



STAFF REPORT

Date: Monday, September 8, 2014

To: Chairman Garden and Planning Commissioners

From: Larissa De La Cruz, Associate Planner

**Subject: 704-712 W. Las Tunas Drive, Planning Case PL-13-090
(Conditional Use Permit and Tentative Tract Map No. 72531)
Applicant: LSG Las Tunas, LP
Architect: Lim Chang Rohling & Associates**

SUMMARY

The proposed project includes an extensive renovation to two existing commercial buildings along with the demolition of one commercial building, which will be replaced with a three story mixed-use development with approximately 61,026 square feet, including 4,814 square feet of commercial space and 37 residential condominium units. There is existing parking on site for the commercial uses and additional parking will be provided for the residential uses with one level of subterranean parking plus another level of at-grade parking. The property is zoned Mission District Village (MDV) and is within the Mission District Specific Plan area. The proposed project would require a Conditional Use Permit to allow mixed-use on the property, a Tentative Tract Map to consolidate the parcels and subdivide the airspace for the residential condominium units.

The Design Review Commission reviewed and approved a Precise Plan of Design at their regular meeting on Monday, July 28, 2014.

Based on the facts and findings of the project, staff recommends that the Planning Commission APPROVE Planning Case No. PL-13-090, subject to the recommended conditions of approval.

I. INTRODUCTION

A. Proposed Development

The property is located on the south side of Las Tunas Dr. between South Mission Drive and Alanmay Ave., within the boundaries of the Mission District Specific Plan. The property is zoned Mission District Village (MDV) and is developed with a total of four commercial buildings built in 1987.



Vicinity Map

The buildings are currently occupied with a mixture of retail and restaurant uses.

The project includes an extensive renovation to the existing shopping center by incorporating new store facades, awnings, landscaping, parking lot improvements, and the addition of a mixed-use building with a new 4, 814 sq. ft. restaurant and 37 residential units.

B. Community Meeting

Due to the size of the project, a community meeting was held to allow neighborhood residents to share concerns and provide feedback regarding the project proposal before it was scheduled for a public hearing. The meeting was held on January 9, 2014 at the San Gabriel Parks and Recreation Community Room. The feedback was positive overall and residents were glad to see the proposed improvements. However, there were other concerns regarding traffic and parking for the proposed project. In response to those concerns, a traffic study was prepared for this project and indicated that the project is not creating a significant traffic impact. Additionally, the proposed project will be required to modify the median on Mission Drive between Padilla Street and Las Tunas Drive to provide additional left turn lane capacity at Padilla and at Las Tunas Drive. This improvement will assist in alleviating the through lanes being blocked by queuing vehicles waiting to make left turns at those locations. This will further improve traffic conditions along Mission Drive.

C. General Information

Table 1 summarizes the general information concerning this project.

ITEM	DESCRIPTION
APN	5362-001-002, 25,31,33,36,37,39,40
LOCATION	South Side of Las Tunas Drive between Mission Drive and Alanmay Ave.
ZONING AND LAND USE	The property is zoned Mission District Village (MDV) and has a General Plan designation of Commercial Specific Plan
SURROUNDING LAND USES AND ZONING	North: Commercial Shopping Center (C-1 Retail Commercial zone) South: Multi Family Residential (R-2 Grapevine Residential zone) East: Bakery, foot spa (Mission District Village zone) and Multi Family Residential (R-3 Arroyo Residential zone) West: Commercial Shopping Center (Mission District Village zone)
CURRENT DEVELOPMENT	Mix of three commercial buildings with approximately 6,432 square feet of retail building floor area and approximately 6,522 square feet of restaurant floor area.
ENVIRONMENTAL REVIEW	In accordance with the California Environmental Quality Act (CEQA) guidelines Section 15063(a), the City of San Gabriel determined that a Mitigated Negative Declaration (MND) would be required for this project, after preparation of an Initial Study. A Notice of Proposed Mitigated Negative Declaration of Environmental Impact was prepared and filed with the Los Angeles County Clerk on July 3, 2014 and was also made available for public review.

II ANALYSIS

A. CONTEXT AND COMPATIBILITY

The proposed project is located within an existing shopping center that is visible from Las Tunas Drive, Mission Drive and Alanmay Ave. The area surrounding the project site contains a mix of commercial uses to the west, east and north and multi-family residential uses to the south of the site.



View of Shopping Center from Las Tunas Drive

The mixed use component of the project, which includes 37 residential units, is located at the southeast portion of the site, along Alanmay Ave. The proposed building will be designed to compliment the renovations for the existing buildings and will provide adequate landscape buffering between the multifamily residential uses to the south and the proposed building.



View of building to be demolished/ proposed mixed use area

Additionally, the proposed building abuts garages for the multifamily residential building to the south and is setback approximately 68 feet away from the building, therefore, no privacy nor over viewing issues are expected from the project. Overall, the development will be a signature urban design project for Las Tunas Drive and the Mission District neighborhood.

B. MISSION DISTRICT SPECIFIC PLAN

As previously mentioned this property is located within the Mission District Specific Plan area. The proposed project will help create a thriving village atmosphere by promoting residential uses and enhancing commercial uses in the District. The project meets all of the requirements in the Mission District Specific Plan with respect to density, floor area ratio, height, and open space.

Additionally, the improvements to this center will incorporate the goals and objectives of the Mission District Specific Plan as follows:

- Reuses and redevelops the site for higher intensity/density development;
- Integrates housing with retail commercial uses;
- Designed in a handsome Spanish Colonial architecture to enhance the area's historic character;
- Provides an engaging street front;
- Improves the public streetscape; and
- Supports increased pedestrian activity for a thriving village atmosphere.

C. ACCESS AND PARKING

Access: The project will maintain the existing access point along Las Tunas Drive. There are currently two driveway approaches on Mission Drive and only the southerly driveway will



View of access to the site from Mission Drive

remain. A new driveway approach will be created along Alanmay Ave. that will provide access into the residential parking areas, replacing the existing Alanmay driveway that is located further north.

Parking: The parking area will not be significantly modified. There is existing parking on site for the commercial uses and additional parking will be provided for the residential uses with one level of subterranean parking plus another level of at-grade parking. Additionally, the existing parking lot will be restriped and the condition of the asphalt will improved. The residential parking will have a separate secured entrance.

The project will include a total of 146 parking spaces, which includes a mix of compact, tandem (for residential), and standard spaces for the commercial uses. A total of 133 spaces are required.

Traffic: According to the traffic study for the project, the proposed project would generate a net total of 307 daily vehicle trips, with 11 trips (-4 inbound and 15 outbound) occurring during the a.m. peak hour, and 27 trips (22 inbound and 5 outbound) occurring during the p.m. peak hour. The negative four inbound trips includes credits for the former use at the site. Table 13 in the traffic study indicates that the existing level of service for the intersections that would be impacted currently operate at a level of service (LOS) B and that future conditions would change to an LOS of C or below, without the proposed project. The table below shows the change in LOS including the proposed project.

Table 13 – Determination of Project Impacts – AM & PM Peak Hours

Study Intersections	Peak Hour	Existing Conditions		Future Pre-Project Conditions		Future Post-Project Conditions		Change in Value	Sig Impact?
		ICU (V/C) or HCM (sec.)	LOS	ICU (V/C) or HCM (sec.)	LOS	ICU (V/C) or HCM (sec.)	LOS		
1 Mission Dr / Las Tunas Dr	AM	0.646	B	0.758	C	0.761	C	0.003	No
	PM	0.738	C	0.809	D	0.813	D	0.004	No
2 Santa Anita Ave / Las Tunas Dr	AM	0.615	B	0.701	C	0.701	C	0.000	No
	PM	0.688	B	0.742	C	0.745	C	0.003	No
3 Alanmay Ave / Las Tunas Dr *	AM	11.9	B	13.5	B	16.9	C	3.4	No
	PM	22.8	C	27.0	D	25.5	D	-1.5	No
4 Mission Dr / Padilla St *	AM	14.5	B	15.6	C	15.6	C	0.0	No
	PM	15.6	C	16.3	C	16.4	C	0.1	No

* - Unsignalized intersection - This T-intersection operates as a two-way stop controlled intersection. The average delay and corresponding LOS are shown for most constrained movement(s).

According to this study, the proposed project would not create any significant traffic impacts at the study intersections, within both the weekday a.m. and p.m. peak periods. Therefore, mitigation measures were not added to the project.

D. PRECISE PLAN OF DESIGN AND MASTER SIGN PROGRAM

This project also included a Precise Plan of Design and Master Sign Program. The City Architect worked with the applicant and provided feedback on how to achieve a high level of design and how to comply with the Mission District Specific Plan's Design Guidelines. The Design Review Commission reviewed the Precise Plan of Design and Master Sign Program at their regular meeting in July and approved these items and added several conditions that would further enhance the project.

E. LANDSCAPING/OPEN SPACE

The applicant provided a conceptual landscape plan, which includes an open courtyard on the second floor, totaling 2,309 sq. ft. as an amenity to the residential uses. In addition to the courtyard, each residential unit provides a balcony varying in size from 98-491 sq. ft., depending on the unit size. A planting plan shows that landscaping will be provided along all four edges of the site and in the existing parking lot. The site currently has approximately 3.6% of landscape area. In total, 12 % of the entire project site will be landscaped and an additional 19 trees will be installed. Landscape conditions are included to assure that landscaping on-site is installed as shown on the approved landscape plan and is continuously maintained throughout the life of the project (Conditions #20-25). Additionally, the Design Review Commission asked to see refined landscape plans prior to the issuance of building permits.

F. IMPROVEMENTS FROM THIS PROJECT

The project will 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 Las Tunas/ Mission Drive;
- Provide 360-degree architecture 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;
- Dynamic streetscape improvements with ornamental lighting, landscaping and additional street trees.

The streetscape, building signage, and architectural design of the project will be reviewed in detail by the Design Review Commission.

G. TENTATIVE TRACT MAP/SUBDIVISION

A Tentative Tract Map was submitted as part of this application to consolidate the parcels into one and to subdivide the airspace of the residential condominiums. The residential units are located on the second and third floors and consist of one, two and three-bedroom units ranging from 835 sq. ft. to 1,746 sq. ft.

H. CONDITIONS, COVENANTS, & RESTRICTIONS

The developer will prepare Conditions, Covenants, & Restrictions (CC&R's) that will govern the 37 residential units. The CC&R's will address the establishment of a homeowner's association with a mechanism for collecting fees. The City will not process the final map until the City Attorney and project planner have approved the CC&R's and they are recorded by the developer (Condition #38).

I. 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 Recorder's office on July 3, 2014 and is attachment # 3 of this report. Mitigation is required for impacts related to Aesthetics, Noise, Utilities / Service Systems, Air Quality, and Cultural Resources only during construction. All applicable mitigation measures from the Mission District Specific Plan EIR were added to ensure that the impacts will be less than significant.

J. PUBLIC NOTICE

As required by law, the Planning Division mailed all property owners within 500 feet of this property a notice informing them of this application request. This hearing was also advertised in the *San Gabriel Sun* on August 28, 2014. Notices were also posted at City Hall, San Gabriel Post Office, and the San Gabriel Fire Department. Staff has not received any comment from the public regarding this application.

III. CONDITIONAL USE PERMIT FINDINGS

In order to grant a Conditional Use Permit, Section 153.246 of the *San Gabriel Municipal Code* states that the Planning Commission must make all of the following findings related to the property:

- (a) That the proposed use is consistent with the General Plan:

Mixed-use development (commercial and residential uses) is permitted in the MDV (Mission District Village) zone subject to approval of a Conditional Use Permit, and is consistent with the Commercial Specific Plan designation in the General Plan.

- (b) 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 development. The site contains adequate parking, on-site circulation, and ample open space to accommodate the proposed development.

- (c) 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 proposed project would not create any hazards due to design features or incompatible uses.

Access to the project site would be required to comply with all City design standards, which would reduce potential impacts to a less than significant level. There will be a required median modification that will assist in alleviating the blocking of the through lanes on the east side of Mission Drive, south of Las Tunas, and will help increase the level of safety along that segment of Mission Drive.

- (d) That the proposed use is compatible with surrounding properties and uses:

The project provides a full integration of 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 complement the proposed development and the neighboring properties. Required setbacks and adequate landscape buffering with a mixture of mature and specimen trees create a variety of growth patterns to complement the proposed development and the neighboring properties.

- (e) That the proposed use is not detrimental to the public health, safety, or general welfare:

With the recommended conditions of approval addressing security and fire safety, the proposed use should not be detrimental to the public health, safety, or general welfare.

IV. 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 Land Use Element in the City's General Plan designates the site as Commercial Specific Plan and Mission District Specific Plan designates the entire project site as Mission District Village, permitting residential condominiums as part of a mixed-use development in that zone. The project will involve the development of 37 new residential condominium units, which is consistent with the MDV zoning requirements and the goals of the Housing Element of the General Plan.

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

The proposed improvements to the site comply with the provisions of City and State requirements. The site is large enough to accommodate adequate parking, on-site circulation, ample open space, and good site design the proposed development to complement its 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 Mission District Specific Plan. All impacts, such as traffic, aesthetics, cultural resources, utilities/service systems, air quality, and noise resulting from this project have been reduced to a level less than significant with the implementation of mitigation measures. Therefore, the proposed density of development is suitable for the proposed 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 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 proposed 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.

No public easements are known to exist on the subject property.

V. RECOMMENDATION

The Community Development Department recommends that the Planning Commission:

- A. Determine that the findings for a Conditional Use Permit, contained in Section 153.246 of the San Gabriel Municipal Code are made;
- B. Find the design of the subdivision, together with the provisions for its design and improvements consistent with the General Plan;
- C. Find that none of the findings for denial contained in Section 55474 of the *Government Code* (Subdivision Map Act) are made;
- D. 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;
- E. **Approve the Mitigated Negative Declaration for Planning Case No. PL-13-090 whereby the proposed mixed-use building will not have an effect on the environment sufficient enough to required an environmental impact report; and**
- F. **Approve Planning Case No. PL-13-090(Conditional Use Permit and Tentative Tract Map No. 72531), subject to the recommended conditions of approval.**

Attachments:

1. Recommended Conditions of Approval
2. Initial Study and Mitigated Negative Declaration
3. Mitigation Monitoring and Reporting Program
4. Architectural and Landscape Plans, Tentative Tract Map No. 72531

Attachment I**RECOMMENDED CONDITIONS OF APPROVAL**

PROJECT ADDRESS: 704-712 W. LAS TUNAS DRIVE
 PROJECT NO.: PLANNING CASE NO. PL-13-090
 PROJECT DESCRIPTION: CONDITIONAL USE PERMIT AND
 TENTATIVE TRACT MAP (TTM #72531) FOR
 A NEW 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 \$790. This appeal period expires on August 11, 2014, 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.	
6.	Compliance with City and State Requirements: The Tentative Tract Map shall be in compliance with all of the provisions of Title 6, Chapter 2 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 shall expire on July 28, 2016.	
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 garage 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.	
Landscape Conditions (Please call, 626-308-2806)		
20.	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.	
21.	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.	
22.	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.	
23.	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.	
24.	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.	
25.	Automatic Irrigation System: The applicant shall install automatic irrigation system with irrigation spray nozzle per the approved landscape plans.	

Public Works Department Conditions (please call 626-308-2800, ext 4631) It is 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.		
26.	Permits Required: Applicant shall obtain a public works permit for all work in or adjacent to a public right of way.	
27.	Curb Numbers: Applicant shall be required to provide painted curb numbers to the specifications of the Public Works Department, prior to occupancy.	
28.	Bench Mark: Los Angeles County Bench Mark is to be used for vertical control.	
29.	Center Line Ties: The street centerline intersections shall be tied out prior to permit issuance and a corner record shall be filed with the Los Angeles County Surveyor. (Las Tunas Drive Property Corners). <ul style="list-style-type: none"> • The City 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 L.A. County Surveyor has recorded all corner records. 	
30.	Set Bench Mark: Set a 3" brass disk on curb or catch basin. <ul style="list-style-type: none"> • The City Engineer shall determine the location of new bench mark. • The brass disk shall be provided by the surveyor of record. • Survey level notes must be provided to the City for review and acceptance. 	
31.	Underground Utilities: Provide a composite utility plan for all mainline utilities on site and all utility facilities off site. All utilities shall be placed underground including both facilities and wires for the supply and distribution of electrical energy, telephone, data, and cable. The existing and proposed underground utilities must be shown on the Building Plans and/or Engineering Plans prior to building permit issuance.	
32.	Easements: Draft Easement Documents and/or proper dedication on the final subdivision map are required by this section. 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>A: Easements for the following underground utilities shall be provided prior to issuance of permits: Water Agency if required for back flow devices or on-site water mains; electrical and gas if required.</p> <p>B: Prepare and record grant deeds for street and highway purposes. Include dedication of right of way for Las Tunas Drive.</p> <p>C: Easements may be required for on-site public sewer, storm drain, or ingress/egress.</p>	
33.	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 24" X 36" sheets.	
34.	Performance and Materials Bond for the Setting of Survey Monuments: 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 Engineering Division. The number of monuments shall be determined by the City Engineer using the pertinent tentative map as a reference. No permits shall be issued without the bond or surety.	
35.	Tract Map: Prepare and record Tract Map or accomplish applicable requirements of the Subdivision Map Act (Government Code Section 66452) as may pertain to the project. Map shall be recorded prior to issuance of occupancy on the proposed building.	
36.	Title Report: Provide recent title report, record maps to support proposed map, and any Official Records that are mentioned in the title reports that are shown on the proposed Final Map. The Tentative Map references shall be submitted and reviewed by the City Engineering Division prior to DRC or Planning Commission review.	
37.	Covenants Conditions and Restrictions: One set of Covenants, Conditions and Restrictions (CC&R's) shall be prepared by the developer of the project, submitted to the Community Development Department for review and approval by the City Attorney, City Engineer, and project planner prior to the issuance of building permits and then recorded at the County Recorder by the developer.	
38.	Sewers: Sanitary sewer facilities shall be installed to the satisfaction of the Engineering Division and the Public Works Superintendent prior to occupancy and must be installed per the alignment shown on the approved plans with a sewer cleanout at the property line.	
39.	Sewer Upgrades: The applicant is required to pay a fair share amount of \$134,316 toward the upgrade of the sewer in Padilla as mitigation for this impact. In addition, the applicant is required to pay sewer impact fees of \$68,846 which will be used for future upgrades and expansion of the sewer facilities farther downstream from the project.	
40.	Backflow: <p>A. Devices: Screened backflow prevention devices shall be installed to the satisfaction of the Engineering Division. Check valve and appurtenances must be placed in an underground vault.</p> <p>B. Valves: Backwater valves on sewer connections shall be installed to the satisfaction of the Engineering Division.</p> <p>C. Test: The applicant shall supply the City with a Backflow Device Test Form, completed by a licensed tester, before any final permits are released.</p>	
42.	Diversion of Construction and Demolition Waste: The developer shall comply with Sections 54.01-54.15 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.	

43.	<p>Erosion: Prior to grading, applicant shall install all 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. Site will be sand bagged to prevent run-off onto public right of way. Use two (2) bags high. Additional "Best Management Practices" (BMP's) devices may be required. Erosion Control Plans and any required Storm Water Pollution Prevention Plans must be submitted prior to or concurrent with the grading plans.</p>	
44.	<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>	
45.	<p>Drainage Studies: Prepare and submit drainage study, including supporting hydraulic and hydrological data to the City for review and acceptance. The study shall confirm or recommend changes to the City's existing drainage system by identifying off-site and on-site storm water runoff impacts resulting from the project. In addition, the study shall identify the projects contribution and shall provide locations and sizes of catchments and system connection points and all downstream drainage mitigation measures. Must be submitted with the grading plan. Comply with the new MS4 permit and the Green Building Code. Must be submitted with the grading plan</p>	
46.	<p>Soils and Geology: Submit a soils/geology report in accordance with Chapter 70, Section 7006 of the Uniform Building Code to the project engineer for review and comment. A licensed Soils/Geotech shall certify that the project grading is in accordance with the grading and drainage plans. This report must be submitted and accepted by the City Engineer or the City Building Official prior to any grading or excavation plan. Include shoring plans with control if required.</p>	
47.	<p>Demolition Plans: Submit plan showing existing locations of all on site hardscape and underground utilities; indicate whether facilities are to be reused, removed, or abandoned in place. The Demolition Plans must be submitted prior to or concurrent with grading plans.</p>	
48.	<p>Grading: Prepare and submit a final grading plan showing building footprints, pad elevations, hardscape areas, finished grades, drainage routes, retaining walls, erosion control, slope easements, and other pertinent information in accordance with Chapter 70 of the U.B.C. The Grading Plans and all appurtenant reports must be reviewed and approved by the City Engineering Division prior to issuance of 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>	
49.	<p>Public Improvement Plans: Applicant shall design, install and complete all necessary public improvements, including but not limited to, streets, curbs, gutters, sidewalks, 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.</p>	

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50.	<p>Right-Of-Way Improvements: Design and construction of all public improvements shall be in accordance with APWA Standards and City Codes. Such public improvements shall include, but not be limited to the following: (Please coordinate and verify all requirements with the City Engineer).</p> <p><u>Right of Way Dedication / Easements:</u> Needs to be verified with title report and revised tentative tract map. Provide right of way dedication to allow for sufficient ADA clearances around utility obstructions and poles in Alanmay Avenue.</p> <p><u>Curb and Gutter:</u> Replace / repair damaged curb & gutter as directed by the City Engineer.</p> <p><u>Sidewalk (Width):</u> Construct new concrete sidewalk along project street frontage on Alanmay Avenue and on Las Tunas Drive.</p> <p><u>Driveway Size:</u> Main /Primary 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).</p> <p><u>Street Name Signs:</u> Deposit funds for new street name signs (amount to be determined).</p> <p><u>Asphalt Concrete Overlay:</u> Grind 2 inches of existing asphalt pavement on Alanmay Avenue and construct new 2 inch thick asphalt overlay across project frontage. Paving from curb to curb will be required when utility cuts extend past the center line of the street.</p> <p><u>Streetscape Improvements:</u> Prepare a street improvement plan for Alanmay Avenue. Construct street improvements along Alanmay frontage in accordance with the Mission District Specific Plan. Construct streetscape improvements on Mission Drive and on Las Tunas Drive in front of project.</p> <p><u>Street Lights:</u> Install two pedestrian lights on Las Tunas Drive. Install Acorn-style Mission District Street Lights spaced at 75 feet between Las Tunas Drive and Padilla Street on Alanmay Avenue.</p> <ul style="list-style-type: none"> • Prepare and submit a street lighting plan signed by licensed engineer. All plans must be prepared on 24 inch by 36 inch sheets. • <p><u>Parkway Landscaping:</u> Plant parkway trees every 25 to 35 ft on Mission Drive, Las Tunas Drive, and Alanmay Avenue per the City's Master Plan of Tree and as directed by the City's Landscape Architect. To be completed prior to final occupancy.</p> <p><u>Striping & Traffic Controls:</u> Prepare signing and striping plans for Alanmay Avenue (may be shown on the street improvement plans).</p> <p><u>Sewer Connection:</u></p> <ul style="list-style-type: none"> • Show location of existing and proposed sewers, show on plans at time of building permit. Grease interceptors are required for all restaurant/food service units. • Show how main structures will be served by sewers and sewer pumps, if any. • Provide new sewer location cards. • Install new clean outs at property lines. • Use a sewer back flow device (case by case basis) • Use threaded sewer cap for all clean outs in hardscape area. <p><u>Storm Drain Connection:</u></p> <ul style="list-style-type: none"> • Connections to City storm drain facilities will require plans and permits. • All storm drain catch basins shall be protected during construction. <p><u>NPDES:</u> Pay the NPDES Construction Inspection Permit fee at time of grading permit.</p> <p>Miscellaneous:</p> <ul style="list-style-type: none"> • Provide Vicinity Maps with North Arrow on all plan set title sheets. • Show all dimensions from street centerlines. • Provide quality control and spelling check on all plans. Incomplete or erroneous plans will not be accepted for review. • All engineering and architectural plans shall be consistent with each other. • Include all conditions of approval on building plans title sheet. 	
51.	<p>Medians: The applicant shall modify the median on Mission Drive between Padilla Street and Las Tunas Drive to provide additional left turn lane capacity at Padilla and at Las Tunas Drive by removing 40 feet from the north end of the median and 25 feet from the south end.</p>	
52.	<p>"As Built"/Record Drawings: No finals will be given until as-built off-site improvement plans have been furnished to the Engineering Division.</p>	

53.	Water Quality/Storm Water: 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.	
Police Department Conditions (please call 626-308-2846)		
54.	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.	
55.	Security Guards: It is recommended that a minimum of two (2) security guards, licensed pursuant to Chapter 11 of the Business and Professions Code of the State of California, be provided to patrol the parking structure and commercial businesses.	
56.	Video: A video surveillance system is required. <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 10 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. • Exterior cameras shall cover ground level parking area, underground parking structure, and elevator due to a known history of vehicle burglaries occurring on the lower levels of parking structures. 	
57.	Alarm Systems: Alarm systems are recommended. <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. 	
58.	Private Rooms: 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.	
59.	VIP Rooms: "VIP rooms" in restaurant uses shall have clear, unobstructed visibility into the room determined on the individual layout. As a rule of thumb, 75% unobstructed visibility of the upper half of any interior walls would be sufficient visibility.	
60.	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.	
61.	Permit Review: The Police Department shall seek a review of any conditional use 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 conditional use permit.	
62.	Lighting Diagram: A lighting diagram shall be provided to the Police Department for review of the building, ground level parking and underground parking facilities.	
64.	Vehicle Code Enforcement: The applicant shall post the property for vehicle code enforcement and "No Trespassing."	
65.	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.	
66.	Elevators: The 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. Mirrors shall be securely framed and mounted.	
67.	Elevator Emergency Stop: Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm. Direct dial telephone devices shall not be allowed which directly dials any telephone number in any office of the Police Department or any other City facility.	

<p>68.</p>	<p><u>Condominium Recommendations:</u></p> <ul style="list-style-type: none"> a. Lighting shall be provided on all exterior aisles and passageways with vandal-resistant covers, minimum .25 f.c. at ground level. b. Door viewers are installed in all doors, minimum viewing angle of 180 degrees, not more than 58” from the bottom of the door. c. 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. d. That 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. Mirrors shall be securely framed and mounted. e. Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm. Direct dial telephone devices shall not be allowed which directly dials any telephone number in any office of the Police Department or any other City facility. f. Each condominium and/or suite unit shall have locks using combinations which are interchange free from locks used in all other units; or that an electronic key card system shall be utilized 	
<p>69</p>	<p><u>Retail Business Recommendations:</u></p> <ul style="list-style-type: none"> a. No interior doors shall be capable of being locked with the exclusion of the restroom facilities. b. Visibility into the interior of the commercial businesses shall not be blocked by window tinting or opaque coverings of any kind; there shall be clear and unobstructed glass. c. Businesses shall be available for inspection by the San Gabriel Police Department at any time. d. 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. e. The following recommendations are based on the submitted plans, and 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. <p>All of these issues/concerns shall be addressed prior to final occupancy. The Police Department shall be contacted by Planning when the applicant is ready for the final formal walkthrough inspection.</p>	
<p>Building Division Conditions (please call 626-308-2806)</p>		

70.	<p>Items Required at Plan Check Submittal:</p> <ul style="list-style-type: none"> a. Provide on the title sheet the applicable Codes to be 2013 California Codes and applicable Federal and State Standards as well as the San Gabriel Municipal Code is made part of the "Governing Codes". b. Clearly show and identify any "occupancy separation" and required fire rating as needed. Chapter 5 CBC, Chapter 6 CBC, Chapter 7 CBC. The only information provided is general code data listed on sheet A-1.2. The information needs to be delineated on the floor plans/sections. c. Show location of low-emitting vehicles per CALGreen. d. Show distance to property lines to clarify what fire protection requirements are necessary especially on the west side. See CBC Table 705.8 and CBC 705.11. e. Show distance between the new and existing buildings (such as buildings C and E). Show assumed property line and required fire protection. See CBC 705.3. f. Provide allowable area for mixed occupancy use as opposed to just the uses individually as provided on sheet A-1.2. g. Provide accessible information for the following on the first floor/main level: h. Basement accessible path of travel to residential on first floor. See CBC 1113A. i. Accessible parking distribution to first floor units. See CBC 1109A and 1129B. j. Path of travel between buildings and street (Las Tunas) per CBC 1110A. k. Clarify if an accessible means of egress (such as an area of refuge) is required. See CBC 1007 and 1118A. If an area of refuge is required, the stairway landing may need to be enlarged. l. Show location of future grease interceptor on site plan for restaurant. m. Show protection of adjacent property on south and southwest side on plans. A concept shoring plan is recommended at this time as work may be required off-site and location of existing utilities may be impacted. n. Provide connection points of utilities and verify there is adequate power at the existing electrical line to the south. o. Clarify the rating of buildings listed on sheet A-1.2. The 1-hour designation appears should actually list the type of construction as an "A" rather than a "B". For example, type VB-1hr appears should be type VA. See CBC Table 601. p. A shoring plan shall be provided for review which accounts for stabilization of adjacent south and west existing properties. q. AQMD notification and utilization of the city's franchise hauler will be required. r. Electrical, mechanical, and plumbing plans will be required for review and plan check. s. All housing units shall be accessible due to elevator building. All accessible features shall be shown on plans. t. Waterproofing for the decking material shall be shown on plans. u. CalGreen measures shall be provided. v. A soils report shall be provided and all soils report recommendations shall be implemented onto plans. w. Clearly note on plans the accessible route of travel, identify all slopes as needed to show that path is accessible. NOTE: Accessible route path of travel is also required within and to the space under consideration. See definition in Section 1102B CBC. x. A complete structural analysis is required and related detailing by a licensed civil or structural engineer or architect in California. A complete structural analysis will be made at plan submittal along with structural calculations; more comment will follow at that time. y. Provide an "Exit" plan showing all required exits and travel distance as required by Chapter 10 CBC. z. Fire alarm systems are required or alternative measure is provided and approved by Fire Department per CBC 907.2.9.1. aa. Plans show an accessible stall at the two top levels of parking, verify the minimum height is provided at all portions whereby the van accessible stall is going to be located. bb. Clearly specify the building is to be fully sprinklered. 	
71.	<p>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.</p>	
72.	<p>Diversion of Construction and Demolition Waste: The developer shall comply with Sections 54.01-54.15 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.</p>	
73.	<p>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 4:00 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.</p>	

74.	Access: Access to Las Tunas Dr. will be kept unobstructed at all times, with construction vehicles restricted to parking on site.	
75.	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.	
76.	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.	
77.	Energy Calculations: The applicant shall submit engineering and Title 24 energy calculations at the time of building plan check submittal.	
78.	<p>Plan Check Process:</p> <ol 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 building construction will be subject to School Fees. Check with the Building Division for District information. 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 Divisions (626) 308-2806 <p>The following shall be included on plans submitted for Plan Check:</p> <ol style="list-style-type: none"> Floor plan – show all door and window sizes and location, label the use of and show dimensions of all rooms. 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 2010, CBC for such use) General Framing Plan – include shear schedule (identify compliance with occupancy separation as necessary) Roof Framing Plan Structural Calculations (2 sets of wet stamped and signed) or statement of compliance with Conventional Light Frame Construction (Ch. 23 CBC) Title 24, Energy Calculations (2 sets) 	
Fire Department Conditions (please call 626-308-2883) If for any reason you cannot meet one or more of the above requirement, you must contact the San Gabriel Fire Prevention Bureau.		
79.	Data Sheets: 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	
80.	Hydraulic Calculations: Hydraulic calculations for sprinkler systems shall comply with NFPA 13 and shall include comprehensive hydraulic data sheets. Provide hydraulic calculations for automatic wet standpipes, where required per NFPA 14.	
81.	Contractors: 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.	
82.	Drawings on File: A set of construction drawings approved by the Building Division must be on file with the Fire Department prior to the issuance of any permits.	
83.	Occupant Load: Provide complete occupant load calculations for restaurant.	
84.	Occupant Load Sign: Occupancy load sign shall be posted and visible at all times.	
85.	Exit Door: Every exit door shall be openable from the inside without the use of a key or any special knowledge or effort.	
86.	Exit Lighting and Signs: Exit lighting and signs shall be minimum 6" x ¾" letters on contrasting background.	
87.	Exit Plan: Plans indicating the location and width of exit ways and aisles shall be submitted for approval, and an approved copy of the plan shall be kept on display on the premises.	

88.	<p>Sprinklers:</p> <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. Due to the required water pressure and volume, a jockey pump may be required. Location of the Pump shall be approved by the AHJ (Authority Having Jurisdiction). 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. b. 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. c. 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. d. Quick response sprinkler are required throughout all light hazard occupancies. e. 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. f. 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. g. Sprinklers shall be required over each trash bin location. 	
89.	<p>Drains and Test Piping: 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. Every water flow switch shall have an inspector test connection located downstream of the water flow switch and piped to the sanitary sewer system</p>	
90.	<p>Standpipes: 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.</p> <ul style="list-style-type: none"> a. 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. b. Where two or more standpipes are installed in the same building or section of a building, they shall be interconnected. c. Minimum standpipe size is four inches in diameter. d. Each standpipe shall have a drain sized and located in accordance with NFPA 14. Each drain shall be discharged to a sanitary sewer. e. Provide standpipe isolation control valves supervised by the fire alarm system as required per NFPA 14. 	
91.	<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. 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. 	

92.	<p>Hood System:</p> <ul style="list-style-type: none"> a. The 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. Plans shall be approved by the Fire Prevention Bureau. c. Restaurants will have an approved grease interceptor large enough to deal with FOG created by cooking. d. Underground vaults for FOG shall be approved by all City departments. 	
93.	<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 before 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 their location shall be approved by the AHJ. g. Emergency Responder Coverage shall be required due to the type of construction and underground parking. Plans shall be submitted at the same time as the fire alarm system. 	
94.	<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>	
95.	<p>Fire Apparatus Access:</p> <ul style="list-style-type: none"> a. 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. b. 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 (paperwork is available from the Fire Prevention Bureau located at: 1303 S. Del Mar Ave. San Gabriel, CA 91776). 	
96.	<p>Elevators:</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. Elevator in each building shall be designated as an EMS elevator with a 42 inch door and 2,500 pound weight limit. 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. 	

97.	Emergency Responder Radio Coverage: In accordance with 2010 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. Per Sec. 510.2, the building shall be considered to have acceptable emergency radio coverage when signal strength measurements in 95% of all areas on each floor of the building meet the signal strength requirements of Sections 510.2.1 and 510.2.2.	
98.	Equipment and Utility Identification: Identifiers shall be provided for the following: <ul style="list-style-type: none"> • Stairwells • Elevators • Fire Alarm Control Panels • Fire Alarm Annunciator Panel • Fire Pump • Risers • Utilities • Motor Room • Electrical room • Damper Control 	
99.	Ventilation Air Supply: Provide plans to meet the requirements for exhaust ventilation for enclosed parking garages per the CMC Sec. 403.8. Provide plans for automatic carbon monoxide sensing devices per CMC Sec. 403.8.2.2	
100.	Plans: All Fire Department requirements shall be noted on the building plans.	
101.	Further Regulations: Pending the review of the final plans the San Gabriel Fire Department reserves the right to implement further regulations.	
102.	Plan Checking/Inspections: 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. 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)		
103.	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.	
Environmental Mitigation Measures		
105.	MM-AESTHETICS: To reduce the impact on adjacent properties, any new exterior lighting or security illumination will be directed away or shielded from adjacent properties as a condition of approval and as part of the plan check review and construction process.	
106.	MM-AIR QUALITY: AQ-MM 3.1: During clearing, grading, earth moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the following procedures, as specified in the South Coast Air Quality Management District's Rules and Regulations: <ul style="list-style-type: none"> • On-site vehicle speed will be limited to 15 miles per hour. • All on-site construction roads with vehicle traffic will be watered periodically. • Streets adjacent to the Project reach will be swept as needed to remove silt that may have accumulated from construction activities so as to prevent excessive amounts of dust. • All material excavated or graded will be sufficiently watered to prevent excessive amounts of dust. Watering will occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day. • All clearing, grading, earth moving, or excavation activities will cease during periods of high winds (i.e., greater than 35 miles per hour averaged over one hour) so as to prevent excessive amounts of dust. • All material transported on-site or off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust. • The area disturbed by clearing, grading, earth moving, or excavation operations will be minimized so as to prevent excessive amounts of dust. • These control techniques will be indicated on Project grading plans. Compliance with this measure will be subject to periodic site inspections by the City. • Visible dust beyond the property line emanating from the Project will be prevented to the maximum extent feasible. 	

107.	AQ-MM 3.2: Project grading plans shall show the duration of construction. Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City Engineer. Compliance with this measure will be subject to periodic inspections of construction equipment vehicles by the City.	
108.	AQ-MM 3.3: All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.	
109.	AQ-MM 3.4: During overall site grading and public infrastructure construction phases, construction equipment and supply staging areas shall be located at least 400 feet from the nearest residence to the extent practical. During structure/building construction, equipment and supply staging areas shall be located at least 400 feet or as far as practical from the nearest residence.	
110.	AQ-MM 3.5: Should a potential end-user be identified whose land use would cause a particulate diesel index of 0.0003 F/m ³ or increase the volume-to-capacity ratio (also called the Intersection Capacity Utilization) by 0.02 (2 percent) for any intersection with a LOS of D or worse, a preliminary screening shall be conducted per SCAQMD Rules 1401 and 212 to determine whether a Health Risk Assessment (HRA) shall be prepared.	
111.	AQ-MM 3.6: Prior to the issuance of building permits for any future development, the applicant shall submit, and the Director of Community Development shall have approved, an operation-emissions mitigation plan. The plan shall identify implementation procedures for each of the following emissions reduction measures and all feasible mitigation measures shall be implemented. If certain measures are determined infeasible, an explanation thereof shall be provided. <ul style="list-style-type: none"> • Utilize built-in energy-efficient appliances to reduce energy consumption and emissions. • Utilize energy-efficient and automated controls for air conditioners and lighting to reduce electricity consumption and associated emissions. • Utilize light-colored roofing materials as opposed to dark roofing materials to conserve electrical energy for air-conditioning. • Provide shade trees in residential subdivisions as well as public areas, including parks, to reduce building heating and cooling needs, whenever feasible. • Ensure that whenever feasible, commercial truck traffic is diverted from local roadways to off-peak periods. • Centralize space heating and cooling for multiple family dwelling units and commercial space. • Orient buildings north/south for reducing energy related combustion emissions. • Use solar energy, when feasible. • Use high-rating insulation in walls and ceilings. 	
112.	AQ-MM 3.7: Information on available housing and employment opportunities within the Plan Area shall be provided to employees and residents to encourage employees to live within the residential developments within the Plan Area and future residents to find employment within or adjacent to the Plan Area.	

113.	<p>AQ-MM 3.8: Prior to issuance of any Grading Permit, the City Engineer shall confirm that the Grading Plan, Building Plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site.</p> <p>Implementation of the following measures would reduce short term fugitive dust impacts on nearby sensitive receptors:</p> <ul style="list-style-type: none"> • All active portions of the construction site shall be watered every three hours during daily construction activities and when dust is observed migrating from the project site to prevent excessive amounts of dust. • Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering shall occur if dust is observed migrating from the site during site disturbance. • Any on-site stockpiles of debris or on-site haul roads, dirt, or other dusty material shall be enclosed, covered, or watered twice daily, or non-toxic soil binders shall be applied. • All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour. • Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area. • Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) shall be installed to reduce mud/dirt track out from unpaved truck exit routes. Alternatively a wheel washer shall be used at truck exit routes. • All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site. • Reroute construction trucks away from congested streets or sensitive receptor areas. 	
114.	<p>AQ-MM 3.9: All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114 (<i>Spilling Loads on Highways</i>), with special attention to Sections 23114(b)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. Prior to the issuance of grading permits, the Applicant shall demonstrate to the City Engineer how the project operations subject to that specification during hauling activities shall comply with the provisions set forth in Sections 23114(b)(F), (e)(4).</p>	
115.	<p>MM-CULTURAL RESOURCES:</p> <p>CR-MM 5.1: An archaeologist and/or a Native American Monitor appointed by the City of San Gabriel shall be present during earth removal or disturbance activities related to rough grading and other excavation for foundations and utilities. If any earth removal or disturbance activities result in the discovery of cultural resources, the project proponent's contractors shall cease all earth removal or disturbance activities in the vicinity and immediately notify the City selected archaeologist and/or Native American Monitor, who shall immediately notify the City. The City selected archaeologist will have the power to temporarily halt or divert the excavation equipment in order to evaluate any potential cultural material. The City selected archaeologist shall evaluate all potential cultural findings in accordance with standard practice, the requirements of the City of San Gabriel Cultural Resources Element, and other applicable regulations. Consultation with the Native American Heritage Commission and data/artifact recovery, if deemed appropriate, shall be conducted.</p>	
116.	<p>CR-MM 5.2: Require monitoring of future grading operations by a qualified archaeologist and/or paleontologist when the site is reasonably suspected of containing such resources. If, as a result, evidence of resources is found, require the property to be made available for a reasonable period of time for salvage of known archaeological and/or paleontological resources by qualified experts, organizations or educational institutions.</p>	
117.	<p>CR-MM 5.3: If evidence of subsurface paleontological resources is found during construction, excavation and other construction activity in that area shall cease and the contractor shall contact the City. With direction from the City, a Los Angeles County Certified Paleontologist shall prepare and complete a standard Paleontologic Resource Mitigation Program.</p>	
118.	<p>CR-MM 5.4: Should any human bone be encountered during any earth removal or disturbance activities, all activity shall cease immediately and the city selected archaeologist and Native American monitor shall be immediately contacted, who shall then immediately notify the City. The City shall contact the Coroner pursuant to Section 5097.98 and 5097.99 of the Public Resources Code relative to Native American remains. Should the Coroner determine the human remains to be Native American, the Native American Heritage Commission shall be contacted pursuant to Public Resources Code Section 5097.98.</p>	

119.	<p>MM- NOISE: NOI-MM 12.1: In compliance with the City's noise standards, future construction activities shall be limited between the hours of 7:00 AM and 7:00 PM on weekdays and between 8:00 AM and 5:00 PM on Saturdays. Construction activity is prohibited on Sundays and holidays.</p>	
120.	<p>NOI-MM 12.2: Prior to approval of a grading permit for future development projects, the applicant shall inspect all construction equipment, fixed or mobile, to determine that they are equipped with properly operating and maintained mufflers and to retrofit all equipment which is not so equipped, and certify that all equipment operating on the site is properly equipped, subject to review and approval by the City Building Inspector.</p>	
121.	<p>NOI-MM 12.3: Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers, subject to review and approval by the City Building Inspector.</p>	
122.	<p>NOI-MM 12.4: Stockpiling and vehicle staging areas shall be located at least 400 feet from noise-sensitive receptors during construction activities, subject to review and approval by the City Building Inspector</p>	
123.	<p>NOI-MM 12.7: Prior to building permit issuance, subsequent noise assessments shall be prepared, to the satisfaction of the City Building Inspector, which demonstrates the site placement of stationary noise sources would not exceed criteria established in the General Plan Update. The analysis shall verify that loading dock facilities, rooftop equipment, trash compactors and other stationary noise sources are adequately shielded and/or located at an adequate distance from residential areas in order to comply with the City's noise standards.</p>	
124.	<p>NOI-MM 12.8: Prior to Grading Permit issuance, the Project Applicant shall demonstrate, to the satisfaction of the San Gabriel Planning Division that the project complies with the following: Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.</p> <ul style="list-style-type: none"> • Property owners and occupants located within 250 feet of the project boundary shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the project construction site. All notices and signs shall be reviewed and approved by the City of San Gabriel Community Development Director (or designee), prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints. The Contractor shall provide evidence that a construction staff member will be designated as a Noise Disturbance Coordinator and will be present on-site during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Community Development Director (or designee). All notices that are sent to residential units immediately surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator. • Prior to issuance of any Grading or Building Permit, the Project Applicant shall demonstrate to the satisfaction of the Community Development Director (or designee) that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools. • Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.), to the extent feasible. • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. 	
125.	<p>MM- UTILITIES AND SERVICE SYSTEMS: USS-17 MM 16.2: The applicant shall submit advance notice of the proposed project to Athens Disposal Service one week prior to the occupancy date of the building.</p>	
126.	<p>USS-17 MM 16.3: A number of conservation measures shall be considered in building and site design to reduce the demands of the individual development projects. Such measures include:</p> <ul style="list-style-type: none"> • Businesses should investigate local recycling/resource recovery programs. A handbook for development of such programs is available through the California Waste Management Board. 	
127.	<p>USS-17 MM 16.4: The applicant shall adhere to all source reduction programs for use operation, as required by the City of San Gabriel.</p>	

128.	USS-17 MM 16.5: The applicant shall adhere to all source reduction programs for the disposal of demolition and construction materials and solid waste, as required by the City of San Gabriel.	
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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-13-090 (Conditional Use Permit and Tentative Tract Map No. 72531).

PROPERTY OWNER NAME _____

PROPERTY OWNER SIGNATURE _____

DATE _____

PHONE NO. _____