planning Commission:

Approve Planning Case No. PL-15-155, subject to the recommended conditions of approval.

ATTACHMENTS

1. Recommended Conditions of Approval
2. Site and Floor Plans

Attachment 1

RECOMMENDED CONDITIONS OF APPROVAL

PROJECT ADDRESS: **807, 811 E. Wells Street**
 PROJECT NO.: **PLANNING CASE NO. PL-15-155**
 PROJECT DESCRIPTION: **(CONDITIONAL USE PERMIT FOR PARKING REDUCTION)**

The following conditions shall be made a part of the approval of the project, and shall be complied with in their entirety and copied on the revised sets of plans for construction plan check:

No.	CONDITION	VERIFIED BY
General Notices Required by Law		
1.	Right to Appeal: You have the right to appeal this decision within ten (10) days by filing a letter of appeal with the City Clerk and paying the appeal fee of \$565 + \$400 (advertising) + \$150 (sign posting). This appeal period expires on January 24, 2017 after which an appeal may not be filed.	
2.	Conditions are Binding: Once the appeal period has expired, all conditions of approval are final. No approval shall be valid until the applicant has signed the affidavit at the bottom of this document stating that (he/she) has received, read, understands, and accepts the conditions of approval. All conditions are binding, and the City retains continuing jurisdiction to ensure that all requirements of an approved permit are met.	
3.	Follow the Law: The City's approval of your application does not relieve you from compliance with other Federal, State, or City requirements. Failure to comply with any of the above conditions shall result in the review and possible revocation of the CUP by the Planning Commission.	
4.	All Improvements Must Be Finished to Occupy: No occupancy permit can be granted, nor any building permit "finalized," until all improvements required by this approval have been properly constructed, inspected, and approved.	
Planning Division Conditions (please call 626-308-2806)		
5.	Conditions of Approval: All conditions of approval for the Conditional Use Permit, Precise Plan of Design and Master Sign Program shall be included on the construction plans.	

6.	You Must Use Your Permit Within 1 Year: Approval of a precise plan shall be used within one year from the effective date of approval. The effective date of the approval occurs 10 business days after your application has been acted on, assuming no appeals are filed.	
7.	Changes Must Be Approved: Any revisions to an approved application shall be resubmitted to the Community Development Department for review and approval.	
8.	Construction Must Follow the Plans: All construction and development shall conform to the approved plans on file in the Community Development Department.	
9.	Check Transformer Locations: Prior to the issuance of building permits, the Community Development Department shall review and approve all Southern California Edison underground utility transformer locations for compatibility with the site design. All portions of the transformers that are above ground shall be adequately screened with landscaping and/or screen walls to the satisfaction of the Community Development Department.	
10.	Screen Mechanical Equipment: All ground level utility/mechanical equipment shall be screened by screen walls and/or landscaping to the satisfaction of the Community Development Department.	
11.	Conceal Rooftop Equipment: All roof top appurtenances shall be fully screened from view to the satisfaction of the Community Development Director or designee.	
12.	Obtain a Permit for Walls, Fences: A fence/wall plan indicating placement, height, and materials for proposed fencing and walls shall be subject to the approval of the Community Development Department. Design and placement of the block walls shall be reviewed and approved by the Design Review Commission during the Precise Plan of Design review. No fences or walls may be built without first securing a permit from the Community Development Department.	
13.	Supply Trash Enclosure Plan: Prior to issuance of permits, applicant shall submit a design for trash enclosures approved by the City waste hauler and the Community Development Department. For information concerning minimum standards, call Athens Disposal at (626) 336-6100.	
14.	Light Fixtures: Design and placement of exterior light fixtures shall be reviewed and approved by the Design Review Commission.	
15.	Architectural Details: Architectural details of doors and window muntins and mullions shall be approved by the Design Review Commission.	

16.	Finishes & Roofing: Exterior architectural finishes, colors, and roofing materials shall be approved by the Design Review Commission.	
17.	Trash and Debris: All properties shall be kept in a neat, clean and orderly condition, free of weeds and debris. No merchandise, equipment, used furniture or other items may be stored in a setback or yard area except to the extent expressly permitted by the San Gabriel Municipal Code.	
18.	Precise Plan of Design: The Conditional Use Permit is subject to the Design Review Commission approval of the Precise Plan of Design. All Precise Plan of Design Conditions of Approval shall be adhered to.	
19.	Additional Conditions: The Planning Division reserves the right to add additional conditions of approval based on subsequent submittals.	
Building Division Conditions (please call 626-308-2806)		
20.	Applicable Codes: Applicable codes shall be listed as the 2016 California Building Code series on plans.	
21.	Construction Waste: Construction waste shall be completed by the city franchise hauler.	
22.	Demolition: Demolition work shall be subject to AQMD notification and removed via the City's franchise hauler or otherwise approval and deposit will be taken.	
23.	Fire Sprinklers: Fire sprinklers are required. Separate review by Fire Department is required.	
24.	Drainage Plan: Drainage plans shall provide drainage around building structures and away from the property line. Drainage plans shall be approved prior to permit issuance.	
25.	Title 24: Title 24 energy notes shall be provided on plans.	
26.	CalGreen: CalGreen measures shall be implemented onto plans rather than just providing notes including showing erosion control, ultra-low flow fixtures, whole house fan, and moisture sensors for landscaping.	
27.	Landings: All landings shall be a maximum 2 percent cross-slope.	
28.	Preliminary Review: This is a preliminary review for any concerns from the Building Division and is not a detailed plan review. The plan checker will review after all of these conditions of approval been added to the plans and 3 completed sets are submitted to the Building Division. More comments may follow pending information on revised plan submittal.	

29.	Building Pre-app Comments: These building pre app comments shall be attached with the plan check submittal for the plan checkers review.	
30.	Plan Review: A complete plan review will be made at plan submittal for plan check and comments will follow.	
31.	<p>Plan-Check Submittal Requirements (Not all apply; dependent on project's scope of work:</p> <ol style="list-style-type: none"> 1) All construction projects, regardless of the scope of work, must be routed through the Planning Division <u>first</u>, prior to submitting plans to the Building Division for the Plan Check or Permit process. 2) Upon the Planning Division approval, <u>three</u> complete dimensioned and scaled drawings <u>no smaller than 18" x 24" & no larger than 2' x 3'</u> shall be submitted to the Building Division for either Plan Check or Permit issuance (as applicable – a few minor projects may be handled over the counter, such as block walls, channel letter signs, minor structure additions, etc.) An "electronic" version will be required at permit issuance time. 3) New construction may be subject to Impact Fee's, please refer to Conditions of Approval, given during Site Plan Review stage of the project, or contact Engineering or Planning Division (626) 308-2806 	

<p>32.</p>	<p>The following shall be included on plans submitted for Plan Check:</p> <ul style="list-style-type: none"> a. Foundation Plan – include shear schedule (Note: Any construction that utilizes existing foundations shall indicate such use of existing conditions on the foundation plan and shall be accompanied by 2 sets of wet stamped and signed structural calculations showing compliance with 2016, CBC for such use). b. General Structural Plan – include reinforcing, structural notes, masonry size, dimensions of pool wall, etc. c. Structural Calculations (2 sets of wet stamped and signed) or statement of compliance with Conventional Light Frame Construction (Ch. 23 CBC) d. Energy Calculations – Energy Calculations including required insulation, window energy efficiency, mechanical system efficiency, and HERS rater requirements. e. Soils report with recommendations for foundation design. 	
<p>33.</p>	<p>Additional Structures: ALL ADDITIONAL STRUCTURES (Block Walls, Patios Covers, Decks, etc.), shall be identified as part of the submittal on the title sheet. Lineal footage and height of block walls and dimensions of additional structures shall be shown on the plans. Construction details for such additional structures, such as footings and materials used shall also be shown.</p>	
<p>Public Works Department Conditions (please call 626-308-2825)</p>		
<p>34.</p>	<p>Permits Required: Applicant shall obtain Public Works Encroachment Permits for all work in or adjacent to a public right of way, prior to construction. Permits required by the Community Development Department or other public agencies must be obtained prior to starting construction.</p>	

35.	Final Parcel Map: Either prepare and submit detailed documents for street dedication and lot line adjustment (consolidate existing parcels to one parcel) or prepare a final parcel map for the project to be submitted to the Engineering Division and its consultants for review. The map must be submitted to the City Engineering Division for final review and approval by the City Council before the project is completed/final occupancy. If the map is to be filed before substantial completion of engineering improvements, the pertinent subdivision agreements, bond or cash deposit, and security must be provided to the City. Provide current title report and a subdivision guarantee to the City when submitting for approval.	
36.	Performance and Materials Bond for the Setting of Survey Monuments: Provide a surety or cash deposit to the City of San Gabriel in the amount of \$5,000 per monument shall be submitted to the City Public Works Department. The number of monuments shall be determined by the City Engineer using the pertinent tentative map/final map as a reference. No permits shall be issued without the bond or surety.	
37.	Existing Condition/Demolition Plan: Submit for plan check a plan showing existing locations of all on site hardscape and underground utilities; indicate whether facilities are to be reused, removed, or abandoned in place. Provide for re-use or recycling of the existing on-site buildings and improvements. Comply with the City Construction and Demolition Ordinance. The Existing Condition/Demolition Plan must be submitted prior to or concurrent with the Grading Plan.	
38.	Construction Operational and Staging Plan shall be submitted for review and approval by the Building Division and Public Works Engineering prior to approval of the Demolition and Grading Plans. The plan can be developed for each phase as appropriate.	

39.	<p>Water Quality/Storm Water: Comply with the MS4 Permit issued by the Los Angeles Regional Water Quality Control Board. State Water Resource Control Board (SWRCB) has adopted a National Pollutant Discharge Elimination System (NPDES) general Permit for storm water discharges associated with construction activity. A Notice of Intent (NOI) must be filed with the SWRCB for construction activities with one (1) acre or more. The developer is to submit a completed NOI form with the appropriate fee and storm water pollution prevention plan directly to the SWRCB. Copies of the NOI, pollution prevention plan and method of payment shall be provided to the City prior to issuance of building permits. Prepare and submit for review to the Engineering Division a Storm Water Pollution Prevention Plan (SWPPP) prior to issuance of any grading or building permits.</p>	
40.	<p>Encroachment Agreements will be required for any long-term above ground, at grade, or below grade encroachments including such items as tiebacks, awnings, storm water treatment facilities, and decorative features. Coordinate with the Engineering Division for specific requirements regarding encroachment agreements.</p>	
41.	<p>Bench Mark: Los Angeles County Bench Mark is to be used for vertical control.</p>	
42.	<p>Center Line Ties: The street centerline intersections shall be tied out prior to permit issuance and corner records shall be filed with the Los Angeles County Surveyor (public streets and property lines).</p> <ul style="list-style-type: none"> • The City Engineer or Public Works Inspector must observe the tying out of all centerline monuments. • The City Engineer shall determine if additional ties or resetting of monuments is necessary on a case-by-case basis. • The Engineering Division will not accept the project until the County has filed all corner records. 	

43.	<p>Utilities:</p> <ul style="list-style-type: none"> • Provide a preliminary composite utility plan showing all proposed on-site and off-site utilities during the entitlement phase. • Provide a final composite utility plan for review and approval during the plan check phase. • All utilities shall be placed underground including both facilities and wires for the supply and distribution of electrical energy, telephone, data, and cable; and • The existing and proposed underground utilities must be shown on the Composite Utility Plans and the Building Plans and/or Engineering Plans. 	
44.	<p>Easements: Proper dedication by deed is required by this section. Dedications must either be shown on the Final Map or separate documents. Review fees must be paid and the documents must be submitted to the City Engineer prior to issuance of Building Permits. Final documents need to be recorded prior to Occupancy.</p> <ul style="list-style-type: none"> • Easements for the underground utilities shall be provided prior to issuance of permits; • Dedication of right of way for street and highway purposes along the public streets adjoining the project is required (Wells Street); and • Easements may be required for sidewalks, utilities, on-site public sewer, storm drain, or ingress/egress. 	
45.	<p>Backflow Prevention:</p> <ul style="list-style-type: none"> • Devices: Screened backflow prevention devices shall be installed to the satisfaction of the Planning and Engineering Divisions. Check valves and appurtenances must be placed in an underground vault; • Valves: Backwater valves on sewer connections shall be installed to the satisfaction of the Engineering Division; and • Testing: The applicant shall supply the City with a Backflow Device Test Form, completed by a licensed tester, before any final permits are released. 	

46.	<p>Sewers: Prepare and submit for review and approval a sewer study for the project to address existing sewer conditions, hydraulic capacities, and the proposed project. The sewer study shall be prepared by a registered civil engineer is required for the project which shall include the following information (see previously-provided sewer study scope map): The results of a video camera inspection should be discussed and presented in the study; the data collected from the flow monitoring; capacity of existing line based from the peak flow from the monitoring; effect of the additional flow from the project on the existing sewer; evaluation of the existing sewer with pictures from the video camera inspection, discussion of the condition of the existing sewer; all of the manholes listed need to be located by the survey for horizontal location, rim elevation, and invert in and out elevations. This information should be shown on a map included in the study. Sanitary sewer facilities shall be installed to the satisfaction of the Public Works Department, Engineering Division, prior to occupancy and must be installed per the alignment shown on the approved plans with sewer cleanouts at the property line.</p>	
47.	<p>All required plans and studies shall be prepared by a Registered Professional Engineer and submitted to the City Engineer for review and approval. All drawings must be submitted on City-standard 24" X 36" sheets.</p>	
48.	<p>Drainage: The Final Drainage Study and LID Study shall be submitted based on the Grading Plan and Building Plan to verify sizing and specific equipment/materials that will be constructed for the project. Locations of roof drains must be shown on the Grading and Drainage Plan. No direct discharge to the public right of way is allowed.</p>	
49.	<p>Off Site Drainage: The project shall provide adequate facilities to accept and convey any existing off site tributary drainage from adjoining properties.</p>	

50.	<p>Erosion: Prior to grading, applicant shall install all storm water mitigation with erosion control and site stabilization measures as necessary to prevent silt and other debris from being carried offsite, in gutters and swales, and eventually entering the storm drain system. Comply with ordinance 511 City of San Gabriel Municipal Code. "Best Management Practices" (BMP's) devices will be required.</p> <p>Erosion Control Plans and required Storm Water Pollution Prevention Plan must be submitted prior to or concurrent with the grading plans.</p>	
51.	<p>Low Impact Development (LID) requirements apply to this project. The Final LID report will be required for the project with verified sizing based on construction plans.</p>	
52.	<p>Maintenance Agreements and Covenants required for drainage, storm drain and LID improvements must be prepared and recorded prior to final occupancy of the building.</p>	
53.	<p>Dust Mitigation: During construction all dust and debris shall be removed from sidewalks, parkways and streets on a daily basis. If this condition is not met, the City of San Gabriel will maintain the area and the cost will be charged to the property owner.</p>	

54.	<p>Grading and Drainage: Prepare and submit for plan check a grading and drainage plan showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slopes, and other pertinent information in accordance with current edition of the California Building Code. Comply with the Green Building Code. Refer to the Shoring Plan Checklist issued by the Building and Engineering Divisions for shoring, tiebacks, and excavation requirements. The Grading and Drainage Plans, including excavation and all related reports, must be reviewed and approved by the City Engineer prior to issuance of grading, shoring, and building permits.</p> <p>A: General Requirements:</p> <ul style="list-style-type: none">i. Show elevations a minimum of 15 feet from property line on adjacent property.ii. Show all street dimensions from centerline.iii. Show all existing and proposed utilities.iv. Property to drain to the streetv. No walls, fences, or shrubs greater than 42" in height within 9 feet of the driveway at the public right of way line. <p>B: Rough Grading Certification: Prior to the issuance of building permits the applicant must provide to the City Engineer or designee a completed City of San Gabriel Rough Grading Certification. The form must bear the Signature and stamp of a Registered Civil Engineer and Registered Geotechnical Engineer.</p> <p>C: Precise Grading Certification: Prior to Engineering final for the project, the applicant must provide to the City Engineer or designee a completed City of San Gabriel Precise Grading Certification. The form must bear the Signature and stamp of a Registered Civil Engineer and Registered Geotechnical Engineer.</p>	
-----	--	--

55.	<p>Soils and Geology: Submit a soils/geology report in accordance with the current edition of the California Building Code and the Los Angeles County Guidelines for Geotechnical Reports to the City Engineer for review and comment. A licensed Civil Engineer and a licensed Soils/Geotechnical Engineer shall certify that the project grading is in accordance with the grading and or drainage plans. This report along with shoring plans must be submitted and accepted by the City Engineer and the City Building Official prior to any grading or excavation.</p>	
56.	<p>Public Improvement Plans: Applicant shall design, install and complete all necessary public improvements, including but not limited to pavement, curbs, gutters, sidewalks, street lights, driveway approaches, ADA ramps, sewers, storm drains, and domestic water and fire water construction in the public Right-of-Way along the entire street frontage of the development site. This includes facilities that will remain on private property but maintained by City forces. Use a City Standard Title Block on 24" x 36" sheet. Provide an engineer's estimate for all proposed public improvements. All plans, specifications, and details for the proposed improvements shall be prepared by a registered civil engineer.</p>	
57.	<p>"As Built" / Record Drawings: No finals approvals or acceptances will be given until as-built improvement plans have been furnished to the Engineering Division. As-built plans shall be submitted electronically in JPG and PDF file formats.</p>	

58.	<p>Right-Of- Way Improvements: Design and construction of all public improvements shall be in accordance with APWA Standards and City Codes. All plans, specifications, and details for the proposed improvements shall be prepared by a registered civil engineer. Improvements must be installed prior to Building Permit Final. Such public improvements shall include, but not be limited to the following items. All improvements shall be installed prior to final occupancy of the building. (Please coordinate and verify all requirements with the City Engineer.)</p> <p>A. Right of Way Dedication / Easements: dedication of a minimum five feet width of right of way is required for this project along Wells Street. Provide right of way dedication to allow for sufficient ADA clearances around utility obstructions and poles. Dedicate corner cutoffs where none exist currently;</p> <p>B. Street and Streetscape Improvements: Prepare and submit for plan check street improvement plans along the project frontage. Incorporate parkway landscaping and streetscape improvements into the project landscape and irrigation plans. Construct street improvements (including along all street frontages in accordance with City Standards. Use City- standard Title Block on 24" x 36" sheets.</p> <p>C. Curb and Gutter: Construct new concrete curb and gutter along the project street frontage;</p> <p>D. Sidewalk and Parkway Improvements: Construct new concrete sidewalk and parkway improvements, landscaping, street trees, and irrigation per City Standards;</p> <p>E. Driveways will use curb return type driveways (maximum width for two way driveways is 26 feet; for one way driveways, it is 15 feet.) Parking ramps will follow City standards. Ramps shall be designed for 12% maximum grade (15% maximum allowed in restricted situations). Mirrors shall be installed on private property near the back of sidewalks where drivers' view of pedestrians on sidewalks is restricted;</p> <p>F. Asphalt Concrete Overlay: Grind 2 inches of existing asphalt pavement on Wells Street (full width) across project frontage, and construct a new 2-inch thick asphalt overlay across project frontage. Show proposed paving on the street improvement plans. Full width repaving will</p>	
-----	---	--

	<p>be required beyond the centerline of street where utility cuts and trench extend past the centerline.;</p> <p>G. Traffic Control Improvements: Prepare signing and striping plans for the public streets adjoining the project for new and replacement traffic control devices, signs, pavement markings, and crosswalks in the area of the project. Use City- standard Title Block on 24" x 36" sheet.</p> <p>H. Street Lighting: Prepare a street lighting plan (for plan check phase) for the installation of street lights on all public streets and the alley adjoining the project site. Use City- standard Title Block on 24" x 36" sheets; Street lights shall be installed at maximum 75-foot spacing and shall be installed per the current City Guidelines and Requirements for Street Lighting.</p> <p>I. Sewer Facilities:</p> <ul style="list-style-type: none">a) Show locations of existing and proposed sewers, show on architectural and civil engineering plans.b) Show inverts of building pipe connections to on-site sewer laterals.c) Provide new sewer location card(s).d) Install new clean outs at property lines.e) Use a sewer back flow device (case by case basis)f) Use threaded sewer cap for all clean outs in hardscape area.g) Install grease interceptor units for all restaurants/cooking facilities; <p>L. Storm Drain Facilities:</p> <ul style="list-style-type: none">i. Identify all existing drain facilities and connections.ii. Connections to storm drain facilities will require plans and permits.iii. All storm drain catch basins shall be protected during constructioniv. Pay the NPDES Construction Inspection Permit fee at time of grading permit issuance. <p>M. Miscellaneous Items</p> <ul style="list-style-type: none">a) Provide Vicinity Maps with North Arrow on all plan set title sheets.b) Show all dimensions from street centerlines.c) Provide quality control and spelling check on all plans. Incomplete or erroneous plans will not be accepted for review.	
--	--	--

	<p>d) All engineering and architectural plans shall be consistent with each other.</p> <p>e) Include all conditions of approval on the staging plan and the building plan title sheet.</p>	
Police Department Conditions (please call 626-308-2846)		
59.	Security Ordinance: Applicant shall comply with the City of San Gabriel's security ordinance (SGMC Sec. 150.210 – 150.223). For more information, see SGMC Sec. 150.210 – 150.219.	
60.	<p>Alarm System: An alarm system is recommended for all retail businesses. The alarm system(s), if installed, shall meet the following requirements:</p> <ul style="list-style-type: none"> a. Alarm systems must be UL approved and must be properly maintained in good working order at all times. b. The Police Department recommends that the system be monitored by a central monitoring facility. c. If the system includes a local "exterior" warning device, the system must have an automatic reset features. d. Applicant should be aware that the City has a "false alarm" ordinance by which repeated false alarms may subject the owner or tenant to a fine. 	
61.	<p>Video Surveillance System: Due to a known history of vehicle burglaries and commercial burglaries in the area, a video surveillance system is recommended. If installed, the video surveillance shall meet the following requirements:</p> <ul style="list-style-type: none"> a. All video surveillance systems shall be properly maintained in good working order at all times. b. All systems shall have the ability to record all cameras for later playback in the event of an incident at the location. c. The recording media shall be stored a minimum of 30 days before destruction or reuse and must be made available to law enforcement agencies for law enforcement purposes upon request. d. Recording medial shall be periodically replaced so that image deterioration does not occur due to excessively worn media. e. The system used shall be capable of providing an image sufficient to identify faces under all lighting conditions at the location. 	
Fire Department Conditions (please call 626-308-2883)		

62.	<p>Drains and Test Piping</p> <ul style="list-style-type: none"> a. All trapped portions of the system shall be equipped with drains of the size specified in NFPA 13. Where possible, design a system that will completely drain to the system riser. Where any trapped water exists, provide an auxiliary drain per NFPA 13 and pipe to a sanitary sewer system. b. Every water flow switch shall have an inspector test connection located downstream of the water flow switch and piped to the sanitary sewer system. 	
63.	<p>Exit Signs</p> <ul style="list-style-type: none"> a. All exits shall be marked by an approved exit sign readily visible from any direction of egress travel. CFC 1011.1. b. Exit signs shall be internally or externally illuminated at all times and comply with CFC 1011. 	
64.	<p>Egress Illumination</p> <ul style="list-style-type: none"> a. Each exit shall have emergency illumination capable of providing power for duration of not less than 90 minutes and shall consist of storage batteries CFC 1006.3. 	
65.	<p>Standpipes</p> <ul style="list-style-type: none"> a. Where a standpipe system is required to be installed, the standpipe shall be a Class I, automatic wet standpipe as required by NFPA 14 and the CBC. b. Each standpipe shall be installed with a UL listed 2-1/2 inch NST fire department hose connection with caps and located in the intermediate stairwell landing, at the main floor landing in exit stairway, at the roof, and on each level below grade. 2-1/2 inch NST fire department hose connections with caps shall be dispersed in below grade parking structures per the requirements of NFPA 101 and NFPA 14, or AHJ. c. Where two or more standpipes are installed in the same building or section of a building, they shall be interconnected. d. Minimum standpipe size is four inches in diameter. e. Each standpipe shall have a drain sized and located in accordance with NFPA 14. Each drain shall be discharged to a sanitary sewer. f. Provide standpipe isolation control valves supervised by the fire alarm system as required per NFPA 14. 	

66.	Hood System <ul style="list-style-type: none">a. Any proposed restaurant shall require a Type I Hood System with a UL300 Fire Suppression System and K rated fire extinguisher. The hood system shall be tied into the fire alarm system per NFPA 72.b. The maintenance of the Hood System shall comply with CMC Section 514.3 Inspection for Grease Build Up, CMC Section 514.4 Cleaning of Exhaust Systems, and NFPA 96 Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations, Chapter 7: Exhaust Duct Systems.c. Plans for the Type I System shall be submitted to the Fire Prevention Bureau.d. Restaurants will have an approved grease interceptor large enough to deal with FOG created by cooking. Underground vaults for FOG shall be approved by all city departments.	
-----	--	--

67.	Sprinklers: <ul style="list-style-type: none">a. Provide a complete automatic sprinkler system as defined in the latest edition of NFPA 13. All sprinkler systems are to be wet pipe systems for all buildings. <i>Prior to preparing drawings and hydraulic calculations, the design engineer is required to verify the adequacy of water pressure/volume and other pertinent water supply data.</i>b. The C-16 licensed contractor shall submit detailed and accurate shop drawings prepared in accordance with NFPA 13, NFPA 14 (if applicable), NFPA 24 for approval of all fire safety equipment to be constructed and installed. Shop drawings shall identify all materials and list all equipment to be used. Shop drawings shall include ceiling grid or reflected ceiling layout and shall be coordinated with other trades prior to submittal.c. Manufacturer's data sheets shall be provided for all materials and equipment for approval before purchase or installation. Data sheets shall describe the type of material, capacities, manufacturer, part numbers of equipment, and give information necessary for verifying equipment approval.d. Provide hydraulic calculations for automatic wet standpipes, where required per NFPA 14.e. Hydraulic calculations for sprinkler systems shall comply with NFPA 13 and shall include comprehensive hydraulic data sheets.f. Sprinklers shall be UL listed or CSFM approved. Any sprinklers that incur damage, are painted, or are sprayed with any obstructive material during construction shall be replaced. Installation of sprinklers shall be coordinated with other work, including duct, and electric fixture installation, to prevent sprinkler obstructions.g. Sprinklers located less than eight feet above the finished floor or that may be subject to mechanical damage shall be provided with guards listed for use with the model of sprinkler used.h. Quick response sprinkler are required throughout all light hazard occupancies.	
-----	---	--

	<ul style="list-style-type: none"> i. A pre-action or dry sprinkler system can be used in main electrical or mechanical equipment rooms if so desired by the property owner and approved by the AHJ. j. Unless specific aesthetic appearance is required for the project, white or chrome recessed pendent sprinklers with matching escutcheons shall be provided in areas with suspended ceiling. k. Sprinklers shall be required over each enclosed trash bin location. 	
<p>68.</p>	<p>Fire Department Connection/Standpipe Connection/Fire Hydrants:</p> <ul style="list-style-type: none"> a. Each FDC/standpipe connection shall be flush wall-mounted type using 2-1/2 inch inlets. Knox caps shall be provided by the developer/owner. b. FDC/standpipe connection shall be visible and recognizable from the street, or nearest point of fire department apparatus accessibility, or on the street side of the building approved by the Fire Department. c. FDC/standpipe connections shall be located and arranged so that hose lines can be attached to the inlets without interference. This area shall have stripped red curbing. d. FDC/standpipe connections shall be labeled with raised letters at least 1 inch in size to indicate the type of system and building being served. Connections shall not be less than (2) feet nor more than (3) feet (6) inches in elevation, measured from the ground level to the centerline of the inlets. 	
<p>69.</p>	<p>Fire Extinguishers: Fire extinguishers shall be required throughout the building every seventy-five feet and within seventy-five feet of each exit. Fire extinguishers shall meet the San Gabriel Municipal Code rating of 3A40BC and shall be in ADA compliant recessed or semi-recessed cabinets. Extinguishers shall not be higher than 48 inches off the floor. Fire Extinguishers shall be required in parking garages.</p>	

70.	<p>Alarm System</p> <ul style="list-style-type: none">a. Provide a complete set of Fire Alarm Plans as defined in the latest version of NFPA 72 for a fully monitored alarm system.b. Manufacturer's data sheets shall be provided for all materials and equipment for approval prior to purchase or installation. Data sheets shall describe the type of horn and strobes, candela, decibels, battery capacities, smoke/heat/CO detectors, panels, manufacturer, part numbers of equipment, and give information necessary for verifying equipment approval.c. The C-10 licensed contractor shall submit detailed and accurate shop drawings prepared in accordance with NFPA 72, NFPA 13, and NFPA 14 (if applicable), for approval of all fire alarm safety equipment to be constructed and installed. Shop drawings shall identify all materials and list all equipment to be used. Plans shall be coordinated with other trades prior to submittal.d. HVAC and trash chutes shall have automatic damper controls and shall be tied into the alarm system.e. Per NFPA 72, the AHJ may approve the use of a GSM wireless system instead of using a dedicated dual phone line system. (GSM Universal Wireless Commercial Fire Alarm Communicator GS3055-ICF from DSC is approved).f. Fire Alarm Control Panel (FACP), Annunciator Panel and there location shall be approved by the AHJ.	
-----	--	--

71.	Fire Apparatus Access <ul style="list-style-type: none">a. Fire Lane: The Fire Lane will have a minimum 13'-6" of vertical clearance, 20 feet of width, and the road surface must meet the requirements for the weight of the fire apparatus.b. Address identification shall be illuminated and meet the requirements of the building and San Gabriel Municipal Code, including identifying portions of the building, or interior layouts. Provide directional or diagrammatic signs for groups of buildings sharing common entrances; include locations of fire hydrants, fire department connections, standpipes, and fire alarm annunciator panels.c. A recessed Knox Key vault 4100 series shall be required and location shall be approved by the AHJ. A master key shall be provided to the Fire Department that opens all building exits, gates, motor and electrical rooms, access to risers, stairwells, roof, utilities, Fire Pump (if applicable), FACP, et cetera. Additional keys if required shall be identified.	
72.	Elevators <ul style="list-style-type: none">a. All elevators shall meet the requirements set forth by ASME/ANSI A17.1-A17.3, Safety Code for Elevators and Escalators. One elevator shall be designed as an EMS elevator with a 42 inch door and 2,500 pound weight limit capable of accommodating a 24" x 84" EMS gurney.b. Phase 2 emergency operations shall override all automatic controls, including Phase 1 recall.c. Smoke detectors shall be provided in either the elevator hoistway or the elevator machine room and they shall emit a separate and distinct visible annunciation at both the fire alarm control unit and the fire alarm annunciator to notify firefighters that the elevators are no longer safe to use. Per ANSI 17.1, a warning light shall be placed in elevator cabs to flash when a problem is imminent.	

73.	<p>Equipment and Utility Identification: Identifiers shall be provided for the following:</p> <ul style="list-style-type: none"> a. Stairwells b. Elevator c. Fire Alarm Control Panel d. Fire Alarm Annunciator Panel e. Fire Pump f. Risers g. Utilities h. Motor Room i. Electrical room j. Damper Control 	
74.	<p>Reference Standards (Utilize latest editions available)</p> <ul style="list-style-type: none"> a. NFPA 13 – Installation of Sprinkler Systems. b. NFPA 14 – Installation of Standpipe and Hose Systems c. NFPA 24 – Installation of Private Service Mains and their Appurtenances d. NFPA 25 – Standard for the Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. e. NFPA 72 – National Fire Alarm Code f. NFPA 1141 – Fire Apparatus Access g. ANSI A17.1-3 – Safety Code for Elevators and Escalators h. California Fire Code i. California Building Code j. California Electrical Code k. California Mechanical Code 	
City Landscape Architect Conditions (please call 213-384-3844 ext. 207)		
75.	<p>Plan approval required: Final landscape and irrigation plans shall be reviewed by the City’s contract landscape architect prior to issuance of grading permits.</p>	
76.	<p>Install erosion control: Applicant shall install all erosion control and slope stabilization measures as necessary to prevent silt and other debris from being carried offsite and entering the storm drain system prior to grading.</p>	
77.	<p>Newly planted trees: Newly planted trees shall be supported with stakes or guy wires.</p>	

78.	Installation and completion: Installation and completion shall occur in compliance with Section 153.538 of the San Gabriel Municipal Code.	
79.	Maintenance: A permanent maintenance program shall be implemented ensuring regular irrigation, fertilization, and weed removal. All landscaping shall be maintained in a healthy, neat and orderly condition, free of weeds and debris and with operating irrigation at all times. Landscaping and planting shall be maintained in accordance with 153.539.	
80.	Inspection: The City Landscape Architect, prior to final release of utilities, shall inspect landscape materials and irrigation systems. The applicant shall install the landscape as indicated on the approved landscape plans. The applicant may not receive permission to occupy the facility until the landscape and irrigation have been installed per the approved plans.	
81.	Pruning: The applicant shall prune all trees, including street trees with proper thinning; the City prohibits topping of street trees. Trees shall be pruned under the direct supervision of a Certified Arborist.	
82.	Automatic irrigation system: The applicant shall install automatic irrigation system with irrigation spray nozzle per the approved landscape plans. Irrigation specifications shall comply with Section 153.537 of the San Gabriel Municipal Code.	
83.	Maintenance guarantee: Prior to permit issuance, the applicant shall provide a 5-year maintenance guarantee in the amount of \$750 cash deposit per street tree. If any amount of the maintenance guarantee has not been utilized after five (5) years from the date the project is approved for occupancy, any remaining fund shall be returned to the applicant.	
84.	Street trees: The applicant shall provide street trees on the public right-of-way as required by the Public Works Department. The applicant shall plant all street trees in a minimum twenty-four inch (24") box size. The street trees shall be supported by two-inch (2") lodge poles on sides of the tree trunk, secured by wire ties with green rubber collars, with stakes and green color rubber ties. All street trees shall be planted in tree wells twice the diameter and as deep as the rootball.	

85.	Drip irrigation: At a minimum, provide drip irrigation in planter areas within the parking lot areas, if not for all the planter areas. Overspray and/or runoff onto hardscape surfaces is not permissible per AB 1881.	
86.	Grouping by Water Use: Plants that have similar water uses shall be grouped together per Section 153.536 of the San Gabriel Municipal Code.	
87.	Plant Materials: Select plant materials that are compatible with the potential SUSMP/bioswale/vegetated treatment for the parking lot area. Plant materials in the perimeter planters shall be conducive to the capture and treatment of storm water, and shall also be drought tolerant.	
Finance Department (please call 626-308-2800, ext. 4612)		
88.	Licenses: The applicant shall comply with the City's business license ordinance, and shall cooperate with the City to obtain compliance from contractors and subcontractors.	

Property Owner and Applicant Affidavit

I have received, read, accept and understand the conditions of approval contained on the Standard List of Conditions for Planning Case No. PL-15-155 (Conditional Use Permit).

PROPERTY OWNER NAME (PLEASE PRINT) _____

PROPERTY OWNER SIGNATURE _____

DATE _____ PHONE NO. _____

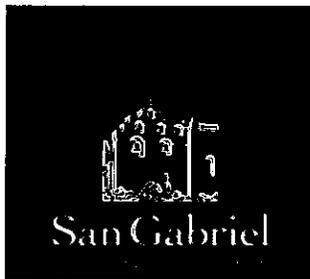
E-MAIL ADDRESS _____

APPLICANT NAME (PLEASE PRINT) _____

APPLICANT SIGNATURE _____

DATE _____ PHONE NO. _____

E-MAIL ADDRESS _____



City of San Gabriel **STAFF REPORT**

Date: January 9, 2017

To: Chairman Garden and Planning Commissioners

From: Larissa De La Cruz, Senior Planner *for VCU*

Subject: **860 E. Valley Boulevard**
Planning Case PL-14-141 (Tentative Tract Map No. 73548)
Applicant: Tony Chang
Architect: LCRA Architecture & Planning

SUMMARY

The proposed project involves the removal of on-site uses and construction of a mixed-use development with approximately 9,370 square feet of ground-floor retail/commercial uses and 49 residential units (three floors above) on a 38,400 square foot lot. The Tentative Tract Map would subdivide the building airspace for individual ownership of the residential units. All staff concerns have been addressed in the attached recommended conditions of approval.

The Design Review Commission would review this project's design under a Precise Plan of Design (PPD) review upon approval by the Planning Commission.

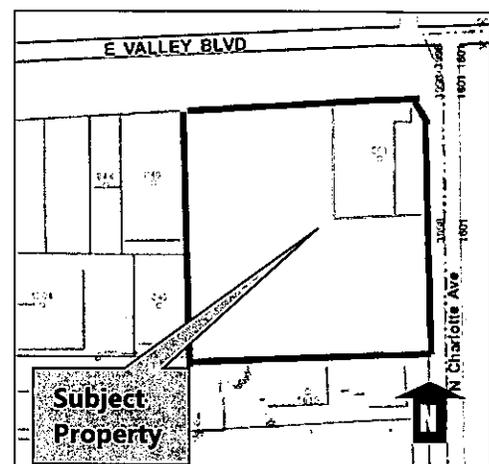
Based on the facts and findings of the project, staff recommends that the Planning Commission APPROVE Planning Case No. PL-14-141.

INTRODUCTION

A. BACKGROUND

The property is located on the southwest corner of Valley Boulevard and Charlotte Avenue, within the Valley Boulevard Specific Plan (VBSP) area. The parcel is zoned Mixed-Use Corridor (MU-C).

The subject site is presently developed with four commercial structures. At present, this site is



underutilized and represents not only an opportunity to implement the vision of the VBSP for sustainable development, but also to provide much needed housing to help satisfy San Gabriel's share of the region's housing needs.

B. GENERAL INFORMATION

Table 1 summarizes the general information concerning this project.

Table 1

ITEM	DESCRIPTION
APN	5371-004-041 and 042.
LOCATION	Southwest corner of Valley Boulevard and Charlotte Avenue
ZONING AND LAND USE	The parcel is zoned Mixed-Use Corridor (MU-C) and has a General Plan designation of Commercial Specific Plan.
SURROUNDING LAND USES AND ZONING	North: Two-story office building (MU-C zone) South: Multi-family development (R-NC zone) East: One-story restaurant Boulevard (City of Rosemead) West: One-story retail/commercial building (C-CT zone)
CURRENT DEVELOPMENT	Four commercial buildings.
ENVIRONMENTAL REVIEW	The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and staff determined that the project proposal required a Mitigated Negative Declaration of Environmental Impact. The Mitigated Negative Declaration of Environmental Impact was prepared on December 19, 2016, posted with the Los Angeles County Clerk and is part of this report.

ANALYSIS

The proposed project complies with applicable zoning requirements with respect to height, floor area ratio and is in compliance with the standards of the VBSP. The project aims to satisfy major objectives and policies of the plan, including:

- Reuse and redevelop the area for higher intensity retail and mixed-use buildings that capitalize on its adjacency to a transit node and recent intensified development and create an active pedestrian environment;
- Improve the public streetscapes;

- Locate and design development to relate to public streetscapes and open spaces, promote pedestrian activity, and achieve a high level of architectural quality that distinguishes the Valley Boulevard Neighborhoods as a unique place; and
- Develop the site in a unified and cohesive manner, with integrated massing of individual buildings located on common plazas and open spaces, and uniform architecture and site landscape.

The proposed project would bring pedestrian amenities, streetscape improvements, and increased choices in housing and shopping for local residents, while preserving the existing residential neighborhoods to the south.

CONTEXT AND COMPATIBILITY

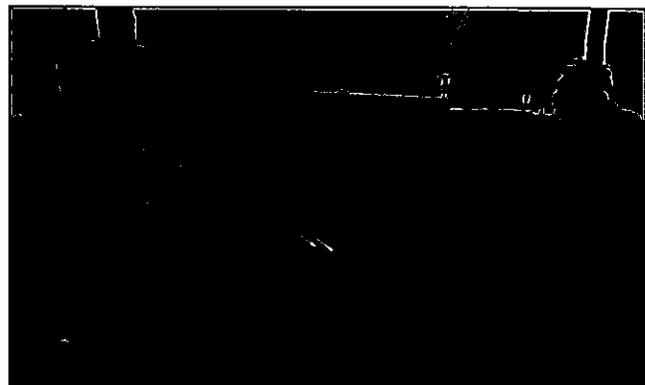
The proposed project would be located along a major commercial corridor (Valley Boulevard) characterized mostly by older undistinguished one-story commercial buildings two-story office buildings.



Existing buildings on Valley Boulevard (north elevation)



Two-story office building at 853 E. Valley Boulevard (north of subject site)



One-story restaurant to the east of subject site (City of Rosemead)

Other mixed-use developments that are similar in size are proposed within the vicinity of this project. While this structure would be denser than others presently in the

neighborhood, there is a variation of heights throughout the project, ranging from 32'6" to 49'. The highest portions of the building are on Valley Blvd and the building steps down to three stories as it nears the single family residence to the south on Charlotte Avenue.



EAST ELEVATION

The proposed project provides a full integration of the mixed-use concept and is designed sensitively to neighboring uses. The site contains adequate parking, on-site circulation, ample open space, and good site design to compliment the proposed development and the neighboring properties.

LANDSCAPING/ OPEN SPACE

The proposed project provides sufficient landscaping in and around the site. Under the VBSP, this project is required to have common open space equal to 10% of the total site area, or approximately 3,800 sq. ft. The proposed project would provide approximately 7,054 sq. ft. of common open space is provided. The project is also providing approximately 3,396 sq. ft. of landscaping. Landscaped courtyards are located on the first and second floors, featuring seating areas and outdoor recreation areas.

PARKING/TRAFFIC

The proposed project meets the parking requirement. There are a total of 197 parking spaces provided for the project, where 193 spaces are required. The proposed project site is located at the southwest corner of the intersection of Charlotte Avenue and Valley Boulevard. Two access driveways would be located on Charlotte Avenue. In order to reduce project traffic south of the project site along Charlotte Avenue, the project driveways would be designed to restrict outbound right-turn movements.

A traffic impact study was prepared for this project and provides a conceptual diagram of the

proposed restriction. The City of Rosemead has reviewed the referenced traffic study as well and agrees with the proposed recommendations.

Traffic volumes were also analyzed in the traffic study. The proposed project is projected to generate a net total of approximately 726 weekday daily trips, including 35 trips during the morning peak hour and 65 trips during the evening peak hour. Additionally, Charlotte Avenue, between Valley Boulevard and Marshall Street, were analyzed to determine the impacts of the proposed project on it. The study confirmed that the roadway segment is operating under capacity. Overall, the traffic study concluded that proposed project would not create any significant impacts. Furthermore, the project would be subject to traffic impact fees that would assist in the mitigation of any potential impacts related to traffic.

Additionally, non-motorized forms of transportation have also been given consideration in this project's design. Each residential unit has its own bicycle locker and bike racks equal in capacity to 10% of the required commercial parking (space for ten) are provided for employees and customers of the businesses in the building.

SITE LAYOUT/ ACCESS

Primary access to the site would be provided by a driveway along Charlotte Avenue. There are two driveways proposed; one for the commercial uses and the other will serve as a private access for the residential units. Signage will be posted to make a clear distinction between the two driveways, to avoid any potential confusion.

TENTATIVE TRACT MAP

The residential units on the three upper floors consist of 49 residential units ranging in size from 881 sq. ft. to 1,181 sq. ft. The construction of 49 new residential condominium units will conform to all applicable development standards of the VBSP and with the goals of the San Gabriel General Plan Housing Element.

CONDITIONS, COVENANTS & RESTRICTIONS

The developer would be required to prepare Conditions, Covenants, & Restrictions (CC&R's) that would govern the 49 residential units. The CC&R's would address the establishment of an owner's association with a mechanism for collecting fees. The City would not issue the building permit until the City Attorney, City Engineer, and project planner have approved the CC&R's and they are recorded by the developer.

IMPROVEMENTS FROM THIS PROJECT

The proposed project would provide a mixed-use development and replace blighted commercial uses, increase the City's tax revenue base, and provide additional housing stock. The following is a brief summary of the improvements from this project:

- Provide pedestrian friendly streetscape and inviting walkable shopping experience along Valley Boulevard;
- Articulate open space throughout the project;
- Provide 360-degree articulation with a high level of attention to building details and finishes;
- Incorporate a sophisticated master sign program to be compatible with the design motif of the building;
- Contribution to a public art program that reflect local history and culture; and
- Attractive streetscape improvements with street furniture, ornamental lighting, landscaping and street trees.

The public art, building signage, and architectural design of the project would be reviewed in detail by the Design Review Commission.

OFF-SITE IMPROVEMENTS/ IMPACT FEES

The neighborhood would benefit from improvements in the public right-of-way as conditions of approval for this project, outlined below:

- Replace/repair curb and gutter;
- Construct new sidewalks;
- Grind and overlay asphalt concrete across project frontage on Valley Boulevard and Charlotte Avenue;
- Construct street improvements along all street frontages in accordance with City Standards;
- Install street lights and pedestrian lights on Valley Boulevard; and
- Install street trees on Valley Boulevard and Charlotte Avenue

The proposed project would also be subject to the City's Development Impact Fee Ordinance. These fees are designed to offset the impacts created by new development on city facilities and infrastructure. Below is an estimated itemization of all those fees:

<u>Description:</u>	<u>Amount:</u>
Police Facilities:	\$ 41,307.00
Fire Facilities:	\$ 12,446.00
Open Space:	\$ 155,183.00
Traffic:	\$ 186,582.00

<u>Sewer:</u>	<u>\$ 72,520.00</u>
Total:	\$ 468,038.00

CONSTRUCTION

A number of conditions of approval have been added to minimize the disruption caused by construction activities in the neighborhood. The Building Division has required access to Valley Boulevard and Charlotte to be unobstructed at all times, with construction vehicles required to park on site. City staff would monitor the site daily to ensure construction debris is not placed on the street and is not allowed to accumulate on-site. Trash pickup for the businesses and residences adjacent to the site must not be disrupted or impeded in any way by construction activities.

Construction times are limited by the San Gabriel Municipal Code to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. No construction would take place on Sunday or holidays. The proposed project would have to comply with the City's Construction and Demolition Waste Ordinance requiring that at least 50% of the construction and demolition wastes generated be diverted from landfilling by using recycling, reuse or other diversion programs. Additionally, all construction activities must comply with the City's Low Impact Development Ordinance in order to minimize impacts of stormwater runoff.

PRECISE PLAN OF DESIGN

This proposed project would also require the approval of a PPD by the Design Review Commission. The Design Review Commission has already received several previews and design updates and is generally supportive of the current design.

ENVIRONMENTAL REVIEW

The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and it was determined that the project proposal required a Mitigated Negative Declaration of Environmental Impact. The Mitigated Negative Declaration of Environmental Impact was prepared and posted with the Los Angeles County Clerk on December 19, 2016 and is included as Attachment 2 of this report.

TRIBAL CONSULTATION

Assembly Bill 52 (AB52) requires that the city offer Native American tribes with an interest in tribal cultural resources located within its jurisdiction the opportunity to consult on CEQA documents. In compliance with AB 52, staff consulted with the Gabrieleno Band of Mission Indians-Kizh Nation. The tribe member indicated that the entire San Gabriel area has significance and each site is unique in its contribution to the Los Angeles Basin and the project is within the Village area of Toviscanga. During the consultation process, it was agreed that the

applicant would coordinate with the Gabrieleno Tribe to ensure that there is adequate monitoring during any ground disturbing events. This is included as part of the conditions of approval and is included as part of the Mitigation Monitoring Program.

PUBLIC NOTICE AND COMMUNITY OUTREACH

Because of the size of the project (greater than 10,000 sq. ft.), the Planning Division mailed all property owners within 500 feet of this property a notice informing them of this application request. This exceeds the 300-foot notification required by law. This hearing was also advertised in the *San Gabriel Sun* on December 29, 2016. Notices were also posted at City Hall, San Gabriel Post Office, and the San Gabriel Fire Department.

Due to the size of the project, the City requires that the developer hold a neighborhood meeting as part of the overall community outreach effort which includes mailings, postings, published notices, and other means of soliciting input from the community. In this case, one neighborhood meeting was held and approximately five people attended and had general questions about the project, along with concerns related to parking and traffic.

TENTATIVE TRACT MAP FINDINGS

Subdivision Map Act Findings: Section 66474 of the Subdivision Map Act requires the City of San Gabriel to deny approval of a tentative map, if it makes any of the required findings for denial.

(a) That the proposed Tentative Tract Map, design or improvement of the proposed subdivision are not consistent with applicable general and specific plans.

The City's General Plan Land Use Element and the Valley Boulevard Specific Plan permit residential condominiums as part of a mixed-use development in the Mixed-Use Corridor (MU/C) zone. The project will involve the development of 49 new housing units, which is consistent with the MU/C zoning requirements and the goals of the Housing Element of the San Gabriel General Plan.

(b) That the site is not physically suitable for the type of development.

At almost one acre, the site exceeds the minimum 22,000 square foot area required for mixed-use developments in this zone. The site contains adequate parking, on-site circulation, ample open space, and good site design to compliment the site and the neighboring properties.

(c) That the site is not physically suitable for the proposed density of development.

The density and overall site development will conform to all applicable development standards of the Valley Boulevard Specific Plan. All impacts, such as air quality and noise, resulting from this

project will be reduced to a level less than significant with the implementation of mitigation measures. Therefore, the proposed density of development is suitable for the site.

(d) That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Since the surrounding properties are developed with commercial uses and residential units, the area is already disturbed and no fish and wildlife exist on-site. Therefore, the subdivision will not cause any environmental damage or injury to fish or wildlife.

(e) That the design of the subdivision or type of improvements is likely to cause serious health problems.

With the recommended conditions of approval and mitigation measures, the subdivision is not anticipated to have a negative effect in the area or cause health problems.

(f) That the design of the subdivision or type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The project will not conflict with any existing easements.

(g) That the design of a subdivision for which a tentative map is required pursuant to Section 66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

The project is located within the boundaries of the Valley Boulevard Specific Plan area. The Valley Boulevard Specific Plan requires all projects to provide sustainable design features for the project. The project is designed to include open spaces with shading and breezeways that will meet this requirement.

RECOMMENDATION

The Community Development Department recommends that the Planning Commission:

- A. Find the design of the subdivision, together with the provisions for its design and improvements consistent with the General Plan and;
- B. Find that none of the findings for denial contained in Section 55474 of the *Government Code* (Subdivision Map Act) are made and;

- C. Find that the subdivision is consistent with Section 55412.3 of the *Government Code* (Subdivision Map Act) and that the City's actions are consistent with the region's housing needs and;
- D. **Approve the Mitigated Negative Declaration for Planning Case No. PL-14-141 whereby the proposed mixed-use building will not have an effect on the environment sufficient enough to require an Environmental Impact Report; and**
- E. **Approve Planning Case No. PL-14-141 (Tentative Tract Map No. 73548), subject to the recommended conditions of approval.**

ATTACHMENTS

1. Recommended Conditions of Approval
2. Initial Study and Mitigated Negative Declaration of Environmental Impact
3. Architectural and Landscape Plans
4. Tentative Tract Map No. 73548

Attachment 1

RECOMMENDED CONDITIONS OF APPROVAL

PROJECT ADDRESS: **860 E. VALLEY BOULEVARD**
 PROJECT NO.: **PLANNING CASE NO. PL-14-141(TTM #73548)**
 PROJECT DESCRIPTION: **TENTATIVE TRACT MAP FOR 49 RESIDENTIAL
 CONDOMINIUMS AND 9,370 SQ. FT. OF COMMERCIAL SPACE
 IN A MIXED-USE BUILDING**

The following conditions shall be made a part of the approval of the project, and shall be complied with in their entirety and copied on the revised sets of plans for construction plan check:

No.	CONDITION	VERIFIED BY
General Notices Required by Law		
1.	Right to Appeal: You have the right to appeal this decision within ten (10) business days by filing a letter of appeal with the City Clerk's office and paying the appeal fee of \$565 plus the public hearing advertising fee of \$400 and sign posting fee of \$150. This appeal period expires on January 23, 2017, after which an appeal may not be filed.	
2.	Conditions are Binding: Once the appeal period has expired, all conditions of approval are final. No approval shall be valid until the applicant has signed the affidavit at the bottom of this document stating that (he/she) has received, read, understands and accepts the conditions of approval. All conditions are binding, and the City retains continuing jurisdiction to ensure that all requirements of an approved permit are met.	
3.	Follow the Law: The City's approval of your application does not relieve you from compliance with other Federal, State or City requirements.	
4.	All Improvements Must Be Finished to Occupy: No occupancy permit can be granted, nor any building permit "finalized," until all improvements required by this approval have been properly constructed, inspected, and approved.	
5.	Changes Must Be Approved: Any revisions to an approved application shall be resubmitted to the Community Development Department for review and approval. Design Review under the Precise Plan of Design process may allow the change of the plans proposed under this Planning Commission action as long as they are in substantial conformance with plans dated August 30, 2016 and reviewed by the Planning Commission.	
6.	Compliance with City and State Requirements: The Tentative Tract Map shall be in compliance with all of the provisions of Title 15, Chapter 152 of the San Gabriel Municipal Code and the Subdivision Map Act.	
7.	Follow City Procedures: The Final Tract Map shall be prepared in accordance with the policies and procedures of the City of San Gabriel. Such map shall be submitted to the Community Development Department and shall be approved for recording by the City Council and be recorded with the County Recorder. The Tentative Tract Map shall be valid for a period of two (2) years from the date of approval and expire on January 9, 2018.	

Planning Division Conditions (please call 626-308-2806)	
8.	Demolition of Existing Structure: The applicant is responsible for the demolition of all existing structures on the property. The demolition shall be completed to the satisfaction of the Building Inspector prior to the issuance of building permits.
9.	Construction Must Follow the Plans: All construction and development shall conform to the approved plans on file in the Community Development Department.
10.	Conditions of Approval: All conditions of approval for the tentative tract map shall be included on the construction plans.
11.	Check Transformer Locations: Prior to the issuance of building permits, the Community Development Department shall review and approve all Southern California Edison underground utility transformer locations for compatibility with the site design. All portions of the transformers that are above ground shall be adequately screened with landscaping and/or screen walls to the satisfaction of the Community Development Department.
12.	Screen Mechanical Equipment: All ground level utility/mechanical equipment shall be screened by screen walls and/or landscaping to the satisfaction of the Community Development Department.
13.	Conceal Rooftop Equipment: All roof top appurtenances shall be fully screened from view to the satisfaction of the Community Development Director or designee.
14.	Obtain a Permit for Walls, Fences: A fence/wall plan indicating placement, height, and materials for proposed fencing and walls shall be subject to the approval of the Community Development Department. Design and placement of the block walls shall be reviewed and approved by the Design Review Commission during the Precise Plan of Design review. No fences or walls may be built without first securing a permit from the Community Development Department.
15.	Obtain Permit for Group Mailboxes: When grouped mailboxes are approved in conjunction with an apartment building, condominium, planned unit development or subdivision, the mailboxes shall be fully treated with architecture and landscape screening to the satisfaction of the Community Development Department. The U.S. Postal Service shall also approve the placement and structure of the mailboxes themselves.
16.	Supply Trash Enclosure Plan: Prior to issuance of permits, applicant shall submit a design for trash enclosures approved by the City waste hauler and the Community Development Department. For information concerning minimum standards, call Athens Disposal at (626) 336-6100.
17.	Light Fixtures: Design and placement of exterior light fixtures shall be reviewed and approved by the Design Review Commission.
18.	Architectural Details: Architectural details of doors and window muntins and mullions shall be approved by the Design Review Commission.
19.	Finishes & Roofing: Exterior architectural finishes, colors, and roofing materials shall be approved by the Design Review Commission.
20.	Public Art: The applicant shall install public art on the site or on the adjacent public right of way or, alternatively, shall contribute an amount equal to one percent (1%) of the project cost to the City for purposes of developing public art. All proposed public art shall be reviewed and approved by the Design Review Commission prior to installation.
21.	Loading: Loading shall only be allowed during day hours (7:00 a.m.–7:00 p.m.)
Sustainability Conditions (please call 626-308-2806)	
22.	Shared-use Parking at Peak Hours: The applicant shall provide signage that indicates that the commercial parking is also available for guest parking for the residences starting no later than 5:00pm.

23.	<p>Daylighting Strategies: All rooms that qualify as living rooms, dining rooms, and kitchens shall not be located more than 25 feet away as measured from the nearest daylighting source to the center point of the living room, dining room, or kitchen. Daylight sources shall incorporate tall windows where the head of the window is no more than 1 foot below the ceiling height.</p>	
24.	<p>Solar Hot Water Production: All residential hot water production shall be achieved through solar water heaters mounted on the roof and appropriately screened or located on areas of the roof that are not visible from the street level. Accepted solar water heating systems include the following: (1) ProgressivTube technology or (2) Helio-Pak technology.</p>	
25.	<p>Building Enclosure—Wall Insulation and/or Thermal Mass: All facades that receive direct sun exposure are required to be insulated. Acceptable insulating materials include but are not limited to the following:</p> <ul style="list-style-type: none"> • Generic R-13 blown cellulose • Generic R-11 fiberglass batt • Generic R-15 fiberglass batt • Generic R-12 blown mineral wool • Generic R-13 fiberglass batt 	
26.	<p>Building Enclosure—Roof Insulation: All roof surface areas that receive direct sun exposure are required to be insulated. Acceptable roof insulating techniques include but are not limited to the following:</p> <ul style="list-style-type: none"> • Asphalt roll roofing • Asphalt saturated organic felt roofing • SBS modified roll roofing • Generic R-30 blown cellulose insulation for ceilings • Generic R-30 fiberglass batt insulation for ceilings • Generic R-30 blown mineral wool insulation for ceilings <ul style="list-style-type: none"> a) Generic R-30 blown fiberglass insulation for ceilings 	
27.	<p>Building Enclosure—Glazing: The applicant shall specify and install dual pane, high-performance low-emissivity glazing with visible transmissivity greater than 0.6 and solar transmissivity less than 0.4.</p>	
28.	<p>Building enclosure—Cool Roof & Reflective Colors: The project shall specify and install an Energy Star labeled roof, except in such portions of the project where photovoltaic array covers and protects roofing material.</p>	
29.	<p>Ventilation: The applicant shall meet the minimum ventilation standard ASHRAE 62-1999, ventilation for acceptable indoor air quality, and approved addenda (See ASHRAE 62-2001, Appendix H) using the ventilation rate procedure.</p>	
30.	<p>Reduce Sources of Indoor Pollution: Specify and install only adhesives and sealants that meet the current VOC content limits of the SCAQMD Rule #1168. Specify and install only paints and coatings that meet Green Seal's Standard GS-11.</p>	
31.	<p>Carpet: Specify and install only materials that meet or exceed the requirements of the Carpet and Rug Institutes Green Label Indoor Air Quality Test Program.</p>	
32.	<p>Local Materials: The applicant is required to select materials made and/or harvested within 500 miles of the project site, whenever possible.</p>	
33.	<p>Wood Specifications: Do not specify or install any tropical hardwoods such as ebony, rosewood and/or Honduras mahogany.</p>	

34.	<p>Water Conservation—Low-Flow Fixtures: Residential: Toilets—specify and install 1.3 to 1.55 gallon per flush (gpf) gravity flush toilets or 1.6 gpf flushometer toilets or better Lavatory Faucets—specify and install 1.5 to 2.0 gallon per minute lavatory faucets or better Kitchen Faucets—specify and install 2.2 gpm kitchen faucets or better Commercial: Toilets—specify and install 1.3 to 1.55 gallon per flush (gpf) gravity flush toilets or 1.6 gpf flushometer toilets or better Urinals—specify and install 0.5 gpf urinals or waterless urinals Lavatory Faucets—specify and install 1.5 to 2.0 gallon per minute lavatory faucets or better plus install spring-loaded or sensor-operated faucets that only activate when a hand is below the spout Kitchen Faucets—specify and install 2.2 gpm kitchen faucets or better</p>	
35.	<p>Electrical—Energy Efficiency Relative to Title 24 Performance Standards: All projects shall be required to submit performance based computer energy simulations signed by a licensed engineer or architect demonstrating that they achieve the following level of energy conservation:</p> <p>Multi-family residential developments and/or residential portions of mixed-use projects shall exceed all Title 24 energy conservation standards that apply to multifamily development by at least 10%.</p> <p>Commercial—retail and/or the retail portions of mixed-use projects shall exceed all Title 24 energy conservation standards that apply to general commercial or retail development by a minimum of 10 percent.</p> <p>Commercial—office and/or the office portions of mixed-use projects shall exceed all Title 24 energy conservation standards that apply to office development by a minimum of 15 percent.</p>	
36.	<p>Electrical—Energy Star Appliances: The applicant shall specify and install Energy Star-rated appliances (refrigerators, ranges, ovens, dishwashers, washers and dryers).</p>	
37.	<p>High Efficiency Heating & Cooling Equipment: Packaged air conditioners and heat pumps—specify and install equipment complying with the Consortium for Energy Efficiency's minimum efficiency standards.</p> <p>For projects that justify more sophisticated HVAC systems, incorporation of enhanced control systems addressing variable speed motor controllers, occupancy sensors and daylight harvesting is highly recommended.</p> <p>Boilers—specify and install Energy Star certified equipment.</p> <p>Furnaces—specify and install Energy Star certified equipment.</p>	
38.	<p>Eliminate Chlorofluorocarbons (CFCs) and Hydro Chlorofluorocarbons (HCFCs) in Cooling Equipment: Specify and install CFC and HCFC free equipment.</p>	
Landscape Conditions (please call 626-308-2806)		
39.	<p>Plan Approval Required: Final landscape and irrigation plans shall be reviewed and approved by the City's contract landscape architect prior to issuance of grading permits.</p>	
40.	<p>Install Erosion Control: Applicant shall install all erosion control and slope stabilization measures as necessary to prevent silt and other debris from being carried offsite and entering the storm drain system prior to grading.</p>	
41.	<p>Maintenance: A permanent maintenance program shall be implemented ensuring regular irrigation, fertilization, and weed removal. All landscaping shall be maintained in a healthy, neat and orderly condition, free of weeds and debris and with operating irrigation at all times.</p>	

42.	Inspection: The City Landscape Architect prior to final release of utilities shall inspect landscape materials and irrigation systems. The applicant shall install the landscape as indicated on the approved landscape plans. The applicant may not receive permission to occupy the facility until the landscape and irrigation have been installed per the approved plans.	
43.	Pruning: The applicant shall prune all trees, including street trees with proper thinning; the city prohibits topping of street trees. Trees shall be pruned under the direct supervision of a Certified Arborist.	
44.	Automatic Irrigation System: The applicant shall install automatic irrigation system per the approved landscape plans.	
45.	Maintenance Guarantee: Prior to permit issuance, the applicant shall provide a 5-year maintenance guarantee in the amount of \$750 cash deposit per street tree. If any amount of the maintenance guarantee has not been utilized after five (5) years from the date the project is approved for occupancy, any remaining funds shall be returned to the applicant.	
46.	Landscape certification: Applicant shall provide certification by the licensed landscape project architect which verifies that the hardscape, landscaping materials and irrigation have been installed per the City approved plans.	
47.	Street Trees: The applicant shall provide street trees on the public right-of-way as indicated on the landscape plan. The applicant shall plant all street trees in a minimum twenty-four inch (24") box size. The street trees shall be supported by two two-inch (2") lodge poles on sides of the tree trunk, secured by wire ties with green rubber collars, with stakes and green color rubber ties. All street trees shall be planted in tree wells twice the diameter and as deep as the rootball.	
Public Works Department Conditions (please call 626-308-2825) It the responsibility of the Owner/Applicant/Contractor to acquire all the permits that are necessary for the work to be done. It is your obligation to be apprised of all City permit requirements.		
48.	Permits Required: Applicant shall obtain <u>Public Works Encroachment Permits</u> for all work in or adjacent to a public right of way, prior to construction. Permits required by the Community Development Department or other public agencies must be obtained prior to starting construction. Permits required by the City of Rosemead for construction and traffic control on the east side of Charlotte Avenue must also be obtained prior to starting construction	
49.	Final Subdivision Map: Prepare a <u>Final Tract Map</u> for the project to be submitted to the Los Angeles County Department of Public Works for review. The final map as submitted to LACDPW for review must be submitted concurrently to the City Engineering Division for information and for review for consistency with the approved Tentative Map and the final Conditions of Approval. The map must be submitted to the City Engineering Division for final review and approval by the City Council before the project is completed/final occupancy. If the map is to be filed before substantial completion of engineering improvements, the pertinent subdivision agreements, bond or cash deposit, and security must be provided to the City. Provide current title report and a subdivision guarantee to the City when submitting for approval.	
50.	Covenants, Conditions, and Restrictions (CC&R's) are required and must be submitted after approval the Tentative Map. CC&R's must be approved by the City Attorney, City Planner, and City Engineer and recorded at the County Recorder prior to Final Map Filing and Final Building Permit approval.	
51.	Performance and Materials Bond for the Setting of Survey Monuments: Provide a surety or cash deposit to the City of San Gabriel in the amount of \$5,000 per monument shall be submitted to the City Public Works Department. The number of monuments shall be determined by the City Engineer using the pertinent tentative map/final map as a reference. No permits shall be issued without the bond or surety.	

52.	<p>Existing Conditions/Demolition Plan: Submit for plan check a plan showing existing locations of all on site hardscape and underground utilities; indicate whether facilities are to be reused, removed, or abandoned in place. Provide for re-use or recycling of the existing on-site buildings and improvements. Comply with the City Construction and Demolition Ordinance. Identify the square footage of each building to be demolished. The Existing Conditions/Demolition Plan must be submitted prior to or concurrent with the Grading Plan</p>	
53.	<p>Diversion of Construction and Demolition Waste: The applicant/developer shall comply with Sections 54.01-54.13 of the San Gabriel Municipal Code requiring that at least 50% of the construction and demolition wastes generated be diverted from landfilling by using recycling, reuse or other diversion programs. The applicant/developer is encouraged use the City's franchised trash hauler (Athens Services).</p>	
54.	<p>Construction Operational and Staging Plan shall be submitted for review and approval by Building & Safety and Public Works Engineering prior to approval of the Demolition and Grading Plan. The plan can be developed for each phase as appropriate.</p>	
55.	<p>Water Quality/Storm Water: Comply with the MS4 Permit issued by the Los Angeles Regional Water Quality Control Board. State Water Resource Control Board (SWRCB) has adopted a National Pollutant Discharge Elimination System (NPDES) general Permit for storm water discharges associated with construction activity. A Notice of Intent (NOI) must be filed with the SWRCB for construction activities with one (1) acre or more. The developer is to submit a completed NOI form with the appropriate fee and storm water pollution prevention plan directly to the SWRCB. Copies of the NOI, pollution prevention plan and method of payment shall be provided to the City prior to issuance of building permits. Prepare and submit for review to the Engineering Division a Water Quality Management Plan prior to issuance of any grading or building permits.</p>	
56.	<p>Parking and Traffic Management: At time of plan check, prepare and submit a project-specific <u>Parking and Traffic Management Plan</u> for review and approval by the Planning and Engineering Divisions.</p>	
57.	<p>Encroachment Agreements will be required for any long-term above ground, at grade, or below grade encroachments including such items as tiebacks, awnings, storm water treatment facilities, and decorative features. Coordinate with the Engineering Division for specific requirements regarding encroachment agreements.</p>	
58.	<p>Bench Mark: Los Angeles County Bench Mark is to be used for vertical control.</p>	
59.	<p>Center Line Ties: The street centerline intersections shall be tied out prior to permit issuance and corner records shall be filed with the Los Angeles County Surveyor.</p> <ul style="list-style-type: none"> • The City Engineer or Public Works Inspector must observe the tying out of all centerline monuments. • The City Engineer shall determine if additional ties or resetting of monuments is necessary on a case-by-case basis. • The Engineering Division will not accept the project until the county has recorded all corner records. 	
60.	<p>Utilities:</p> <ul style="list-style-type: none"> • During plan check phase, prepare and submit for review a <u>Composite Utility Plan</u> showing all proposed on-site and off-site utilities; • Relocate or underground conflicting existing overhead utility lines located on or near the property lines of the project site; • All utilities shall be placed underground including both facilities and wires for the supply and distribution of electrical energy, telephone, data, and cable; and • The existing and proposed underground utilities must be shown on the Composite Utility Plan, the Building Plans and/or Engineering Plans prior to building permit issuance. 	

61.	<p>Easements: Proper dedication of easements and right of way is required by this section. Dedications must either be shown on the Final Map or separate documents. Review fees must be paid and the documents must be submitted to the City Engineer prior to issuance of Building Permits. Final documents need to be recorded prior to Occupancy.</p> <ul style="list-style-type: none"> • Easements for the underground utilities shall be provided prior to issuance of permits; and • Easements may be required for sidewalks, utilities, on-site public sewer, storm drain, or ingress/egress. 	
62.	<p>Backflow Prevention:</p> <ul style="list-style-type: none"> • Devices: Screened backflow prevention devices shall be installed to the satisfaction of the Planning and Engineering Divisions. Check valves and appurtenances must be placed in an underground vault; • Valves: Backwater valves on sewer connections shall be installed to the satisfaction of the Engineering Division; and • Testing: The applicant shall supply the City with a Backflow Device Test Form, completed by a licensed tester, before any final permits are released. 	
63.	<p>Sewers: Sanitary sewer facilities shall be installed to the satisfaction of the Public Works Department, Engineering Division prior to occupancy and must be installed per the alignment shown on the approved plans with sewer cleanouts at the property line.</p>	
64.	<p>All required plans and studies shall be prepared by a Registered Professional Engineer and submitted to the City Engineer for review and approval. All drawings must be submitted on City-standard 24" X 36" sheets.</p>	
65.	<p>Drainage: The Preliminary Drainage Study and LID Study were submitted with the entitlement package. The <u>Final Drainage Study and LID Study</u> shall be submitted based on the Grading Plan and Building Plan to verify sizing and specific equipment/materials that will be constructed for the project. Locations of roof drains must be shown on the Grading and Drainage Plan. No direct discharge to the public right of way is allowed.</p>	
66.	<p>Off Site Drainage: The project shall provide adequate facilities to accept and convey any existing off site tributary drainage from adjoining properties.</p>	
67.	<p>Erosion: Prior to grading, applicant shall install all storm water mitigation with erosion control and site stabilization measures as necessary to prevent silt and other debris from being carried offsite, in gutters and swales, and eventually entering the storm drain system. Comply with Ordinance 511 City of San Gabriel Municipal Code. "Best Management Practices" (BMP's) devices will be required. The Erosion Control Plan and required Water Quality Management Plan must be submitted prior to or concurrent with the grading plans.</p>	
68.	<p>Low Impact Development (LID) requirements apply to this project. The Preliminary LID report was submitted and approved with the entitlement package. The Final LID report will be required for the project with verified sizing based on construction plans. Geotechnical Reports and Drainage Studies analyzing on-site infiltration, filtration, and adequate LID measures for the project must be reviewed and approved for the project during the plan check phase.</p>	
69.	<p>Maintenance Agreements and Covenants required for drainage, storm drain and LID improvements must be prepared and recorded prior to final occupancy of the building.</p>	
70.	<p>Dust Mitigation: During construction all dust and debris shall be removed from sidewalks, parkways and streets on a daily basis. If this condition is not met, the City of San Gabriel will maintain the area and the cost will be charged to the property owner.</p>	

71.	<p>Grading and Drainage Plans: During the plan check phase, prepare and submit a <u>Rough Grading and Excavation Plan</u> addressing the subterranean excavation and rough grading to bottom elevations. prepare and submit a <u>Final/Precise Grading and Drainage Plan</u> showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slopes, and other pertinent information in accordance with current edition of the California Building Code. Comply with the Green Building Code. Refer to the Shoring Plan Checklist issued by the Building and Engineering Divisions for shoring, tiebacks, and excavation requirements. The Grading and Drainage Plans, including excavation and all appurtenant reports must be reviewed and approved by the City Engineer prior to issuance of shoring and building permits.</p> <p>A: General Requirements:</p> <ol style="list-style-type: none"> 1) Show elevations a minimum of 15 feet from property line on adjacent property. 2) Show all street dimensions from centerline. 3) Show all existing and proposed utilities. 4) Property to drain to the street 5) No walls, fences, or shrubs greater than 42" in height within 9 feet of the driveway at the public right of way line. <p>B: Rough Grading Certification: Prior to the issuance of building permits the applicant must provide to the City Engineer or designee a completed City of San Gabriel Rough Grading Certification. The form must bear the Signature and stamp of a Registered Civil Engineer and Registered Geotechnical Engineer.</p> <p>C: Precise Grading Certification: Prior to Engineering final for the project, the applicant must provide to the City Engineer or designee a completed City of San Gabriel Precise Grading Certification. The form must bear the Signature and stamp of a Registered Civil Engineer and Registered Geotechnical Engineer.</p>	
72.	<p>Soils and Geology: Submit a <u>Soils/Geology Report</u> in accordance with the current edition of the California Building Code and the Los Angeles County Guidelines for Geotechnical Reports to the City Engineer for review and comment. A licensed Civil Engineer and a licensed Soils/Geotechnical Engineer shall certify that the project grading is in accordance with the grading and or drainage plans. This report along with shoring plans must be submitted and accepted by the City Engineer and the City Building Official prior to any grading or excavation.</p>	
73.	<p>Public Improvement Plans: Applicant shall design, install and complete all necessary public improvements, including but not limited to pavement, curbs, gutters, sidewalks, street lights, driveway approaches, ADA ramps, sewers, storm drains, and domestic water and fire water construction in the public Right-of-Way along the entire street frontage of the development site. This includes facilities that will remain on private property but maintained by City forces. Use City Standard Title Block on 24" x 36" sheet. Provide an engineer's estimate for all proposed public improvements.</p>	

74.	<p>Right-Of- Way Improvements: Design and construction of all public improvements shall be in accordance with APWA Standards and City Codes. Improvements must be installed prior to Building Permit Final. Such public improvements shall include, but not be limited to the following: (Please coordinate and verify all requirements with the City Engineer.)</p> <ul style="list-style-type: none">A. Right of Way Dedication/Easements: Provide right of way dedication/easements to allow for sufficient ADA clearances around utility obstructions and poles. Dedicate sufficient right of way for a corner cut-off to accommodate a fully compliant access ramp at the corner of Valley and Charlotte.B. Street and Streetscape Improvements: Prepare and submit for plan check <u>Street Improvement Plans</u> for Valley Blvd. and Charlotte Avenue along the project frontage. Incorporate parkway landscaping and streetscape improvements into the project landscape and irrigation plans. Design and construct a 6-foot wide landscaped raised median in Valley Blvd. Construct street improvements along all street frontages in accordance with the Valley Blvd. Specific Plan Standards. Use the City- standard Title Block on 24" x 36" sheets.C. Charlotte Avenue Driveways and Driveway Access Restriction Improvements: Prepare and submit for plan check a <u>Street Improvement Plan</u> for and construct angled driveways to allow access to and from the project driveways on Charlotte Avenue from the north (Valley Blvd.). This will reduce traffic impacts on Charlotte Avenue south of the project site. Install curb, gutter, paving, signage, pavement markings, landscaping and irrigation, and mirrors for blind-spot areas. Use the City- standard Title Block on 24" x 36" sheets. Driveways will use curb return type driveways (maximum width for two way driveways is 26 feet; for one way driveways, it is 15 feet.) Parking ramps will follow City standards. Ramps shall be designed for 12% maximum grade (15% maximum allowed in restricted situations). Mirrors shall be installed on private property near the back of sidewalks where drivers' view of pedestrians on sidewalks is restricted;D. Curb and Gutter: Construct new concrete curb and gutter along the project street frontage on Valley Blvd. and on Charlotte Avenue;E. Sidewalk and Parkway Improvements: Construct new concrete sidewalk and parkway improvements, landscaping, street trees, and irrigation per Valley Blvd. Specific Plan Standards along project street frontage on Valley Blvd. and on Charlotte Avenue;	
-----	--	--

	<p>Right-Of- Way Improvements cont'd</p> <p>F. Asphalt Concrete Overlay: Grind 2 inches of existing asphalt pavement on Valley Blvd. (half width) and Charlotte Avenue (full width), and construct a new 2-inch thick asphalt overlay across project frontage. Show proposed paving on the street improvement plans. Full width repaving will be required beyond the centerline of street where utility cuts and trenches extend past the centerline;</p> <p>G. Traffic Control Improvements: Prepare <u>Signing and Striping Plans</u> for Valley Blvd. and Charlotte Avenue for new and replacement traffic control devices, signs, pavement markings, and crosswalks in the area of the project. Use the City- standard Title Block on 24" x 36" sheets;</p> <p>H. Street Lighting: Prepare a <u>Street Lighting Plan</u> for the installation of street lights on Valley Blvd. and Charlotte Avenue per Valley Blvd. Specific Plans Standards. Street and pedestrian light spacing is 75 feet maximum. Use the City- standard Title Block on 24" x 36" sheets;</p> <p>I. Sewer Facilities:</p> <ul style="list-style-type: none"> a) Show locations of existing and proposed sewers, show on architectural and civil engineering plans. b) Show inverts of building pipe connections to on-site sewer laterals. c) Provide new sewer location card(s). d) Install new clean outs at property lines. e) Use a sewer back flow device (case by case basis) f) Use threaded sewer cap for all clean outs in hardscape area. g) Install grease interceptor units for all restaurants/cooking facilities; <p>L. Storm Drain Facilities:</p> <ul style="list-style-type: none"> a) Identify all existing drain facilities and connections. b) Connections to storm drain facilities will require plans and permits. c) All storm drain catch basins shall be protected during construction. d) Pay the NPDES Construction Inspection Permit fee at time of grading permit issuance. <p>M. Miscellaneous Items</p> <ul style="list-style-type: none"> a) Provide Vicinity Maps with North Arrow on all plan set title sheets. b) Show all dimensions from street centerlines. c) Provide quality control and spelling check on all plans. Incomplete or erroneous plans will not be accepted for review. d) All engineering and architectural plans shall be consistent with each other. e) Include all conditions of approval on the staging plan and the building plan set. 	
75.	<p>"As Built"/Record Drawings: No final approvals or acceptances will be given until as-built improvement plans have been furnished to the Engineering Division. As-built plans shall be submitted electronically in JPG and PDF file formats.</p>	
76.	<p>Dust Mitigation: During construction all dust and debris shall be removed from sidewalks, parkways and streets on a daily basis. If this condition is not met, the City of San Gabriel will maintain the area and the cost will be charged to the property owner.</p>	

Police Department Conditions (please call 626-308-2846)	
77.	Security Code Regulations: Applicant shall comply with the City of San Gabriel's security ordinance (SGMC Sec. 150.210-150.223) for more information call the Police Department at (626) 308-2846.
78.	Private Rooms: The following applies only to the proposed commercial portion of the premises. No private rooms for public use shall be allowed (with the exception of restrooms). All public areas of the facility must allow visibility into the room from other areas of the interior of the facility.
79.	<p>Video: A video surveillance system is required.</p> <ul style="list-style-type: none"> • All surveillance systems shall be properly maintained in good working order at all times. • All systems shall have the ability to record all cameras for later playback in the event of an incident at the location. • The recording media shall be stored a minimum of 30 days before destruction or reuse and must be made available to law enforcement agencies for law enforcement purposes upon request. • Recording media shall be periodically replaced so that image deterioration does not occur due to excessively worn media. • The system used shall be capable of providing an image sufficient to identify faces under all lighting conditions at the location. • Video surveillance minimum coverage and placement shall be reviewed by the Police Department upon submission of a video surveillance plan. • The following cameras shall be added: <ol style="list-style-type: none"> i. At grease trap. ii. At backflow connection. iii. At short-term bicycle parking with POV sufficient to capture faces and activity near parked bicycles. iv. At top of all "up" elevators with POV towards bottom to capture ascending subjects' faces. v. At bottom of stairs with POV to capture faces of descending subjects. vi. At roof access points with POV to see faces of subjects accessing roof.
80.	<p>Alarm Systems: Alarm systems are recommended for all retail businesses and restaurants.</p> <ul style="list-style-type: none"> • All alarm systems must be UL approved and must be properly maintained in good working order at all times. • The Police Department recommends that the system be monitored by a central monitoring facility. • If the system includes a local "exterior" warning device, the system must have an automatic reset feature. • Applicant should be aware that the City has a "false alarm" ordinance by which repeated false alarms may subject the owner or tenant to a fine.

81.	<p>Lighting:</p> <ul style="list-style-type: none"> • Lighting provided on all exterior aisles and passageways shall have vandal-resistant covers and provide a minimum of .25 f.c. lighting at ground level. • Lighting shall be added to trash rooms/areas. <p>Open parking lot areas, and access thereto, providing parking spaces for use by the general public shall be provided with a maintained minimum of one (1) foot-candle of light or an energy efficient type, such as a high pressure sodium or low wattage system, on the parking surface from dusk until the termination of business every operating day. Weather and vandal resistant covers shall protect all exterior bulbs. Luminaries directed or shielded so as not to be visible to the surrounding neighborhood or cause off-site glare or nuisance.</p>	
82.	<p>Cooperation with Law Enforcement: The management shall immediately notify the San Gabriel Police Department of any crimes that occur inside the location, or in any areas under the control of the management, or to any patrons of the location, or at the request of any patrons of the location. The managers or employees of the location shall fully cooperate with any law enforcement agency that is conducting any lawful investigation in regard to that location.</p>	
83.	<p>Permit Review: The Police Department shall seek a review of any permit, and may request additional security measures, at any time that it appears to be in the best interest of the public safety. The following circumstances will be specifically monitored: criminal activity occurring inside or as a result of the location; loitering occurring as a result of the location; noise and/or nuisance complaints occurring as a result of the location; violation of any condition of approval in the permit.</p>	
84.	<p>Landscaping: Landscaping shall not obscure any security lighting or any windows or view of the building.</p>	
85.	<p>Security Guards: Due to known criminal activity in the area, security guards shall be required as follows. All security guards shall be licensed pursuant to Chapter 11 of the Business and Professions Code of the State of California.</p> <ul style="list-style-type: none"> b. A minimum of two (2) guards shall be provided. c. A minimum of one (1) guard shall be provided to patrol all parking facilities 24 hours a day, 7 days a week. <p>A minimum of one (1) guard shall be provided to patrol the commercial businesses from the time they open to one (1) hour after closing. It will be at the discretion of the Chief of Police, based on crime statistics, if an additional guard shall be needed to patrol the commercial businesses.</p>	
86.	<p>Alternative Security Plan: In lieu of the security guard requirements listed above, the applicant may submit a clearly written security plan for review and possible approval by the Chief of Police. The plan must address the following issues at a minimum:</p> <ul style="list-style-type: none"> • Training, supervision and attire of security personnel. • Assigned duties and deployment schedule of security personnel. • Criteria for special deployment plans for large gatherings. <p>In the event the plan is approved, it will be incorporated in the Conditions of Approval.</p>	
87.	<p>Safes: Special security measures shall include safes. Commercial establishments having five hundred dollars (\$500.00) or more in cash on the premises shall lock the money in a Class "E" safe.</p>	
88.	<p>Access Prevention: All building(s) located within eight (8') of utility poles or similar structures that could be used to gain access to the building's roof, windows or other openings shall have such accessible area(s) properly barricaded or fenced.</p>	
89.	<p>Business Alert Network Program: The applicant shall enroll in the Police Department's Business Alert Network program.</p>	

90.	Rail Guards: Rail guards shall be placed at all "open to below area" hallways. Guards shall be a minimum of 48" to ensure safety.	
91.	Roof Access: Roof access shall be restricted to authorized personnel only.	
92.	Police Department Occupancy Inspection: The Police Department shall be notified by the Planning Division to participate in any walkthroughs at the location prior to granting occupancy.	
93.	Property Maintenance Program: The property maintenance program shall include removal of graffiti within one (1) working day (24 hours); maintenance of all landscaped areas; maintenance, repair and security of all trash enclosures; maintenance of parking lot area, free from litter at all times and all inoperative lights repaired immediately. That landscaping shall not obscure any security lighting or any windows or view of the building.	
94.	No Trespassing Posting: The applicant shall post the property for vehicle code enforcement and "No Trespassing."	
95.	Elevator Mirrors: Passenger elevators, the interiors of which are not completely visible when the car door is open, shall have convex mirrors so placed as to make visible the whole elevator interior to prospective passengers outside the elevator.	
96.	Elevator Emergencies: Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm. Direct dial telephone devices that directly dial the Police Department or any other City facility shall be prohibited.	
97.	Luminaries: All luminaries shall be shielded and directed away from residential areas.	
98.	Further Regulations: The Police Department reserves the right to add additional recommendations as needed, based upon the type of businesses that will occupy the premises upon the completion of the project.	
Building Division Conditions (please call 626-308-2806)		
99.	Applicable Codes: Applicable codes shall be listed as the 2013 California Building Code series on plans. This includes seismic design values, energy code, Green Building criteria, etc.	
100.	Occupant Load: Each unit that has an occupant load that requires two exits per CBC Table 1015.1 shall be modified to provide two exits. This includes unit D.	
101.	Vehicular Aisle Safety: Provisions for safety of the disabled crossing vehicular aisle shall be provided such as warning signs.	
102.	Truncated Domes: Truncated domes shall be provided where paths of travel for the disabled enter into hazardous areas.	
103.	Sustainability: The Valley Blvd. Specific Plan (Chapter 4) special sustainability requirements shall be met including required energy compliance 15% above State standard.	
104.	Construction Waste: Construction waste shall be completed by the city franchise hauler. Alternatively a deposit shall be provided for self-hauling.	
105.	Fire and Sound Ratings: Walls between units shall be fire and sound rated at least one-hour and with an STC and IIC of 50 minimum per CBC 420.2, 708, and 1207.	
106.	Standpipes: Standpipes are required per CBC 905.3.	
107.	Egress: Accessible means of egress shall be provided per CBC 11B-207 and 1007.	
108.	Occupancy Separations: Occupancy separations per CBC 508 and Table 508.4 are required. Penetrations shall be rated per CBC 707 and 708. Incidental uses shall meet CBC Table 509.	
109.	Accessible and Adaptable Units: All units shall be accessible and adaptable per CBC 11A.	
110.	Shoring Plan: A shoring plan shall be provided an approved for plan check prior to permit issuance.	
111.	Glass Railing: Glass railing shall be designed with a top rail and a factor of safety of 4.	
112.	Disabled Parking Headroom Clearance: Disabled accessible parking levels shall have at least an 8'-2" clear headroom height.	

113.	Grease Interceptor: The location of the grease interceptor and utilities shall be shown on plans.	
114.	Health Department Approval: All outside agencies including LA County Health Department approval shall be obtained prior to permit issuance.	
115.	Elevators: Elevators shall be sized to accommodate a gurney.	
116.	Exits: All spaces shall be designed for required number of exits per CBC 1015.	
117.	Garage Ventilation: Garage ventilation shall be designed by a mechanical engineer per CBC 406.6.2.	
118.	Structural Plan Review: A complete structural plan review will be made at plan submittal and comments will follow. The structural plan shall include a shoring plan for all underground work as well as design for the roof deck for a garden court.	
119.	Safety Glazing: Safety glazing is required for all glass located in hazardous locations.	
120.	Title 24: The applicant shall submit engineering and Title 24 energy calculations at the time of building plan check submittal. Title 24 energy notes shall be provided on plans for laundry area or any heated areas.	
121.	Utilities: Location of all utilities including electrical shall be shown on plan.	
122.	Preliminary Review: This is a preliminary review for any concerns from the Building Division not a detailed plan review. The plan checker will review after all these items have been added and three (3) completed sets submitted to the Building Division. More comments may follow pending information on revised plan submittal.	
123.	Conditions on Plan Check Submittal: These building conditions shall be attached with the plan check submittal for the plan checkers review.	
124.	<p>Plan Check Submittal Requirements: The following are standardized submittal requirements and dependent on scope of work, may or may not all apply.</p> <ul style="list-style-type: none"> • All construction projects, regardless of the scope of work, must be routed through the Planning Division <u>first</u>, prior to submitting plans to the Building Division for the Plan Check or Permit process. • Upon the Planning Division's approval, <u>three</u> complete dimensioned and scaled drawings <u>no smaller than 18" x 24" & no larger than 2' x 3'</u> shall be submitted to the Building Division for either Plan Check or Permit issuance (as applicable – a few minor projects may be handled over the counter, such as block walls, channel letter signs, minor structure additions, etc.) An "electronic" version will be required at permit issuance time. • New construction may be subject to Impact Fees, please refer to Conditions of Approval, given during Site Plan Review stage of the project, or contact Engineering or Planning Division (626) 308-2806. 	
125.	<p>Plan Check Submittal Contents: The following shall be included on plans submitted for Plan Check:</p> <ol style="list-style-type: none"> a. Foundation Plan – include shear schedule (Note: Any construction that utilizes existing foundations shall indicate such use of existing conditions on the foundation plan and shall be accompanied by 2 sets of wet stamped and signed structural calculations showing compliance with 2013, CBC for such use) b. General Structural Plan – include reinforcing, structural notes, etc. c. Structural Calculations (2 sets of wet stamped and signed) (Ch. 23 CBC) d. Energy Calculations including required insulation, window energy efficiency, mechanical system efficiency, and HERS rater requirements. e. Geotechnical Report – Including foundation and shoring design and requirements of the report implemented onto plans. f. Grading Plan – Including accessible path of travel and coordination with architectural plans. 	

126.	Additional Structures: All Additional Structures (Block Walls, Patios Covers, Decks, signage, etc.), shall be identified as part of the submittal on the title sheet. Lineal footage and height of block walls and dimensions of additional structures shall be shown on the plans. Construction details for such additional structures, such as footings and materials used shall also be shown.	
127.	Fees: Building permits shall not be issued until all fees (plan check, building permit, processing or impact fees) are paid in full. This includes school impact fees. The applicant shall supply proof of payment of school fees from the San Gabriel Unified School District.	
128.	NPDES: Applicant is required to observe NPDES and other storm water management permits regulations. Please contact the Building Division for further details.	
129.	Removal of Debris: The developer shall provide for the timely removal of construction debris from the site. Accumulation of construction debris is prohibited. The City's building inspectors will monitor the site for debris removal on a daily basis.	
130.	Construction Times and Location: Construction activities shall be limited between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. to 5:00 p.m. Saturday per SGMC Section 150.003. No construction activity is allowed on Sunday or on holidays. All construction activity and storage shall be confined to the subject property unless permitted otherwise by the City of San Gabriel.	
131.	Access: Access to Charlotte Ave. and Valley Blvd. will be kept unobstructed at all times, with construction vehicles restricted to parking on site.	
132.	Trash Pick Up: Trash pickup for the properties on Charlotte Ave. and Valley Blvd. shall not be disrupted or impeded in any way by construction activities.	
133.	Dust Control: The applicant shall implement dust control measures in accordance with the City's Storm Water Management Ordinance. The City's building inspectors will monitor the site for dust control on a daily basis.	
134.	ADA: Applicant is advised that this project may be subject to the Americans with Disabilities Act (ADA). ADA requires that public and private facilities be designed to provide reasonable accommodations for disabled persons. For more information, contact your architect.	

Fire Department Conditions (please call 626-308-2883) <i>If for any reason you cannot meet one or more of the above requirement, you must contact the San Gabriel Fire Prevention Bureau.</i>		
135.	Sprinkler System Submittals: <ol style="list-style-type: none"> a. Provide a complete automatic sprinkler system as defined in the latest edition of NFPA 13. All sprinkler systems are to be wet pipe systems for all buildings. <i>Prior to preparing drawings and hydraulic calculations, the design engineer is required to verify the adequacy of water pressure/volume and other pertinent water supply data.</i> b. The C-16 licensed contractor shall submit detailed and accurate shop drawings prepared in accordance with NFPA 13, NFPA 14 (if applicable), and NFPA 24 for approval of all fire safety equipment to be constructed and installed. Shop drawings shall identify all materials and list all equipment to be used. Shop drawings shall include ceiling grid or reflected ceiling layout and shall be coordinated with other trades prior to submittal. c. Manufacturer's data sheets shall be provided for all materials and equipment for approval before purchase or installation. Data sheets shall describe the type of material, capacities, manufacturer, part numbers of equipment, and give information necessary for verifying equipment approval. d. Hydraulic calculations for sprinkler systems shall comply with NFPA 13 and shall include comprehensive hydraulic data sheets. e. Provide hydraulic calculations for automatic wet standpipes, where required per NFPA 14. f. A Fire Pump shall be required if adequate water pressure is not available. Location of the Fire Pump shall be approved by the AHJ (Authority Having Jurisdiction). 	
136.	Sprinkler Specifications: <ol style="list-style-type: none"> a. Sprinklers shall be UL listed or CSFM approved. Any sprinklers that incur damage, is painted, or is sprayed with any obstructive material during construction shall be replaced. Installation of sprinklers shall be coordinated with other work, including duct, and electric fixture installation, to prevent sprinkler obstructions. b. Sprinklers located less than eight feet above the finished floor or that may be subject to mechanical damage shall be provided with guards listed for use with the model of sprinkler used. c. Quick response sprinklers are required throughout all light hazard occupancies. d. A pre-action or dry sprinkler system can be used in main electrical or mechanical equipment rooms if so desired by the property owner and approved by the AHJ. e. Unless specific aesthetic appearance is required for the project, white or chrome recessed pendent sprinklers with matching escutcheons shall be provided in areas with suspended ceiling. f. Sprinklers shall be required over each trash bin location. 	
137.	Drains and Test Piping: <ol style="list-style-type: none"> a. All trapped portions of the system shall be equipped with drains of the size specified in NFPA 13. Where possible, design a system that will completely drain to the system riser. Where any trapped water exists, provide an auxiliary drain per NFPA 13 and pipe to a sanitary sewer system. b. Every water flow switch shall have an inspector test connection located downstream of the water flow switch and piped to the sanitary sewer system. 	

138.	<p>Standpipes:</p> <ul style="list-style-type: none"> a. Where a standpipe system is required to be installed, the standpipe shall be a Class I, automatic wet standpipe as required by NFPA 14, CFC and the CBC. Class III standpipes shall be provided in a recessed cabinet when applicable in food court, atrium, et cetera. b. Each standpipe shall be installed with a UL listed 2-1/2 inch NST fire department hose connection with caps and located in the intermediate stairwell landing, at the main floor landing in exit stairway, at the roof, and on each level below grade. 2-1/2 inch NST fire department hose connections with caps shall be dispersed in below grade parking structures per the requirements of NFPA 101 and NFPA 14, or AHJ. c. Where two or more standpipes are installed in the same building or section of a building, they shall be interconnected. d. Minimum standpipe size is four inches in diameter. e. Each standpipe shall have a drain sized and located in accordance with NFPA 14. Each drain shall be discharged to a sanitary sewer. f. Provide standpipe isolation control valves supervised by the fire alarm system as required per NFPA 14. 	
139.	<p>Fire Department Connection/Standpipe Connection/Fire Hydrants:</p> <ul style="list-style-type: none"> a. Each FDC/standpipe connection shall be flush wall-mounted type using 2-1/2 inch inlets. Knox caps shall be provided by the developer/owner (paperwork is available from the Fire Prevention Bureau located at: 1303 S. Del Mar Ave. San Gabriel, CA 91776). b. FDC/standpipe connection shall be visible and recognizable from the street, or nearest point of Fire Department apparatus accessibility, or on the street side of the building approved by the Fire Department. c. FDC/standpipe connections shall be located and arranged so that hose lines can be attached to the inlets without interference. This area shall have striped red curbing. d. FDC/standpipe connections shall be labeled with raised letters at least 1 inch in size to indicate the type of system and building being served. Connections shall not be less than (2) feet nor more than (3) feet (6) inches in elevation, measured from the ground level to the centerline of the inlets. e. Additional fire hydrants shall be required per the CFC/CBC at the cost of the owner/developer. A fire engineer shall provide testing data from the water purveyor. 	
140.	<p>Hood System:</p> <ul style="list-style-type: none"> a. Any proposed restaurant shall require a Type I Hood System with a UL300 Fire Suppression System and K rated fire extinguisher. The hood system shall be tied into the fire alarm system per NFPA 72. b. The maintenance of the Hood System shall comply with CMC Section 514.3 Inspection for Grease Build Up, CMC Section 514.4 Cleaning of Exhaust Systems, and NFPA 96 Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations, Chapter 7: Exhaust Duct Systems. c. Plans for the Type I System shall be submitted to the Fire Prevention Bureau. d. Restaurants will have an approved grease interceptor large enough to deal with FOG created by cooking. Underground vaults for FOG shall be approved by all city departments. 	

141.	<p>Fire Extinguishers: Fire extinguishers shall be required throughout the building every seventy-five feet and within seventy-five feet of each exit. Fire extinguishers shall meet the San Gabriel Municipal Code rating of 3A40:BC and shall be in ADA compliant recessed or semi-recessed cabinets. Extinguishers shall not be higher than 48 inches off the floor. Fire Extinguishers shall be required in parking garages.</p>	
142.	<p>Alarm System:</p> <ol style="list-style-type: none"> a. Provide a complete set of Fire Alarm Plans as defined in the latest version of NFPA 72 for a fully monitored alarm system. b. Manufacturer's data sheets shall be provided for all materials and equipment for approval prior to purchase or installation. Data sheets shall describe the type of horn and strobes, candela, decibels, battery capacities, smoke/heat/CO detectors, panels, manufacturer, part numbers of equipment, and give information necessary for verifying equipment approval. c. The fire alarm shall be installed by a licensed C10 U.L. listed fire alarm installation company. Upon completion of the installation a serialized certificate shall be issued in accordance with the listing agreement between the installer and Underwriters Laboratories. Work on the fire alarm system shall be done only by a qualified U.L. listed fire alarm contractor who will provide the San Gabriel Fire Department with a copy of a U.L. certificate certifying proper installation of the system and a minimum of one (1) year testing and maintenance agreement prior to final inspection. Such system shall be monitored by a U.L. listed central station in accordance with 2013 CFC Sec. 903.4. d. The C-10 licensed contractor shall submit detailed and accurate shop drawings prepared in accordance with NFPA 72, NFPA 13, and NFPA 14 (if applicable) for approval of all fire alarm safety equipment to be constructed and installed. Shop drawings shall identify all materials and list all equipment to be used. Plans shall be coordinated with other trades prior to submittal. e. HVAC and trash chutes shall have automatic damper controls and shall be tied into the alarm system. Damper control systems shall be dynamic with lobby access controls. f. Per NFPA 72, the AHJ may approve the use of a GSM wireless system instead of using a dedicated dual phone line system. (GSM Universal Wireless Commercial Fire Alarm Communicator GS3055-ICF from DSC is approved). g. Fire Alarm Control Panel (FACP), Annunciator Panel and their location shall be approved by the AHJ. 	

143.	<p>Fire Apparatus Access:</p> <ul style="list-style-type: none"> a. Where required by the fire code official, fire apparatus access roads shall be designated as Fire Lane with red curbing and appropriate signage. b. Address identification shall be illuminated and meet the requirements of the building and San Gabriel Municipal Code, including identifying portions of the building, or interior layouts. Provide directional or diagrammatic signs for groups of buildings sharing common entrances; include locations of fire hydrants, fire department connections, standpipes, and fire alarm annunciator panels. c. A recessed Knox Key vault 4400 series shall be required and location shall be approved by the AHJ. A master key shall be provided to the Fire Department that opens all building exits, gates, motor and electrical rooms, access to risers, stairwells, roof, utilities, Fire Pump (if applicable), FACP, et cetera. Additional keys if required shall be identified (paperwork is available from the Fire Prevention Bureau located at: 1303 S. Del Mar Ave. San Gabriel, CA 91776). 	
144.	<p>Exit Signs:</p> <ul style="list-style-type: none"> a. All exits shall be marked by an approved exit sign readily visible from any direction of egress travel. CFC 1011.1. b. Exit signs shall be internally or externally illuminated at all times. CFC.1011.3 Externally illuminated signs shall have a backup power supply capable of supplying a minimum of 90 minutes of illumination CFC 1011.6. 	
145.	<p>Egress Illumination: Each exit shall have emergency illumination capable of providing power for a duration of not less than 90 minutes and shall consist of storage batteries CFC 1006.3.</p>	
146.	<p>Elevators/Escalators:</p> <ul style="list-style-type: none"> a. All elevators shall meet the requirements set forth by ASME/ANSI A17.1-A17.3, Safety Code for Elevators and Escalators. Two elevators shall be designated as an EMS elevator with a 42-inch door and 2,500-pound weight limit capable of accommodating a 24"x 84" EMS gurney. One elevator will be located in the Hotel area and one will be located in the Residence area. b. Phase 2 emergency operations shall override all automatic controls, including Phase 1 recall. c. Smoke detectors shall be provided in either the elevator hoistway or the elevator machine room and they shall emit a separate and distinct visible annunciation at both the fire alarm control unit and the fire alarm annunciator to notify firefighters that the elevators are no longer safe to use. Per ANSI 17.1, a warning light shall be placed in elevator cabs to flash when a problem is imminent. 	
147.	<p>Emergency Responder Radio Coverage: In accordance with 2013 CFC Sec. 510, the building owner shall provide approved radio coverage for emergency responders within the building based on existing coverage levels of the public safety communication system of the jurisdiction at the exterior of the building.</p>	

148.	<p>Equipment and Utility Identification - Identifiers shall be provided for the following:</p> <ul style="list-style-type: none"> a. Stairwells b. Elevators c. Fire Alarm Control Panels d. Fire Alarm Annunciator Panel e. Fire Pump f. Risers g. Utilities h. Motor Room i. Electrical room j. Damper Control 	
149.	<p>Ventilation Air Supply for Parking Areas:</p> <ul style="list-style-type: none"> a. Provide plans for Exhaust Ventilation for Enclosed Parking Garages CMC Sec. 403.9 b. Provide a mechanical ventilation system for the subterranean parking. California Building Code section 406.6.2 	
150.	<p>Back-Up Electrical Generator: A back-up electrical generator shall be provided for the use of Fire Pumps and emergency lighting per NFPA 101. The location of the generator shall meet the requirements of CBC Section 414.2.4 in relation to fire resistance rating of walls for hazardous materials and shall meet seismic requirements for the State of California.</p>	
151.	<p>Reference Standards (Utilize latest editions available):</p> <ul style="list-style-type: none"> a. NFPA 13 Installation of Sprinkler Systems. b. NFPA 14 Installation of Standpipe and Hose Systems c. NFPA 24 Installation of Private Service Mains and their Appurtenances d. NFPA 25 Standard for the Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. e. NFPA 101 Life Safety Code f. NFPA 72 National Fire Alarm Code g. NFPA 1 Uniform Fire Code h. NFPA 1141 Fire Apparatus Access i. ANSI A17.1-3 Safety Code for Elevators and Escalators j. California Fire Code k. California Building Code l. California Electrical Code m. California Mechanical Code 	
152.	<p>Plan Checking/Inspections:</p> <ul style="list-style-type: none"> a. Plan checks for this project are extensive and will be reviewed by a third party. Additional costs will be incurred by the developer at: \$125.00/hr. b. Due to the additional time required to do inspections during this project, additional costs will be incurred by the by the developer at: \$125.00/hr. 	
Finance Department (please call 626-308-2800, ext. 4612)		
153.	<p>Licenses: The applicant shall comply with the City's business license ordinance, and shall cooperate with the City to obtain compliance from contractors and subcontractors.</p>	
Environmental Mitigation Measures (please call 626-308-2806)		
154.	<p>Mitigation Monitoring Program: The project shall comply with all environmental mitigation measures as identified in the Mitigation Monitoring Program (MMP.) The MMP shall be copied onto the plans when submitting for plan check.</p>	

Property Owner's Affidavit

I have received, read, accept and understand the conditions of approval contained on the Standard List of Conditions for Planning Case No. PL-14-141 (Tentative Tract Map No. 73548).

PROPERTY OWNER NAME _____

PROPERTY OWNER SIGNATURE _____

DATE _____ PHONE NO. _____

EMAIL ADDRESS: _____