

CITY OF SOUTH EL MONTE

**REGULAR MEETING
OF THE SOUTH EL MONTE
PLANNING COMMISSION**

**MAY 19, 2020, 6:00 P.M.
CITY HALL CHAMBERS
1415 SANTA ANITA AVENUE
SOUTH EL MONTE, CA 91733**

*****SPECIAL NOTICE REGARDING COVID-19*****

On March 17, 2020, Governor Newsom issued Executive Order N-29-20 in response to the COVID-19 pandemic, which authorizes the City Council to hold public meetings via teleconferencing and waives all requirements of the Brown Act requiring the physical presence of Council Members, staff, or the public as a condition of participation in or quorum for a public meeting.

THIS IS A PLANNING COMMISSION MEETING BY TELECONFERENCE ONLY. Members of the public will have access to listen to and participate in the meeting by calling-in at the information below. Teleconference participation shall be available to the public at the following USA Toll-Free number, 888-204-5987, Access Code: 9671457

Members of the public wishing to submit a general comment or a comment on an agenda item, can email ahernandez@soelmonte.org or call (626) 579-6540 to leave a voicemail message. All comments received by 5:00 p.m. on Tuesday, May 19, 2020 will be added to the Planning Commission agenda as part of the public comment.



**RUDY BOJORQUEZ, CHAIRPERSON
LARRY RODRIGUEZ, VICE-CHAIRPERSON
LEO BARRERA, COMMISSIONER
RUBY YEPEZ, COMMISSIONER
JEFF ORTIZ, COMMISSIONER**

**CHRISTY MARIE LOPEZ, ASSISTANT CITY ATTORNEY
RENE SALAS, PUBLIC WORKS DIRECTOR
IAN MCALEESE, ASSISTANT PLANNER
ANGIE HERNANDEZ, COMMISSION SECRETARY**

1. CALL TO ORDER

2. ROLL CALL

Commissioners: Bojorquez, Barrera, Yopez, Ortiz and Rodriguez

3. FLAG SALUTE

4. APPROVAL OF AGENDA

This is the time for the commission to remove any items from the agenda, continue, add items, to make a motion to rearrange the order of this agenda, or accept Agenda “as-is”.

5. PUBLIC COMMENT

Any person wishing to address the Planning Commission on any items not on the agenda, or any other matter, is invited to do so at this time. Pursuant to the Brown Act, the Commission cannot discuss or take action on items not on the agenda. Matters brought before the Commission that are not on the agenda may be, at the Commissions’ discretion, be referred to staff or placed on the next agenda.

6. CONSENT CALENDAR

6.a. Minutes for March 11, 2020

RECOMMENDATION: THEREFORE, STAFF RECOMMENDS that the Planning Commission approve the above reference minutes.

7. PUBLIC HEARING

7.a. Consideration of Resolution No. 19-21 approving a Conditional Use Permit (CUP) (No. 19-21) to allow for the construction of 72 attached residential condominiums at 2610-2634 Chico Avenue and 1607-2637 Humbert Avenue, a Subdivision (No. 19-23) to create 72 residential condominiums, common area parcels, and private streets, and Zone Change/General Plan Amendment (ZC/GPA)(No. 19-22) to change the existing zoning of four parcels from Manufacturing “M” to Multi Family Residential “R-3” and change the General Plan designation from Industrial to Medium Density Residential.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 19-21, approving Conditional Use Permit (No. 19-21), Zone Change/General Plan Amendment (No. 19-22), Subdivision (No. 19-23), and Variance (No. 19-24) as conditioned.

This item was continued from the March 11, 2020 Planning Commission meeting.

- 7.b. **Consideration of Resolution No. 20-02 approving a Conditional Use Permit (CUP) (No. 20-02) to allow for the operation of an automotive body shop located at 2022 Seaman Avenue, Unit B, South El Monte CA 91733.**

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 20-02, approving Conditional Use Permit (No. 20-02), as conditioned.

8. COMMISSIONERS' AGENDA

- 8.a. **Commissioner's Report**

9. STAFF ITEMS

- 9.a. **Planner's Report:** None.
- 9.b. **Secretary's Report:** None.
- 9.c. **Director's Report:** None.

10. ADJOURNMENT

June 16, 2020, 6:00 p.m.

**CITY OF SOUTH EL MONTE
PLANNING COMMISSION OFFICIAL MINUTES
TUESDAY, MARCH 11, 2020
CITY HALL COUNCIL CHAMBERS
1415 SANTA ANITA AVE
SOUTH EL MONTE, CALIFORNIA 91733**

1. CALL TO ORDER

Chairperson calls meeting to order at 6:01 P.M.

2. ROLL CALL

COMMISSIONERS PRESENT: Chairperson Rudy Bojorquez, Vice-Chairperson Larry Rodriguez, Ruby Rose Yopez, Jeff Ortiz and Leo Barrera.

Also Present: (Assistant City Attorney) Christy Lopez of Aleshire & Wynder, LLP, (Public Works Director) Rene Salas, (Planning Assistant) Ian McAleese, (Planning Commission Secretary) Angie Hernandez

3. FLAG SALUTE

Commissioner, Leo Barrera led the flag salute.

4. APPROVAL OF AGENDA

Secretary made corrections to the agenda as follows:

Item # 7.a – From the agenda remove the following: and Variance (No.19-24)

The following was added to both the agenda and staff report for item # 7.a – added under RECOMMENDED ACTION AND RECOMMENDATION : to propose Mitigation Monitoring Program. Due to new revisions, a new version of Resolution 19-22 was provided to the commission, as well as the MMP program guidelines for the record.

Item #7.c – the following verbiage was removed from the agenda & staff report : Negative Declaration. The following was added to both the agenda and staff report under RECOMMENDED ACTION AND RECOMMENDATION: and approve Notice of Exemption.

A motion was made by Commissioner Rodriguez and seconded by Commissioner Ortiz and carried (5-0) to approve the agenda as-revised by the Secretary.

Vote: Approval of Agenda
Ayes: Bojorquez, Barrera, Ortiz, Rodriguez, Yopez
Nays: None
Absent: None
Abstain: None
Action: Approved

5. PUBLIC COMMENT

Chairperson Bojorquez opened the floor to public comment. There were two persons who approached the podium to speak. Chairperson Bojorquez stated that if the public comment was related to a topic on the agenda, it would be best for public comment to be held until the item was opened for that item's public comment. No comments were noted after the Chairperson's statement.

6. CONSENT CALENDAR

6.a. Minutes of January 21, 2020

A motion was made by Commissioner Barrera and seconded by Commissioner Rodriguez and carried (5-0) to approve Consent Calendar (Minutes of February 18, 2020)

Vote: Approving Consent Calendar – Minutes of February 18, 2020
Ayes: Bojorquez, Ortiz, Yopez, Barrera and Rodriguez
Nays: None
Absent: None
Abstain: None
Action: Approved

7. PUBLIC HEARINGS

7.a. (CUP) (No. 19-21) to allow for the construction of 72 attached residential condominiums at 2610-2634 Chico Avenue and 1607-2637 Humbert Avenue, a Subdivision (No. 19-23) to create 72 residential condominiums, common area parcels, and private streets, and Zone Change/General Plan Amendment (ZC/GPA)(No. 19-22) to change the existing zoning of four parcels from Manufacturing “M” to Multi Family Residential “R-3” and change the General Plan designation from Industrial to Medium Density Residential.

The eight parcels that make up the subject site located at 2610-2634 Chico Avenue and 2607-2637 Humbert Avenue (“Property”) measures approximately 187,800 square feet (4.3 acres) and is located at the northern boundary of the City of South El Monte (“City”). The six larger properties made up of 2610, 2630, 2634 Chico Ave, 2607, 2629, and 2637 Humbert Ave were originally developed as multifamily dwellings, and between 1968 to 1973 were demolished to create two large parking lots for the Starlite’s remote parking. The property located at 2621 Humbert Ave is currently developed with eight apartment units. The last property located at 2622 Chico Ave was originally developed as a warehouse in 1965 and continually was utilized until December of 2018 when a fire occurred in the building. Demolition on the burned building occurred in 2019, and the site is currently vacant. The Assistant Planner addressed the square footage of the units, the parking, the landscape and all the specs the project would entail in his presentation.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 19-21, approving Conditional Use Permit (No. 19-21), Zone Change/General Plan Amendment (No. 19-22), Subdivision (No. 19-23) and propose a Mitigation Monitoring Program as conditioned.

Below are comments that were noted during the public hearing of this item:

1. Assistant City Attorney made the following statement to the Commission: If you have had any ex-parte contact, site visit or conversation with the applicant of this item, Minutes – Planning Commission March 11, 2020

you must disclose for the record what the contact was and with whom. At this time, all the Commissioners confirmed they attended a site visit with the applicant prior to this meeting.

2. Question by: Commissioner Barrera to staff, Does this project meet the 25 feet height requirement? Response by: Assistant Planner, our condominium requirements limit the height restriction to one story and 25 feet. The applicant has exhausted the density bonus procedures to allow for the new elevated height of 29 feet and two stories.

3. Question by: Commissioner Barrera to staff, Was there a traffic study required for this project? Response by: Assistant Planner, Yes. There was a traffic study conducted for this project, the engineer in his expertise stated the project did not impact the traffic in this area.

4. Question by: Commissioner Ortiz to staff, Will there be any rear access on Humbert Ave or Fire Department access ?. Response by: Assistant Planner, No the developer did not provide access at the rear. There is Pedestrian access, but no vehicle access at the rear. The applicant has submitted these plans to the Fire department, and the fire department did not require the applicant to provide access at the rear.

5. Commissioner Yopez asked, Are any units accessible? Assistant Planner answered: We can address this question to the Developer.

6. Chairperson Bojorquez asked, Can you provide the process for the low-income applicants? Who are those applications being submitted to? Assistant Planner answered, The applicant is required to follow federal and state income guidelines, based on their income is the price determined. The developer will handle those applications.

7. Question by: Commissioner Barrera, Is there any way we can add a condition for the applicant to come back after a year, I know we've added similar conditions to other applicants in the past, Is this something we can include here as well? Assistant City Attorney answered, Certainly- if that is the Commissions' will, I am happy to prepare it and add it.

Commissioner Barrera added, Will this project have a HOA (Home Owner's Association) ? Response by: Assistant City Planner, Yes as part of the conditions of approval the Covenants, Conditions & Restrictions or CC&R's the developer must provide an Home Owners Association to maintain the property. Will there be a property manager on site? Assistant City Planner, answered, I don't have an answer on if there will be an on-site property manager, we can ask the developer.

8. Assistant City Attorney added, to address the Commissioner's question regarding the housing applications, most cities require the developer to provide the city with copies of the applications to confirm the Developer is abiding by the requirements. This step also confirms the applicant meets the state income requirements.

9. Ms. Elsa Montes, South El Monte resident on Humbert Ave, addressed the Commission by stating that Mr. Bojorquez said he spoke to the residents regarding the Humbert apartments, she said she has not spoken to him. She said she is being affected by the project, received an eviction letter last week and wanted to know why the residents of this project were not contacted earlier in this process. She stated the developer has had community meetings, but they were not notified until last week when they received an eviction letter to vacate in 60 days. She stated she has been highly stressed out and doesn't agree with the manner the tenants of this building were informed. She requested more time, financial help and fair treatment during this process. She also stated she is interested in applying for these units. We have been long time South El Monte residents. We have resided in South El Monte over 40 years

10. Ms. Milagro Gonzales, South El Monte resident on Humbert Ave, addressed the Commission by stating, When were we going to get notified of this project?. What is the

City going to do for us in this situation? I cannot find a new place in 60 days, I have small children that attend the schools here. I can't just pick up and move. My children have to finish the school year, I have to find a place. I want to know what the plan is for the affected families in this project? I was notified one week ago, via email. Email. There are 7 families that live here. No one spoke with the residents here. I am a low-income family. I am struggling financially, I cannot afford to apply for a new apartment, as it costs money to do credit checks, pay for the application, pay for deposits and pay for first and last months rent, I cannot afford to move.

11. Mrs. Sandra Renteria, South El Monte resident on Adelia Ave, stated that she is in favor of this project coming in. She stated she sympathizes with the residents on Humbert. She wanted to know when this project starts to receive applications, she wanted to be informed to take advantage of this great housing opportunity.

12. Jack Owens, Commercial Business owner in South El Monte, stated he has concerns about drainage about the project, he wanted contact information for the developer to address his concerns. He also included, his concern with building B1, unit number 1, to the north, my property adjacent to this unit has outside lights that will turn on at night and my concern is for this unit owner to understand and know that the outside light will shine into this bedroom window. I don't want any repercussions down the line with this unit owner due to this situation. Another concern is the existing building that is currently there, what are the working hours, what is the zoning – will the current use remain the same? Assistant Planner answered stating, correct the zoning and the use will remain the same. Mr. Jack Owen continued by asking to discuss with the developer the irrigation issues alongside the brick wall, that include maintenance and repair about 185 feet. Since complex B2 will be directly facing this wall from their front door. I'll make my contact information for the developer and discuss these items.

13. Applicants representative, Jay Deckard, wanted to address the tenants. He wanted to share the timeline of events as he knows them. He stated the owners of the property Mr. & Mrs. Olvera have been in contract over one year maybe a year and half now. Warmington has sent out notices for community meetings, Mailers have gone out numerous times and just recently on February 28, 2020 an email was sent out to the tenants. It is not our contractual obligation to inform the tenants, from my understanding the seller's representative was handling the situation. On March 2, 2020, I sent out my staff to hand deliver the notice to vacate. Angel, my staff is the one who went door-to-door and spoke with the tenants. We are not trying to hide anything. We have been very open with our community events, informing the public and want to assist in any way they can during this transition.

14. Applicant representative, Bob Garrison, had a presentation with project details, community events, dates and timelines that addressed some of the concerns that were mentioned. He stated the Fire department advised that an ingress or egress entry was not necessary at the rear of the property. His presentation provided a general project contact email as: southelmonte_chico@yahoo.com for the public to use. He stated their community representative: Marlo Mole assisted with various community engagement events. He stated he would note in the disclosure of sales the adjacent properties' spotlight that may shine in the bedroom window of the unit Mr. Jack Owen mentioned will be created. He stated he will create an easement and incorporate a red curb with Mr. Jack Owens to ease the concerns Mr. Owens addressed. He also included the point system method Warmington would be using to qualify applicants for these units. He included, the methodology used is based on Federal Government guidelines. He included the City would review the applications, and a lottery would take place for a

chance to qualify for these low-income units. He included the eviction process was the responsibility of the Landlord, and he stated Warmington would assist in this process.

15. Ms. Milagros Gonzalez added to her comment, she just wanted to state for the record that they were all in shock of the eviction letter they received. She understands the landlord is one entity and Warmington is another and does not oppose the project, but her concerns are the eviction process. Why were the tenants not notified a year ago, why were they notified a week ago.

16. Commissioner Ortiz made the following recommendation: Can we include an additional extra point to the displaced tenants? Commissioner Yepez agreed with Mr Ortiz's statement. Assistant City Attorney answered the question as follows: We currently have a real estate attorney reviewing the point system as it is, and it is a very intricate and complex point system. In short, I will not be able to answer this question tonight and will have to return to you for an answer after the real estate attorney has the opportunity to review this point system to make a recommendation. I will share that information with the Commission and tenants once I have an answer.

17. Commissioner Barrera asked the following: Does the City have a process in place when a new developer comes in and wants to start a project, work with the developer to ensure everyone affected is notified? Assistant City Planner stated, as part of any project, the applicant must follow the process of community engagement and supply a mailer to those affected within a radius of 500 feet.

18. Commissioner Yepez added, Is there any requirement that confirms if the notification was actually received by those affected is received? Assistant City Planner replied, No – there isn't any requirements in our City Code to confirm those affected received any notification.

19. Commissioner Rodriguez addressed the tenants as a comment: You are our main concern. The project is one thing, but you are our residents and we want to make sure you are the focus of this project. How do we help you move forward and find a place to live.

20. Commissioner Bojorquez added, I wanted to see if there is any way we can give preference to the tenants that live there, if they qualify. Whether it be through the point system or some other way. Secondly, in the conditions of approval, condition #5 states in order to grant a CUP, the Commission must make the following finding pursuant to South El Monte Municipal Code ("SEMMC") Section 17.068.040 The commission shall find the proposed use shall not be detrimental to persons or properties in the immediate vicinity nor to the City in general. The parcel directly adjacent to the property are developed with warehouses, single-family, and multifamily units. Staff believes the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general because of the conditions included in the resolution, as well as many of the surrounding parcels being utilized as residential. So in reading that – it is detrimental to the persons living at the property. Staff found it was not detrimental and the reasons are included in the resolution, I did not find them. Can staff please explain what exactly this statement means? Assistant City Planner answered, This statement refers to the development itself. It is referring to the development when it gets built, it is not detrimental to persons or properties. This is project based, and not in reference to the tenant-issue. Assistant City Attorney added, the obligation of the Landlord is not the obligation of the City, so at that time this was not a consideration of the City. Do you see how this differs, the development itself would impact the surrounding uses, is it going to impact the schools, impact the neighbors, etc. Based on the community outreach that was reported, the City can rely on those reports and write the staff report based on that information. That the project is not detrimental because

the outreach was conducted, for example. There was no reason for the City to think the tenants were impacted at the time the staff report was being prepared. I just wanted to make sure we are clear how this process works, typically because these are land use provisions, they refer to how other land uses are compatible. I know it does refer to persons, but we have to think about the circulation, the schools, senior centers near by that certain developments can affect your community centers and so forth.

21. Commissioner Yepez stated Is there any way you can extend the eviction to 90 days or more than that ? Assistant City Attorney, stated usually a 30 days notice is for month-to-month leases per statute, so if you were granted 60 days then extra time was granted. Unless you have a lease provision that states you are entitled to more time then you would follow those guidelines. But in month-to-month leases you typically don't have more time. It would default to the statute, where they only get 30 days notice. But it doesn't mean the owner couldn't give them with more time. The owner can always give them more time, like any other landlord.

22. Bob Garrison stated: Yes, to answer Ms. Yepez question. I think we need the opportunity to sit down with the tenants and the owner to discuss some options. What is the time we are talking about? We are Warmington residential, we would like to build a project here in the City, we'd like to provide affordable housing. I think there's a separation of what we are intending to do with the property and what we are going to do in assisting the tenants with this situation. We have a responsibility , we need to develop an understanding of how much time are we really talking about. I agree with you, it's a month-to month tenancy from my understanding. Oh well, that's okay , I get it. I hear it. A kid walks across the street from the school all of sudden he can't, 60 days from now, is he still in school? So is there additional time required, that sounds very likely to me. So what needs to happen, we need an understanding of what that requirement is, so we can work to accommodate it. Those are our words. We can make a commitment, to sit with them and get that done. I do want to illustrate that in my opinion, bifurcate that. If it scenario where we need to sit down, and there's something that says property buyers are going to sit down with the owner of the property, with the tenants and work out a solution that is admittable, then so be it. Hopefully that is workable for all sides and we are definitely going to sit down with these people. Is that fair?

23. Commissioner Barrera asked Bob Garrison, How do you propose we move forward? Bob Garrison responded: I think the way that I would say it is, the best way to say it is, Not for someone to walk up and say my peace. I think we need to get together and sit down and talk in a roundtable to discuss and see how we can come together to work out a solution that works out for all. I don't see it any other way. We can talk at this podium, we need to sit down together come up with a solution that is workable for all. I would ask that we proceed, that we condition the project that we have that meeting, that we come up with a solution. Whether we invite someone from the City or whoever wants to come. And sit down to where everyone understands what we are going to do.

24. Commissioner Rodriguez, asked: If we approve your project, How long before the groundbreaking can take place? Bob Garrison answered, We would need City Council approval, so let's call it Summer, say July or August. Commissioner Rodriguez added, one of the tenants said the kids would be taken out of school, I just want to make sure that the school year ends in June, that the grounding breaking wouldn't affect your schedule nor would it disrupt the children's school year. That might be an okay solution, if and when the roundtable does happen, that would be a condition that might work.

25. Commissioner Yepez stated, given the sensitivity around the financial situation here, saving up for rent for 1 month plus whatever they have to pay at that time. Maybe two

to three months of non rent, I would say be suggested, in order to allow them to save what they actually need to relocate at that point.

26. Commissioner Rodriguez added, So it would look like: April, May and June, and Groundbreaking be in July, then they would absolutely have to be out by July 1st. But that would be discussed at the roundtable. That would be a good suggestion.

27. Commissioner Barrera asked if pushing this item would impact the numbers submitted to HCD. The assistant City Planner answered and stated it does not. The numbers reported to HCD are based on a different report that does not affect this item's approval. And would not put us at jeopardy with our Housing Element.

A motion was made by Commissioner Bojorquez and seconded by Commissioner Ortiz to CONTINUE Item # 7.a - Consideration of Resolution No. 19-21 for a Conditional Use Permit (No. 19-21) to allow for the construction of 72 attached residential condominiums at 2610-2634 Chico Avenue and 1607-2637 Humbert Avenue, Subdivision (No. 19-23) to create 72 residential condominiums, common area parcels, and private streets, and Zone Change/General Plan Amendment (ZC/GPA)(No. 19-22) to change the existing zoning of four parcels from Manufacturing "M" to Multi Family Residential "R-3" and change the General Plan designation from Industrial to Medium Density Residential and propose a Mitigation Monitoring Program as conditioned to April, 21, 2020.

Commissioner Rodriguez stopped the motion. He wanted to have a special meeting specifically for the Developer and this item, to allow the discussion with the tenants to take place versus having them wait until the end of April to bring back this item. A discussion amongst the Commissioners, the Developer and City staff to decide the date of the special meeting was decided as March 31, 2020 at City Hall Chambers at 6:00 p.m.

With no further questions or comments, the motion to CONTINUE item #7.a to a special meeting on March 31, 2020 at 6:00p.m. in the Council Chambers was made by Commissioner Bojorquez and second by Commissioner Ortiz and carried (5-0).

Vote: Continuing Item #7.a. To a special meeting on March 31, 2020.
Ayes: Bojorquez, Barrera, Ortiz, Rodriguez and Yopez
Nays: None
Absent: None
Abstain: None
Action: Approved

7.b. Consideration of Resolution No. 19-27 requesting that Planning Commission ask the City Council to consider a Zone Text Amendment (No. 19-27), to Chapter 17.22 "Overlay Zone Districts", to set minimum residential development standards in order to comply with the requirements as set forth by the California Housing and Community Development Department ("HCD").

This item was continued from the February 18, 2020 Planning Commission meeting.

Assistant City Planner presented the staff report to the Commission and public. Staff is recommending changes to Chapter 17.22 "Overlay Zone Districts" to establish a "Santa Anita Corridor" Overlay Zone to set minimum residential development standards for at

least half (50 percent) of all new square footage proposed within C-R Zoned properties shown in Attachment D to be devoted to residential uses (units). Requiring a minimum of 50 percent of the total floor area proposed for a development to be devoted to residential will require that any development taking place within the Overlay Zone be limited to either mixed use or residential stand-alone uses. This Overlay Zone will only affect Commercial-Residential zoned properties within the overlay. Most of the properties within the proposed Overlay Zone are not currently zoned C-R, but the evolution of the corridor seems to be the gradual change to zoning that would allow for residential and mixed-use development. Further, staff is of the opinion that the proposed change will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. The proposed change is necessary in order to receive a final approval of the Housing Element from HCD. Therefore, staff from the Community Development Department recommends that the Planning Commission consider Zone Text Amendment No. 19-27 and make a recommendation to the City Council that it adopt the proposed change to Chapter 17.22 of the South El Monte Municipal Code establishing a new Overlay Zone.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 19-27, recommending that the City Council adopt Zone Text Amendment (No. 19-27) to make certain adjustments to the South El Monte Municipal Code (“SEMMC”) Chapter 17.22 “Overlay Zone Districts” to set minimum residential development standards.

Item was OPENED for public hearing.

With no questions or comments, a motion was made by Commissioner Rodriguez and seconded by Commissioner Yopez to Approve Consideration of Resolution No. 19-27 requesting that Planning Commission ask the City Council to consider a Zone Text Amendment (No. 19-27), to Chapter 17.22 “Overlay Zone Districts”, to set minimum residential development standards in order to comply with the requirements as set forth by the California Housing and Community Development Department (“HCD”) and carried a vote of (5-0).

Vote: Approving Item #7.b. Resolution No. 19-27
Ayes: Bojorquez, Ortiz, Rodriguez, Barrera and Yopez
Nays: None
Absent: None
Abstain: None
Action: Approved

7.c. CITY OF SOUTH EL MONTE 2014-2021 HOUSING ELEMENT FIFTH CYCLE (4-YEAR) UPDATE

Assistant City Planner presented the staff report to the Commission. Staff has been working with the HCD over the last eight months to ensure that the proposed final 2014-2021 Housing Element meets the requirements of State law. Staff has been working with the City(s) Housing Consultant to address comments provided by HCD. HCD has requested some minor changes to the proposed final 2014-2021 Housing Element.

Revisions to the proposed final 2014-2021 Housing Element have been made by the consultant to bring the proposed final 2014-2021 Housing Element into compliance with State Law. The proposed final 2014-2021 Housing Element provides programs that are feasible to implement and beneficial to the City. The City has adequately planned to meet the City's existing and future housing needs, which includes the Regional Housing Need Assessment ("RHNA"). The policies and implementing programs contained in proposed final 2014-2021 Housing Element will serve as the City's blueprint in defining how the existing housing stock in the City is to be maintained and conserved, with at the same time, how new residential development will be accommodated in the future.

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 20-04 recommending that the City Council adopt a General Plan Amendment and approve the Notice of Exemption

Item was OPENED for public hearing.

Below are comments that were noted during the public hearing of this item:

1. Commissioner Barrera asked, Is Certified Housing Element the same as Inclusionary Housing ? Assistant City Planner answered: No, these are two different terms. The certified Housing Element is where the State Housing department reviews and approves the submitted Housing Element in a 60 day or 90 day period. And if everything is within their liking, they will certified it and approve it. While inclusionary housing refers to a program that the City can implement. That would be any new housing that goes in would have to have some low-income requirement for it. This resolution is very similar to the one we just passed on the agenda? Assistant City Planner, yes it is. It recommends the City Council adopt the changes, the major difference is that the previous resolution is a zone text amendment and this one is just to update our general plan to incorporate this housing element.

2. Elsa Montes asked Where are those grants that were mentioned in your staff report? How do we apply? Planning Commission secretary answered, the grants mentioned are not available now. This item would put us in a position to certify our Housing Element that would put us in position be able to apply for funding to offer those types of grants. We are not in that position yet. This would be for future funding.

With no further questions or comments, A motion was made by Commissioner Barrera and seconded by Commissioner Rodriguez and carried (5-0) to Approve Resolution 20-04 recommending that the City Council adopt a General Plan Amendment and approve the Notice of Exemption.

Vote: Continuing item #7.C. Resolution No. 20-04
Ayes: Bojorquez, Ortiz, Yopez, Rodriguez and Barrera
Nays: None
Absent: None
Abstain: None
Action: Approved

8. COMMISSIONERS' AGENDA

Commissioner Barrera – complimented the City on a successful Jojo parade last weekend. Commissioner Rodriguez stated, He also attended this city event, and wanted to acknowledge the pride the residents of South El Monte had at this event. Commissioner Ortiz attended the community event – Neighborhood watch. He suggested the event could have been better advertised or published, given the low turn out for this important meeting concerning our neighborhood watch committee. Commissioner Yopez stated she helping out at an event in El Monte, an Inspire Conference, with the City Councilwoman Victoria Martinez, inspiring women. It is usually a co-city event, but our City Manager Rachel was there in attendance. One thing I would like to address eventually is, if there is any kind of program that can help our residents who are being displaced because they are unable to pay their utility bills and addressing an energy efficiency measures that we can help existing homeowners so that they can live in comfortable places and not struggling because of those needs. Commissioner Bojorquez, commented on the Jojo parade, he said the event was a success and mentioned his attendance to the city council meetings.

9. STAFF ITEMS

Planner's Report – This is a follow up to the request made by commissioners last meeting. This is just a tutorial on how to search for a business on the city website. Staff is still looking into the data the commission has requested. Commissioner Bojorquez asked for a report on which business is paying their sales tax? Assistant Planner stated this data is not accessible yet, and City staff will be working with HDL for this information.

Secretary's Report – No items to report.

Director's Report – No items to report.

10. ADJOURNMENT

A motion to adjourn the meeting was made by Commissioner Rodriguez and seconded by Commissioner Barrera and carried (5-0) to adjourn meeting at 7:50 p.m. and reconvene to a special meeting on March 31, 2020 at 6:00pm

Vote: Adjourn meeting to March 31, 2020
Ayes: Bojorquez, Barrera, Ortiz, Rodriguez and Yopez
Nays: None
Absent: None
Abstain: None
Action: Approved to adjourn meeting



Planning Commission Agenda Report

Agenda
Item No.
7.a.

DATE: May 19, 2020

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Rachel Barbosa, City Manager

REVIEWED BY: Rene Salas, Public Works Director

PREPARED BY: Ian McAleese, Assistant Planner

SUBJECT: Consideration of Resolution No. 19-21 approving a Conditional Use Permit (CUP) (No. 19-21) to allow for the construction of 72 attached residential condominiums at 2610-2634 Chico Avenue and 2607-2637 Humbert Avenue, a Subdivision (No. 19-23) to create 72 residential condominiums, common area parcels, and private streets, and Zone Change/General Plan Amendment (ZC/GPA)(No. 19-22) to change the existing zoning of four parcels from Manufacturing “M” to Multi Family Residential “R-3” and change the General Plan designation from Industrial to Medium Density Residential.

PUBLIC NOTICE: Notice of public hearing was posted on May 7, 2020.

ENVIRONMENTAL DETERMINATION: An Initial Environmental Study was prepared for the project in compliance with the California Environmental Quality Act (CEQA) and was made available for public review and comment from February 19, 2020 to March 9, 2020. The study concluded that there will be less than significant impacts with project mitigation. Therefore, a Mitigated Negative Declaration has been prepared.

**PROJECT
LOCATION:**

Address: 2610-2634 Chico Avenue and 2607-2637 Humbert Avenue

Project Applicant: Bob Garrison; Civil Engineering Corporation; Warmington Residential

Property Owner: California TC Group; Mary & Armand Olvera

Zone: “M” (Manufacturing) and “R-3” (Multi Family Residential)

Lot Size: 187,800 square feet (4.3 acres)

SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	“M” (Manufacturing) “R-3” (Multi Family Residential)	Industrial Medium Density Residential	Manufacturing Apartments
South	“M” (Manufacturing) “R-3” (Multi Family Residential)	Industrial Medium Density Residential	Wholesale Apartments
East	Out of City	Out of City	Potrero Elementary School
West	“R-3” (Multi Family Residential)	Medium Density Residential	Apartments and Single Family Homes

BACKGROUND: The eight parcels that make up the subject site located at 2610-2634 Chico Avenue and 2607-2637 Humbert Avenue (“Property”) measures approximately 187,800 square feet (4.3 acres) and is located at the northern boundary of the City of South El Monte (“City”). The six larger properties made up of 2610, 2630, 2634 Chico Ave, 2607, 2629, and 2637 Humbert Ave were originally developed as multifamily dwellings, and between 1968 to 1973 were demolished to create two large parking lots for the Starlite’s remote parking. The property located at 2621 Humbert Ave is currently developed with eight apartment units. The last property located at 2622 Chico Ave was originally developed as a warehouse in 1965 and continually was utilized until December of 2018 when a fire occurred in the building. Demolition on the burned building occurred in 2019, and the site is currently vacant.

The Planning Commission held its first public hearing to consider the proposed project on March 11, 2020. At the meeting, the tenants currently living at 2621 Humbert Avenue alleged they were not given enough time to relocate to a new residence. Since the March 11, 2020 meeting, the Applicant has been working with the current property owner to give the residents enough time and resources to move out and find a new place to live. The current property owner originally notified the residents of the need to move out by May 31 and notified them on February 28, 2020. When the tenants spoke out at the meeting about needing more time and resources to relocate, the Applicant agreed to work with the tenants to find a better solution. Since then, the Applicant has offered the tenants free rent through July 2020 and has offered \$2,000 to help with relocation if the tenants move out by July 31, 2020. The letter from the Applicant was sent out to the tenants on May 4, 2020 along with a letter from the City asking for any input on the new offer along with the letter. (Both letters are attached hereto). No input has been received since the letter was sent out.

Proposed Project

The Applicant is proposing the development of 72 attached single-family homes on a site consisting of several existing parcels with frontage on Chico and Humbert Avenues (“Proposed Project” or “Project”). The Proposed Project will include 13 buildings, each 2 stories and 29 feet in height, 10 of the buildings will be built with 6 units each and 3 buildings will contain 4 units

each. Of the 72 condominiums, 64 will be market rate and 8 will be affordable housing units (4 very low income and 4 low income units).

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 19-22 and recommending that the City Council adopt a Mitigated Negative Declaration, General Plan Amendment, and Zone Change (No. 19-22), adopt Resolution No. 19-21, conditionally approving Conditional Use Permit (No. 19-21), adopt Resolution No. 19-23, and conditionally approving Subdivision (No. 19-23), pursuant to the adoption of Resolution No. 19-22.

ANALYSIS:

General Plan Amendment

The western four parcels are designated as “Industrial” in the City’s General Plan; the Applicant is requesting a General Plan amendment to allow for a change in land use from Industrial to Multi Family Residential. The proposed amendment would allow the Property to be developed with residential uses, which is consistent with uses that are currently occurring at this intersection. Furthermore, the proposed amendment is intended to promote balanced and dynamic economic growth in the area, and address the residential needs of the City and surrounding region. The proposed amendment would also be consistent with the following goals and objectives of the Land Use and Housing Elements of the General Plan:

Land Use Element

Policy 1.1: *Provide opportunities for housing development at a range of densities and housing types that accommodate the varied interests and needs of present and future residents.* The Project will serve the area by greatly expanding the housing stock in the City. Currently the Property is developed with eight for rent units, and will expand to 72 for sale units.

Policy 1.2: *Allow for the transition of mixed-density neighborhoods to higher density development consistent with underlying General Plan land use and zoning designations.* This neighborhood has an average density of around 12 dwelling units per acre and the Project will provide a higher density of 16.7 dwelling units per acre.

Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses* by allowing for the establishment of a large residential development that fits with the surrounding uses.

Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties* by developing a property that has lain vacant for many years and has been underdeveloped.

Housing Element

Goal 1: *The City of South El Monte shall provide a variety of types and an adequate supply of housing to meet the existing and future needs of City residents* by allowing the Proposed Project to offer for sale housing that is uncommon in this part of the City.

Policy 1.1: *The City of South El Monte shall provide adequate sites to facilitate the development of a range of residential development types that fulfills its regional housing needs, including low-density single family units, moderate- to higher-density single-family attached units and multiple-family units.* The Project will fulfill a need the City has in regards to their housing needs by providing moderate density housing at a range from very low income, to low income, to market rate.

Goal 2: *The City of South El Monte shall maintain and enhance the quality of existing residential neighborhoods in South El Monte.* The development of the Project would enhance the quality of the surrounding neighborhood through improving a site that has historically been used for parking, manufacturing, and rental housing to fit in with the housing in the area.

Goal 3: *The City of South El Monte shall improve compatibility between residential and industrial/commercial land uses.* The development of housing in this industrial and residential melded area will help visually as well as physically seamlessly transition between the residential uses in the area and industrial uses.

Zone Change

In order to allow for the proposed use, a change to the Property's Zoning designation will also be required. Currently, the zoning of the western four parcels is "M" (Manufacturing) and the zoning designation would have to be amended to be consistent with the Property's new General Plan designation. Therefore, the request includes a zone change from "M" (Manufacturing) zone to "R-3" (Multi Family Residential) in order to allow for the development of the Project.

To permit the rezoning of the subject site to R-3 would allow for the creation of a quality residential development at the site which would help alleviate a need in the City. As analyzed by staff, the proposed change is compatible with the existing uses in the surrounding area along Chico Avenue and Humbert Avenue. Directly south of the Property is a single warehouse and several multifamily units, with properties to the north reflecting a similar makeup. Across the street on Chico Avenue, multifamily and single-family dwellings exist with some nonconforming warehouses. To the east of the Property is Potrero School along with apartment buildings.

Therefore, staff has determined that the following findings can be made in favor of the proposed Zone Change pursuant to Section 17.66.040 (Planning Commission procedure) of Chapter 17.66 (Amendments to Zoning Regulations) of the South El Monte Municipal Code:

1. *Substantial proof exists that the proposed change will promote the public health, safety, convenience and general welfare of the citizens of the City* by allowing for the development of the Property with residential uses that will benefit the City as a whole. Currently, the Property is underdeveloped and underutilized and the proposed change will allow for improvements to the Property that will address housing needs and beautification;
2. *The proposed change is in conformance with purpose of Chapter 17.66 (Amendments to Zoning Regulations) the Municipal Code, and with all applicable, officially adopted*

policies and plans by changing the Property to the R-3 Zone so that the condominium development will conform to the Zoning Code and General Plan;

3. *Streets and public facilities existing or proposed are adequate to serve all uses permitted when the property is reclassified* since the use will not change the level of service of the surrounding streets because the surrounding area is already developed as manufacturing and residential; and
4. *All uses permitted when the Property is reclassified will be compatible with present and potential future uses, and further, existing regulations applying to the property in question* because most of the surrounding properties are already zoned R-3 and have residential improvements that will be complimented by the new designation of the Property.

Tentative Tract Map

The requested Tentative Tract Map will allow for the subdivision of eight parcels into 72 lots and one common lot. The proposed subdivision of the Property is consistent with the General Plan and Zoning Ordinance upon adoption of the change by City Council. The proposed subdivision will create 72 residential air parcels, and the common lot consists of a large formal open space for recreational use and the proposed driveway, providing access to all of the residential units.

As proposed, the requested Tentative Tract Map meets all of the development standards of the State Subdivision Map Act and Title 16 of the Municipal Code for the City of South El Monte. The proposed subdivision is consistent with the proposed General Plan change and meets development standards for residential condominium development

Conditional Use Permit (CUP)

In order to grant a CUP, the Commission must make the following finding pursuant to South El Monte Municipal Code (“SEMMC”) Section 17.68.040:

The commission shall find that the proposed use shall not be detrimental to persons or properties in the immediate vicinity nor to the city in general.

The parcels directly adjacent to the Property are developed with warehouses, single-family, and multifamily units. Staff believes the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general because of the conditions that are included in the resolution, as well as many of the surrounding parcels being utilized as residential.

The CUP is required for all residential condominium projects within the City. Some conditions that were created to ensure the continued upkeep of the property as a whole is Condition #17, 18, 19, and 20 that require a Covenant, Conditions & Restrictions be drawn up to create a Homeowner Association that will take care of all trash and graffiti on the property, as well as upkeep the landscaping and protect the open area.

Floor Plan

The Applicant is proposing two different floor plans, which vary in size and appearance and range from 1,403 to 1,776 sq. ft. The proposed residential homes are all two-story with attached two-car garages. A total of 46 units consist of the 1,403 sq. ft. plan, and 26 units are the 1,776 sq. ft. plan. All of the 1,403 sq. ft. floor plans consist of the following:

- 1st Floor – One half bathroom, the kitchen, living room, and attached two-car garage.
- 2nd Floor – Three bedrooms, one walk-in closet, two bathrooms, and laundry room.

The larger 1,776 sq. ft. floor plans consist of:

- 1st Floor – One half bathroom, the kitchen, living room, and attached two-car garage.
- 2nd Floor – Four bedrooms, one walk-in closet, two bathrooms, and laundry room.

Landscaping and Open Space

Residential condominium developments are required to provide a combination of private and common open space for the enjoyment of its residents according to SEMMC Section 17.44.070C, D, and E. A total of fifteen percent of the gross area of the lot must be utilized as common open space which would be 28,096 square feet of open space. The Applicant is providing a total of seven areas dedicated to common open space, and one area that is developed as a formal outdoor recreation area equipped with benches, barbeques, tables, bike racks, and an area for recreation. The total area that is provided for common open space comes out to 40,685 square feet which exceeds the required amount of open space by approximately 45%. A total of 150 square feet of private open space is required for each dwelling unit which would require a total of 10,800 square feet of private open space within the Project. Each unit is being supplied with at least the minimum square footage of private open space, and a total of 12,926 square feet is being provided.

All common open space is conditioned to be landscaped with drought tolerant groundcover, and a variety of trees, shrubs, turf, and groundcover will be dispersed throughout the Property. The formal outdoor recreation area is designed to be specifically landscaped with magnolia and crape myrtle trees, as well as a range of succulents and flowering shrubs. The entrance to the Property is richly landscaped with olive and Peruvian pepper trees along with water efficient shrubs and groundcover that enhance the aesthetics of the entrance.

Off-Street Parking

The required parking for the Project, as described in SEMMC Section 17.44.070G, is a two-car garage per unit as well as one guest parking per every two units. A total of 72 two-car garages are provided to conform with the required parking requirements, as well as a total of 32 guest parking spaces with two ADA stalls included. The front eight units have a driveway to accommodate two guest parking stalls each, and have been excluded in the calculation of required guest parking, thus requiring only 32 guest parking spaces.

Pedestrian Circulation

Pedestrian access will be provided along the main entrance from Chico Avenue to the main entry of the development as well as one pedestrian gate located on Humbert Avenue. A combination of

pedestrian walkways will provide for a secure and aesthetically enhanced grid system that will encourage pedestrian movement throughout the development. This system called a “Paseo” is a decorative landscape walkway area, which incorporates plants, fencing, and decorative light fixtures.

The Paseo runs along the residential buildings and serves as a link between the open space and the peripheral sidewalks that run along the perimeter of the development. It will consist of a three and a half foot wood slat patio wall with additional landscaping. The Paseo walkway is located between residential units away from any vehicular traffic, creating a safe path from the residential units to the open space areas.

Vehicle Circulation

The main entrance to the proposed development will be located off of Chico Avenue as a gated community. The entrance and exit is proposed for the facility off of Chico Avenue. The design of the project will give the appearance of a development consisting of a common driveway and entrance. The proposed development will create a common driveway to provide access to each of the houses. The applicant has been working with the Fire Department Fire Prevention Division to design the site plan to prevent any circulation problems during a potential emergency. The proposed driveway is adequate in width and turning radii to meet all of the requirements of the Fire Prevention Department of the County of Los Angeles.

Architecture

The proposed Project reflects a quality design that will enhance the aesthetics of the surrounding area while utilizing design elements such as providing window/door treatment, enhanced bay windows, decorative fascia along the roof area, shaped foam/foam paneling to create dimensionality to the structures, and concrete flat tile roofs. Each of the units will have a different combination of designs for the front entrance of each building.

The proposed residential homes will have stucco with a light sand finish on exterior walls. Collectively, the combination and depth of each unit and the colors of the units complement one another and enhances the overall appearance of the proposed development. The proposed colors of the façade will add character and style to the units. The color palette includes a range of earth tone colors that play off of each other creating a sense of variety while maintaining consistency.

Density Bonus Request

The Applicant has requested one incentive through SEMMC Section 17.83 Density Bonus Procedures to deviate from SEMMC Section 17.44.070K which limits the height of residential condominiums to a single story. In order to qualify for any incentives, the Applicant must supply affordable units within the development. For every ten percent of low income units provided, five percent of very low income units, or ten percent of moderate income units, the Applicant would receive a single incentive. The Applicant is proposing a total of four very low income and four low income units, which equate to one and a half incentives. Since the Applicant is only requesting one incentive, and that fractions of incentives cannot be utilized, the request for an increase to two-stories and 29 feet in height is allowable since it is a single incentive.

ENVIRONMENTAL REVIEW: An Initial Study was conducted and Mitigated Negative Declaration was prepared pursuant to the guidelines of the California Environmental Quality Act (Administrative Code, Title 14, Chapter 3, §15063; §15070). The study concluded that there will be less than significant impacts with proper mitigation.

CONCLUSION: The Proposed Project is consistent with the proposed General Plan and Zoning Ordinance. The Proposed Project meets all of the development standards of the State Subdivision Map Act and Title 16 of the Municipal Code. The Proposed Project will provide new housing for the City that is greatly needed. The Proposed Project is well designed, representing a quality residential development that will promote ownership opportunities for the City. The proposed development, will develop a site that has been underutilized for several decades into a viable asset for the City and the community generating property taxes and increasing property values. Staff recommends the Planning Commission adopt Resolution 19-21 to approve Conditional Use Permit No. 19-21 and Resolution 19-27 to approve Subdivision No. 19-27 for the proposed 33,781 square foot building and combination of five lots into one lot.

ATTACHMENTS:

- A – Draft Resolution Nos. 19-21, 19-22, and 19-23
- B – Letters sent to tenants
- C – Relevant Code Sections
- D – Vicinity Map/Aerials
- E – Initial Study and Mitigated Negative Declaration
- F – Project Plans

ATTACHMENT A

PLANNING COMMISSION

RESOLUTION NO. 19-21

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION CONDITIONALLY APPROVING AN APPLICATION FOR CONDITIONAL USE PERMIT (NO. 19-21) ALLOWING FOR THE DEVELOPMENT OF RESIDENTIAL CONDOMINIUMS AT 2610-2634 CHICO AVENUE AND 2607-2637 HUMBERT AVENUE

WHEREAS, Bob Garrison and Warmington Residential (“Applicant”) has filed an application for a Conditional Use Permit (“CUP”) to allow for the development of 72 residential condominiums (“Project” or “proposed Project”) located at 2610-2634 Chico Avenue and 2607-2637 Humbert Avenue in South El Monte (“Property” or “Project Site”);

WHEREAS, pursuant to SEMMC Section 17.44.030, the Project requires a conditional use permit and Planning Commission review and approval because the Project consists of residential condominiums; and

WHEREAS, a public hearing was held before the Planning Commission on March 11, 2020, to consider the application. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination; and

WHEREAS, this item was continued from the March 11, 2020 meeting to May 19, 2020. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1: Pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City’s Local CEQA Guidelines, City staff had an initial study prepared of the potential environmental effects of the proposed CUP. Based on the information contained in the initial study, staff determined that there was less than substantial evidence that approval of the proposed re-designations may have significant environmental impact with mitigating measures. Accordingly, the City prepared a Mitigated Negative Declaration in accordance with Section 15070 of the State CEQA Guidelines. Notice of the preparation of the Negative Declaration was posted for the period of February 19, 2020 through March 9, 2020. Pursuant to Section 15074(b) of said Guidelines, the Planning Commission independently reviewed and considered the contents of the initial study and the mitigated negative declaration. Pursuant to the Planning Commission’s adoption of Resolution No. 19-22, the Planning Commission has recommended approval of the Mitigated Negative Declaration for the Project in compliance with CEQA Guidelines.

SECTION 2: A record of the public hearing indicates the following:

A. With regard to the application for a CUP, SEMMC Section 17.68.040 requires that the Planning Commission find that the proposed use shall not be detrimental to persons or properties in the immediate vicinity nor to the City in general. State law requires that the Project be compatible with surrounding uses.

B. The General Plan Land Use designation for the Property will be “Medium Density Residential” and the Zoning Code designation will be “R-3” (Multi Family Residential) with the adoption of Resolution No. 19-22 and approval of City Council.

C. The proposed Project promotes the City’s goals and objectives stated in the General Plan. No goal or policy will be impaired.

D. The parcels directly adjacent to the Property are developed with warehouses, single-family, and multifamily units. Staff believes the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general because of the conditions that are included in the resolution, as well as many of the surrounding parcels being utilized as residential.

E. All of the development standards for the residential condominium development have been satisfied.

SECTION 3: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated May 19 2020, which is hereby incorporated into this Resolution 19-21 by reference, the Planning Commission hereby finds:

A. As conditioned, the Project meets the requirements of SEMMC Chapter 17.44 and will not be detrimental to the public health, safety or welfare, nor will it adversely affect property or the present or future development of the surrounding areas. This is because the Project fits with the immediately surrounding uses, as they are zoned mostly Multi Family Residential, with some Manufacturing.

B. Pursuant to SEMMC Section 17.68.040, the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. This is so because of the conditions that are included in the resolution, as well as many of the surrounding parcels being utilized as residential.

C. As conditioned, the Project represents a quality residential development that will be compatible with surrounding residential uses, the surrounding area, and the goals of the City. The proposed Project will contribute to the general well-being of the City in that the Project benefits neighboring uses and will be an asset to the surrounding area, as well as to the rest of the City. As a result, approving this application will not adversely affect the General Plan or the Zoning Ordinance.

D. As conditioned, the proposed Project is consistent with the City’s General Plan when adopted by City Council. The proposed Project is compatible with the objectives, policies, general land uses, economic development and programs specified in the General Plan which includes, but is not limited to, the following goals:

Land Use Element

- (1) Policy 1.1: *Provide opportunities for housing development at a range of densities and housing types that accommodate the varied interests and needs of present and future residents.* This Project will serve the area by greatly expanding the housing stock in the City. Currently the Property is developed with eight for rent units, and will expand to 72 for sale units;
- (2) Policy 1.2: *Allow for the transition of mixed-density neighborhoods to higher density development consistent with underlying General Plan land use and zoning designations.* This neighborhood has an average density of around 12 dwelling units per acre and this Project will provide a higher density of 16.7 dwelling units per acre;
- (3) Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses* by allowing for the establishment of a large residential development that fits with the surrounding uses;
- (4) Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties* by developing a property that has lain vacant for many years and has been underdeveloped;

Housing Element

- (5) Goal 1: *The City of South El Monte shall provide a variety of types and an adequate supply of housing to meet the existing and future needs of City residents* by allowing the proposed Project to offer for sale housing that is uncommon in this part of the City;
- (6) Policy 1.1: *The City of South El Monte shall provide adequate sites to facilitate the development of a range of residential development types that fulfill its regional housing needs, including low-density single-family units, moderate- to higher-density single-family attached units and multiple-family units.* This development will fulfill a need the City has in regard to their housing needs by providing moderate density housing at a range from very low income, to low income, to market rate;
- (7) Goal 2: *The City of South El Monte shall maintain and enhance the quality of existing residential neighborhoods in South El Monte.* The development of this Project would enhance the quality of the surrounding neighborhood through improving a site that has historically been used for parking, manufacturing, and rental housing to fit in with the housing in the area; and
- (8) Goal 3: *The City of South El Monte shall improve compatibility between residential and industrial/commercial land uses.* The development of housing in this industrial and residential melded area will help visually as well as physically seamlessly transition between the residential uses in the area and industrial uses.

SECTION 4: As part of this application, the Applicant is requesting a General Plan Amendment and Zone Change (No. 19-22) which requires final approval by City Council. Thus, the Planning Commission's approval of this CUP will be contingent on the approval of the General Plan Amendment and Zone Change (No. 19-22) by City Council.

SECTION 5: Based on the aforementioned findings, the Planning Commission hereby **approves** CUP (No 19-21) to develop residential condominiums subject to the following conditions:

General Conditions

1. The Applicant and the business entity allowed for hereunder shall indemnify, defend, and hold harmless the City, its officers, agents, employees, and volunteers from any and all claims, lawsuits, or actions arising from the granting of, or the exercise of, the rights permitted by this approval, and from any and all claims or losses occurring or resulting to any person, firm, corporation, or property for damage, injury, or death arising out of, or connected in anyway, with the performance of the use permitted hereby. The Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited to, paying all legal fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages or attorney's fees in any such lawsuit or action.
2. The Applicant and the business entity allowed for hereunder shall execute an Affidavit of Acceptance of these conditions in the presence of a Notary Public and return the Affidavit to the Director of Community Development within ten calendar days of the date of the Planning Commission's approval.
3. The approval shall lapse and become void if the privilege authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within two years from the date of this approval.
4. Applicant and its employees, agents, and contractors shall comply with all Municipal Code provisions.

Planning Conditions

5. The Applicant shall satisfy all conditions of approval in this resolution prior to the issuance of a Certificate of Occupancy for the final residential house or houses.
6. Subject to the approval of the Director, the Applicant shall construct a decorative cover trellis over all trash enclosures within the development.
7. All mechanical equipment, meter, and above ground utilities shall be located and screened from public view and not visible from the private or public street as allowed by the utility provider.
8. The Applicant shall submit detailed landscape and irrigation plans for review and approval. Installation must be completed and inspected for each phase of development prior to the

issuance of a Certificate of Occupancy for each building. Once installed, all landscaping must be continually maintained and preserved in accordance with the approved landscape and irrigation plan.

9. The Project site shall be maintained at all times free from trash and debris during construction and continually maintained for the length of this CUP.
10. All trash, debris and graffiti on the Property shall be removed within 24 hours of discovery or upon 24 hours' notice from the City.
11. The Applicant shall provide decorative light fixtures in the driveway and walkway areas.
12. The design of all exterior light fixtures should be compatible with the architecture of the building.
13. All on-site water facility improvements shall be installed in accordance with the provisions of the San Gabriel Valley Water Company.
14. Decorative perimeter fencing shall be installed subject to the review and approval of the Director.
15. Building materials shall be selected for their architectural harmony and aesthetic quality. The materials to be used shall be subject to review and approval of the Director.
16. Natural earth tones or other colors with a subdued quality shall be used as the dominant exterior finish. The colors to be used shall be subject to the review and approval of the Director.
17. Submit a copy of the Conditions, Covenants, and Restrictions (CC&Rs) for City approval. The CCRs shall be recorded as part of this tract. At a minimum, these CC&R's shall include the provisions for the establishment of a Homeowner's Association (HOA). The CC&R's shall include the provisions that allow reciprocal access easements and for use and maintenance of the common open space areas along with addressing all subsections of SEMMC Section 19.44.090. The CC&R's shall be submitted to the Community Development Division for review and approval before recordation of the final map.
18. The CC&R's shall include a condition that the HOA will be responsible for the removal of any graffiti visible from the public right-of-way immediately or within 24 hours of notice from the City or if not done, the City will have the right to remove the graffiti and seek recovery of that cost from the HOA.
19. The CC&R's shall include a condition that the HOA will be responsible for the removal of any large discarded items that may have collected in the Property's private area and public right-of-way. Said removal shall be in 24 hours.
20. The CC&R's shall include a requirement for the continued retention of open space and for perpetual maintenance of common areas.

21. The Affordability Agreement for the four Very Low Income and four Low Income units shall be executed before the approval of the Final Map.

Building Conditions

22. The second sheet of building plans is to list all conditions of approval and include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
23. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.
24. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
25. The buildings addresses shall be determined prior to plan check submittal and an application to assign addresses shall be filed with City prior to plan check submittal.
26. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
27. Structural calculations prepared under the direction of an architect, civil engineer, or structural engineer shall be provided.
28. A geotechnical and soils investigation report is required. The report of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;
 - c) The approval of soils to be used as fill material;
 - d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and
 - f) The inspection of review of drainage devices.
29. The Applicant shall retain the engineer preparing the geotechnical and soils investigation report accepted by the City pursuant to Condition 27 for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.
30. A grading and drainage plan shall be submitted for review by the Engineering Department. No grading or building permit will be issued until the grading and drainage plans have been approved by the Engineering Department.

31. Prior to submitting grading plans to the Engineering Department, verification of Low Impact Development (“LID”) compliance shall be completed.
32. A Stormwater Pollution Prevention Program (“SWPPP”) shall be included in the submittal package for grading and drainage plan review for sites where the disturbed area is one acre or more. Applicants must file a Notice of Intent (“NOI”) and a State SWPPP and obtain a Waste Discharge Identification number (“WDID No.”). Both the NOI and the WDID No. must be stated on the first sheet of the grading plans.
33. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
34. Prior to the issuance of a building permit, written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s). Such consent may be in the form of non-interference letters or signature omission notes on the final map.
35. Building permits shall not be issued until the final map review is completed to include removal/relocation of the current property lines so that the proposed structures shall comply with Building Code fire-resistance rating requirements for exterior walls, maximum area of exterior wall openings, and degree of open protection based on fire separation distance.
36. An electrical plan check is required.
37. A mechanical plan check is required.
38. A plumbing plan check is required.
39. A demolition permit is required for any existing buildings which are to be demolished.
40. When required by Fire Department, all fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
41. Townhouse building construction shall comply with the governing Los Angeles County Residential Code.
42. Construction, projections, openings, and penetrations of exterior walls of each townhouse building, a cluster consists of 4 or 6 dwelling units, equipped throughout with an automatic sprinkler system installed in accordance with California Building Code Section R313 shall comply with Table R302.1(2).

43. Each townhouse shall be considered a separate building and shall be separated by fire-resistance rated wall assemblies meeting the requirements of California Building Code Section R302.1 for exterior walls per California Building Code Section R302.2.
44. The garage shall be separated from each dwelling unit as required by Table R302.6. Openings in garage walls shall comply with Section R302.5.
45. All State of California disability access regulations for accessibility and adaptability shall be complied with.
46. Dwelling units in a building consisting of three or more dwelling units or four or more condominium units shall meet the requirements of the California Building Code Chapter 11A. Covered Multifamily Dwellings include but are not limited to dwelling units listed in Section 1.8.2.1.2. Dwelling units within a single structure separated by firewalls do not constitute separate buildings.
47. Common-use areas serving covered multifamily dwellings, including but not limited to the recreation and barbecue seating shall meet the requirements of the California Building Code Chapter 11A.
48. At least 10 percent but not less than one of the multistory condominium dwellings in buildings, which contain Covered Multifamily Dwellings, with no elevator shall comply with the requirements listed in California Building Code Section 1102A.3.1.
49. When parking is provided for covered multifamily dwellings and is not assigned to a resident or a group of residents at least 5 percent of the parking spaces shall be accessible and provide access to grade-level entrances of covered multifamily dwellings and facilities (e.g. recreation areas) that serve covered multifamily dwellings per California Building Code Section 1109A.5.
50. Single-family residences located in subdivisions with ten or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete or approved by the enforcement agency, which DO NOT have a photovoltaic system installed, shall comply with the requirements of Sections 110.10(b) through 110.10(e) of California Energy Code.
51. Each dwelling unit shall comply with the Cal Green Residential mandatory requirements.

Engineering Conditions

52. Install new driveway approach in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee. No portion of the driveway and/or parkway drain shall encroach to the frontage of the adjacent property.
53. Close existing driveway aprons, and install necessary improvements including parkway, landscape, sidewalk (5-foot minimum width adjacent to curb), curb and gutter, any others as applicable and in accordance with approved plans and/or as directed by the City Engineer or his/her designee.

54. Install new concrete sidewalk (5-foot minimum width adjacent to curb) along the length of the property frontage in accordance with SPPWC Standard Plan 113-2 and as directed by the City Engineer and/or his/her designee.
55. Install an irrigation system and landscape in the designated parkway area in accordance with the approved plans and/or as directed by the City Engineer and/or his/her designee.
56. Remove and replace broken and off grade curb and gutter in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.
57. Rehabilitate existing AC street pavement along the length of the property frontage to the centerline of the street as indicated below, and as directed by the City Engineer or his/her designee:
58. Remove and reconstruct all existing pavement. New street section to match existing adjacent street section, but shall not be less than 4" AC, 4" CAB on 95% compacted base. Or pay in lieu fees of \$25,112 for the required rehab to the City. City will use the in-lieu fees in the future for street rehabilitations as necessary.
59. Underground all utility services to the Property.
60. A preliminary sewer study was reviewed and approved by the City Engineer or his/her designee. Prior to the issuance of permits, pay the sewer study review fee and an in-lieu fee of \$23,534 to the City for future sewer improvements.
61. Project offsite improvement plans shall be reviewed and approved by the City Traffic Engineer, prior to the issuance of permits. If there are, any mitigation measures shown on the traffic study shall be made at the sole cost to the Applicant.
62. Currently, Chico Avenue has a red curb along the entire frontage of the Project Site. If the Applicant requests this to be removed and on-street parking allowed then the Projects traffic engineer will need to determine the amount of red curb that will be needed on each side of the Project's driveway to allow for clear sight distance for exiting out of the Project's driveway. The Applicant should follow AASHTO's line of sight guidelines for a 30-mph street and submit for approval to the City Engineer and Traffic any revised plans for red curb. Otherwise, the existing red curb along the east side of Chico Avenue along the Project frontage will need to be repainted red.
63. As the Project involves the construction of residential dwellings, it is highly likely that future residents will use the uncontrolled crosswalk located in the north leg of the intersection of Chico Avenue and Fern Street. Although this intersection currently operates at an acceptable level of safety, safety for all pedestrians is a priority in the City of South El Monte. As part of the Project, the Applicant will contribute to signage to upgrade this crosswalk to meet CAMUTCD standards for pedestrian signage. This includes the installation of double-sided pedestrian warning signs (W11-2) with downward facing arrows (W16-7p) on each side of the crosswalk. This will benefit and provide for the safety of the Project's future residents who may walk to work, shopping, or to school.

Humbert Avenue Conditions

64. Provide copies of the City of El Monte conditions, requirements, and compliance therewith to the satisfaction of the City Engineer.
65. Underground all utility services adjacent to the Property half-width of the street.

Fire Department Conditions

66. All on-site Fire Department vehicular access roads shall be labeled as “Private Driveway and Fire Lane” on the site plan along with the widths clearly depicted on the site plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
67. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction pursuant to Fire Code 501.4.
68. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
69. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
70. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders, except for approved security gates in accordance with Fire Code 503.6, and an unobstructed vertical clearance “clear to sky” Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building, pursuant to Fire Code 503.1.1 & 503.2.2.
71. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 37 ½ tons and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface, pursuant to Fire Code 503.2.3.
72. Provide approved signs or other approved notices or markings that include the words “NO PARKING - FIRE LANE”. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector, pursuant to Fire Code 503.3.
73. A minimum 5-foot-wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes, pursuant to Fire Code 504.1.
74. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed

bumps or speed humps. The minimum widths and clearances established in Fire Code 503.2.1 shall be maintained at all times, pursuant to Fire Code 503.4.

75. All fire hydrants shall measure 6"x 4"x 2-1/2" and be made of brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the 2017 County of Los Angeles Fire Code, Table B105.1.
76. The required fire flow for the public fire hydrants for the Project is 2000 gpm at 20 psi residual pressure for 2 hours. Two public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow, pursuant to Fire Code 507.3 & Appendix B105.1.
77. Install three Private on-site fire hydrants locations (as shown on the map provided by Fire Department).
78. All on-site fire hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall. Exception: For fully sprinkled multifamily structures, on-site hydrants may be installed a minimum of 10 feet from the structure. Indicate compliance prior to Project proceeding to the public hearing process, pursuant to Fire Code Appendix C106.1.
79. All required private on-site fire hydrants shall be installed, tested, and approved prior to building occupancy, pursuant to Fire Code 901.5.1.
80. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation, pursuant to Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7.
81. The required fire flow for the new required private on-site fire hydrant is 2000 gpm for two hours at 20 psi.
82. All required public fire hydrants shall be installed, tested, and accepted prior to beginning construction, pursuant to Fire Code 501.4.
83. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

SECTION 6: Any interested party may appeal this decision to the City Council pursuant to SEMMC Section 17.74.050.

[SIGNATURES ON FOLLOWING PAGE]

ADOPTED this 19th day of May 2020.

Chairman, Rudy Bojorquez

ATTEST:

Secretary, Angie Hernandez

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Angie Hernandez, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 19-21 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 19th day of May, 2020.

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary, Angie Hernandez

PLANNING COMMISSION

RESOLUTION NO. 19-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM AND APPROVE GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR PROPERTY LOCATED AT 2610-2634 CHICO AVENUE TO CHANGE THE EXISTING GENERAL PLAN LAND USE DESIGNATION FROM INDUSTRIAL TO MEDIUM DENSITY RESIDENTIAL AND THE EXISTING ZONING DESIGNATION FROM MANUFACTURING TO MULTI FAMILY RESIDENTIAL

WHEREAS, Bob Garrison and Warmington Residential (“Applicant”) has filed an application for a General Plan Amendment and Zone Change to change the land use designation of property located at 2610-2634 Chico Avenue in South El Monte (“Property” or “project site”) from “Industrial” to “Medium Density Residential” and the zoning designation from “Manufacturing” to “Multi Family Residential” in order to allow for the construction of multi-family residential units (“Project” or “proposed Project”); and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Section 17.66.040, the Project requires Planning Commission review and recommendation to City Council because the Project consists of property rezoning; and

WHEREAS, a public hearing was held before the Planning Commission on March 11, 2020, to consider the application. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination; and

WHEREAS, this item was continued from the March 11, 2020 meeting to May 19, 2020. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. A record of the public hearing indicates the following:

The proposed amendment would allow the site to be developed with residential uses, which is consistent with uses that are currently occurring at this intersection. Furthermore, the Code amendment is intended to promote balanced and dynamic economic growth in the area, and address the residential needs of the City and surrounding region. The amendment would also be consistent with the following goals and objectives of the Land Use and Housing Elements of the General Plan:

Land Use Element

Policy 1.1: *Provide opportunities for housing development at a range of densities and housing types that accommodate the varied interests and needs of present and future residents.* This Project will serve the area by greatly expanding the housing stock in the City. Currently, the Property is developed with eight for-rent units, and will expand to 72 for-sale units.

Policy 1.2: *Allow for the transition of mixed-density neighborhoods to higher density development consistent with underlying General Plan land use and zoning designations.* This neighborhood has an average density of around 12 dwelling units per acre and this Project will provide a higher density of 16.7 dwelling units per acre.

Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses* by allowing for the establishment of a large residential development that fits with the surrounding uses.

Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties* by developing a property that has lain vacant for many years and has been underdeveloped.

Housing Element

Goal 1: *The City of South El Monte shall provide a variety of types and an adequate supply of housing to meet the existing and future needs of City residents* by allowing the proposed Project to offer for-sale housing that is uncommon in this part of the City.

Policy 1.1: *The City of South El Monte shall provide adequate sites to facilitate the development of a range of residential development types that fulfill its regional housing needs, including low-density single family units, moderate- to higher-density single-family attached units and multiple-family units.* This development will fulfill a need the City has in regards to their housing needs by providing moderate density housing at a range from very low income, to low income, to market rate.

Goal 2: *The City of South El Monte shall maintain and enhance the quality of existing residential neighborhoods in South El Monte.* The development of this Project would enhance the quality of the surrounding neighborhood through improving a site that has historically been used for parking, manufacturing, and rental housing to fit in with the housing in the area.

Goal 3: *The City of South El Monte shall improve compatibility between residential and industrial/commercial land uses.* The development of housing in this industrial and residential melded area will help visually as well as physically seamlessly transition between the residential uses and industrial uses in the area.

Section 2. The Planning Commission has determined that the following findings can be

made in favor of the proposed zone change pursuant to Section 17.66.040 (Planning Commission procedure) of Chapter 17.66 (Amendments to Zoning Regulations) of the South El Monte Municipal Code:

1. *Substantial proof exists that the proposed change will promote the public health, safety, convenience and general welfare of the citizens of the City* by allowing for the development of the Property with residential uses that will benefit the City as a whole. Currently, the Property is underdeveloped and underutilized and the proposed change will allow for improvements to the property that will address housing needs and beautification;
2. *The proposed change is in conformance with purpose of Chapter 17.66 (Amendments to Zoning Regulations) the Municipal Code, and with all applicable, officially adopted policies and plans* by changing the property to the R-3 Zone so that the Project will conform to the Zoning Code and General Plan;
3. *Streets and public facilities existing or proposed are adequate to serve all uses permitted when the property is reclassified* since the use will not change the level of service of the surrounding streets because the surrounding area is already developed as manufacturing and residential; and
4. *All uses permitted when the Property is reclassified will be compatible with present and potential future uses, and further, existing regulations applying to the property in question* because most of the surrounding properties are already zoned R-3 and have residential improvements that will be complimented by the new designation of this property.

Section 3. Pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City’s Local CEQA Guidelines, City staff had an initial study prepared of the potential environmental effects of the proposed General Plan amendment and zone change. Based on the information contained in the initial study, staff determined that there was less than substantial evidence that approval of the proposed re-designations may have significant environmental impact with mitigating measures. Accordingly, the City prepared a Mitigated Negative Declaration in accordance with Section 15070 of the State CEQA Guidelines. Notice of the preparation of the Mitigated Negative Declaration was posted for the period of February 19, 2020 through March 9, 2020. Pursuant to Section 15074(b) of said Guidelines, the Planning Commission independently reviewed and considered the contents of the initial study and the mitigated negative declaration prior to deciding whether to approve the proposed General Plan amendment and zone change.

Based on the initial study, the mitigated negative declaration, the comments received thereon, and the record before the Planning Commission, the Planning Commission hereby finds

that the mitigated negative declaration prepared for the Project represents the independent judgment of the City and that there is no substantial evidence that the approval of the proposed General Plan amendment and zone change may have any significant environmental impact with mitigating measures implemented. The documents and other materials which constitute the record on which this decision is based, are maintained by the City's Department of Community Development in the custody of the Director of Community Development.

Section 4. The Planning Commission of the City of South El Monte hereby recommends that the City Council approve the Mitigated Negative Declaration, Mitigating Monitoring Program, General Plan Amendment to a Medium Density Residential designation, and Zone Change to Multi Family Residential for the properties located at 2610-2634 Chico Avenue as shown on the attached "Exhibit A" and "Exhibit B."

Section 5: The Secretary shall certify to the adoption of this Resolution and forward the Original to the City Clerk.

PASSED, APPROVED AND ADOPTED this 19th day of May 2020.

Chairman

ATTEST:

Secretary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Angie Hernandez, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution (No. 19-22), was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 19th day of May 2020.

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary

PLANNING COMMISSION

RESOLUTION NO. 19-23

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING A SUBDIVISION (TENTATIVE TRACT MAP NO. 82469) NO. 19-23 TO SUBDIVIDE EIGHT PARCELS INTO ONE COMMON LOT AND 72 RESIDENTIAL AIR PARCELS AT 2610-2634 CHICO AVENUE AND 2607-2637 HUMBERT AVENUE

WHEREAS, Civil Engineology Corporation and Warmington Residential (“Applicant”), filed an application for a Subdivision to subdivide eight lots into one common lot and 72 residential air parcels (“Project” or “proposed Project”) located at 2610-2634 Chico Avenue and 2607-2637 Humbert Avenue, South El Monte, CA 91733 (“Property” or “project site”); and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Section 16.04.015, the Project requires Planning Commission review and approval because the Project requires a Tentative Tract Map; and

WHEREAS, a public hearing was held before the Planning Commission on March 11, 2020, to consider the application. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination; and

WHEREAS, this item was continued from the March 11, 2020 meeting to May 19, 2020. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1: Pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City’s Local CEQA Guidelines, City staff had an initial study prepared of the potential environmental effects of the proposed Project. Based on the information contained in the initial study, staff determined that there was less than substantial evidence that approval of the proposed re-designations may have significant environmental impact with mitigating measures. Accordingly, the City prepared a Mitigated Negative Declaration in accordance with Section 15070 of the State CEQA Guidelines. Notice of the preparation of the Mitigated Negative Declaration was posted for the period of February 19, 2020 through March 9, 2020. Pursuant to Section 15074(b) of said Guidelines, the Planning Commission independently reviewed and considered the contents of the initial study and the mitigated negative declaration. Pursuant to the Planning Commission’s adoption of Resolution No. 19-22, the Planning Commission has recommended approval of the Mitigated Negative Declaration for the Project in compliance with CEQA Guidelines.

SECTION 2: A record of the public hearing indicates the following:

A. With regard to the application for a subdivision, SEMMC Section 16.16.025 provides that the Planning Commission shall not approve a tentative map where:

- i. *The proposed subdivision, including design and improvements, is not consistent with the general plan or any applicable specific or precise plan.* With the adoption of Resolution No. 19-22 and approval of City Council, the subdivision will be consistent with the general plan.
- ii. *The site is not physically suitable for the type or proposed density of development.* The grade of the land is flat and suitable for residential development.
- iii. *The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or injure fish or wildlife or their habitat.* An Initial Study was conducted and discovered there will be no significant impact on the environment.
- iv. *The design of the subdivision or type of improvements is likely to cause serious public health problems.* The Initial Study discovered that there is less than significant impact with mitigating measures in effect for air quality, but otherwise nothing was found
- v. *The design of the subdivision or the 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 city may approve the subdivision if the city finds that the subdivider will provide alternate easements for access or use that are substantially equivalent to the easements previously acquired by the public. This subsection shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction.* There are no conflicts of existing easements since the Applicant incorporated these into the design of the Project.
- vi. *The discharge of sewage from the proposed subdivision into the community sewer system would result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.* A sewer study was conducted and found that no violation would occur.
- vii. *A preliminary soils report or geological hazard report indicates adverse soil or geological conditions and the subdivider has failed to provide sufficient information to the satisfaction of the city engineer that the subdivider can correct such conditions.* All reports were submitted to the satisfaction of the City Engineer.
- viii. *The proposed subdivision is not consistent with all applicable provisions of the municipal code and the Subdivision Map Act.* Staff has determined that the Project meets all the provisions of the Subdivision Map Act as well as the SEMMC.

B. The proposed Project promotes the City's goals and objectives stated in the General Plan. No goal or policy will be impaired.

C. The subdivision of eight parcels into one common lot and 72 residential air parcels

should not become a nuisance to surrounding properties.

SECTION 3: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated May 19, 2020, which is hereby incorporated into this Resolution 19-23 by reference, the Planning Commission hereby finds:

A. As conditioned, the Project meets the requirements of SEMMC, including Title 16, and will not be detrimental to the public health, safety or welfare, nor will it adversely affect properties or the present or future development of the surrounding areas. The conditions that are included in this resolution, as well as the fact that many of the surrounding parcels are residential uses with some manufacturing, ensure that this will hold true in the future.

B. As conditioned, the proposed Project is consistent with the City's General Plan. The proposed Project is compatible with the objectives, policies, general land uses, economic development and programs specified in the General Plan which includes, but is not limited to, the following goals:

Land Use Element

- (1) Policy 1.1: *Provide opportunities for housing development at a range of densities and housing types that accommodate the varied interests and needs of present and future residents.* The Project will serve the area by greatly expanding the housing stock in the City. Currently the Property is developed with eight for-rent units, and will expand to 72 for-sale units;
- (2) Policy 1.2: *Allow for the transition of mixed-density neighborhoods to higher density development consistent with underlying General Plan land use and zoning designations.* This neighborhood has an average density of around 12 dwelling units per acre and the Project will provide a higher density of 16.7 dwelling units per acre;
- (3) Goal 3.0: *Accommodate new development that is compatible with and complements existing land uses* by allowing for the establishment of a large residential development that fits with the surrounding uses;
- (4) Goal 6.0: *Provide for the revitalization of deteriorating land uses and properties* by developing a property that has lain vacant for many years and has been underdeveloped;

Housing Element

- (5) Goal 1: *The City of South El Monte shall provide a variety of types and an adequate supply of housing to meet the existing and future needs of City residents* by allowing the proposed Project to offer for sale housing that is uncommon in this part of the City;
- (6) Policy 1.1: *The City of South El Monte shall provide adequate sites to facilitate the development of a range of residential development types that fulfills its regional*

housing needs, including low-density single family units, moderate- to higher-density single-family attached units and multiple-family units. The Project will fulfill a need the City has in regards to their housing needs by providing moderate density housing at a range from very low income, to low income, to market rate;

- (7) Goal 2: *The City of South El Monte shall maintain and enhance the quality of existing residential neighborhoods in South El Monte.* The development of the Project will enhance the quality of the surrounding neighborhood through improving a site that has historically been used for parking, manufacturing, and rental housing to fit in with the housing in the area; and
- (8) Goal 3: *The City of South El Monte shall improve compatibility between residential and industrial/commercial land uses.* The development of housing in this industrial and residential melded area will help visually as well as physically seamlessly transition between the residential uses in the area and industrial uses.

SECTION 4: As part of this application, the Applicant is requesting a General Plan Amendment and Zone Change (No. 19-22) which requires final approval by City Council. Thus, the Planning Commission's approval of this Subdivision will be contingent on the approval of the General Plan Amendment and Zone Change (No. 19-22) by City Council and shall not be effective until such approval by the City Council.

SECTION 5: Based on the aforementioned findings, the Planning Commission hereby **approves** the proposed Subdivision (No 19-23) to subdivide eight parcels into one common lot and 72 residential air parcels, subject to the following conditions:

General Conditions

1. The Applicant shall comply with the conditions and recommendations contained within the City Engineer's Report and all such conditions and recommendations are hereby incorporated by reference and are imposed as conditions of Project approval.
2. The Applicant shall comply with all of the conditions and recommendations of the Los Angeles County Fire Department Conditions of Approval for Mergers and all such conditions and recommendations are hereby incorporated by reference and are imposed as conditions of Project approval.
3. The approval shall lapse and become void if the privilege authorized is not utilized or where the Final Map has not been recorded within two years from the date of this approval.
4. The Applicant and the business entity allowed for hereunder shall indemnify, defend and hold harmless the City, its officers, agents, employees, and volunteers from any and all claims, lawsuits, or actions arising from the granting of, or the exercise of, the rights permitted by this approval, and from any and all claims or losses occurring or resulting to any person, firm, corporation, or property for damage, injury, or death arising out of, or connected in anyway, with the performance of the use permitted hereby. The Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited

to, paying all legal fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of damages or attorney's fees in any such lawsuit or action.

Planning Conditions

5. A Final Map shall be recorded prior to the issuance of a Certificate of Occupancy.
6. Prior to obtaining any building permits for any construction on the Project site, the Applicant shall submit a site plan and grading plan with hydrology calculations showing the handling of the on-site drainage to the City's Building Division. The Applicant shall submit the above noted plans to the Public Works Department and respective departments for their review.
7. The Applicant will be required to have a Registered Civil Engineer design and construct any public improvements, such as sidewalks, asphalt pavement, curb/gutter, and drive approaches required by the City Engineer, per City standards and specifications.
8. If the sanitary sewer mainline system is going to be maintained by the City, the Applicant shall provide a sanitary sewer easement. All sewer facilities must be designed and constructed per City standards and approved by the Public Works Director.
9. The Applicant shall execute an Affidavit of Acceptance of these conditions in the presence of a Notary Public and return the Affidavit to the Director of Community Development within 10 days of the date of the Commission's approval.

Engineering Conditions

10. A final tract map shall be submitted to, reviewed, and approved by the City prior to being filed with the Los Angeles County Recorder.
11. A soils report is required.
12. All applicable conditions from City Departments and Divisions shall be incorporated into the tract map prior to submitting the tract map for review.
13. Upon submittal of the tract map for review by the City, a letter signed by both the subdivider and the engineer shall be provided which indicates that these individuals agree to submit one (1) blueprints and one sepia mylar and pdf copy on a CD of the recorded map to the City.

SECTION 6: Any interested party may appeal this decision to the City Council pursuant to SEMMC Section 17.74.050.

[SIGNATURES ON FOLLOWING PAGE]

ADOPTED this 19th day of May, 2020.

Chairman, Rudy Bojorquez

ATTEST:

Secretary, Angie Hernandez

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Angie Hernandez, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 19-23 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 19th day of May 2020.

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary, Angie Hernandez

ATTACHMENT B



Warmington
RESIDENTIAL

April 20, 2020

Rene Salas
City of South El Monte
1415 N. Santa Anita Avenue
South El Monte, CA 91733

Subject: Resolutions 19-21, 19-22, 19-23: 2610-2634 Chico Ave & 2607-2637 Humbert Ave

Rene,

In an effort to keep our project moving forward and to formalize Warmington and Olvera's commitment to assisting with tenant relocation we would like to propose the following to the current residents;

- * **No Rent Due for May 2020**
- No Rent Due for June 2020
- No Rent Due for July 2020
- \$2,000 per address/unit for residents that relocate prior to July 31, 2020

Hopefully this allows us to get past the current COVID-19 concerns and allow for families to be relocated prior to school starting in August/September.

We hope by waiting until June this allows families time to have gotten past the initial shelter at home period and hopefully it will be lifted by then, but we can revisit if it isn't.

If you would like to discuss this in more detail please let me know so we can schedule a time for a call.

Sincerely,

Jay Deckard
Senior Vice President



CITY OF SOUTH EL MONTE
1415 N. SANTA ANITA AVENUE
SOUTH EL MONTE, CALIFORNIA 91733
(626) 579-6540 FAX (626) 579-2409



May 4, 2020

Re: Request for Relocation Information

Dear Aceves / García Family,

You may have received an email and registered letter dated March 23, 2020 from Warmington, the company that plans to develop the property at 2621 ½ Humbert Ave., informing you that any eviction process against you has ceased. Also, be aware that the City has adopted an ordinance related to the impacts of the coronavirus pandemic that prohibits evictions related to the financial impacts caused by COVID-19.

The City agreed to mediate communications between tenants on Humbert Ave. and Warmington in an effort to facilitate a friendly settlement between the parties. However, please note that the City will only act as a neutral third party between the parties to facilitate the relocation negotiations, and no part of the City's involvement up to and including resolution of this matter will be construed as an assumption of liability of any kind.

Although the relocation date is speculative at this time, there are things we can do now to plan future negotiations, including preparing information to present to Warmington regarding their future relocation concerns and needs. I ask you to reply to this letter by answering the following questions:

1. What language (s) do you speak? Will you need help with the translation?
2. Describe in detail the preparation you and your family will undergo to make the necessary arrangements for a new residence, financial or otherwise, and the estimated time frame.
3. In addition to financial assistance, what type of moving assistance will you and your family need to move out of the residence?
4. Are there any other relocation concerns you have?

I would also like to schedule a time for you to speak to Angie Hernández, Executive Assistant Community Development, by phone or email to discuss your concerns and moving assistance needs in more detail. As soon as possible, contact her at (626) 579-6540 X3233 or by email at ahernandez@soelmonte.org.

Thank you,

Rene Salas
Director, Public Works



CITY OF SOUTH EL MONTE
1415 N. SANTA ANITA AVENUE
SOUTH EL MONTE, CALIFORNIA 91733
(626) 579-6540 FAX (626) 579-2409



May 4, 2020

Re: Solicitud de información de reubicación

Querida familia Aceves / García,

Es posible que haya recibido un correo electrónico y una carta certificada con fecha del 23 de marzo de 2020 de Warmington, la compañía que planea desarrollar la propiedad en 2621 ½ Humbert Ave., informándole que ha cesado cualquier proceso de desalojo en su contra. Además, tenga en cuenta que la Ciudad ha adoptado una ordenanza relacionada con los impactos de la pandemia de coronavirus que prohíbe los desalojos relacionados con los impactos financieros causados por COVID-19.

La Ciudad acordó mediar en las comunicaciones entre los inquilinos de Humbert Ave. y Warmington en un esfuerzo por facilitar una resolución amigable entre las partes. Sin embargo, tenga en cuenta que la Ciudad solo actuará como un tercero neutral entre las partes para facilitar las negociaciones de reubicación, y ninguna parte de la participación de la Ciudad hasta e incluyendo la resolución de este asunto se interpretará como un supuesto de responsabilidad de cualquier tipo.

Aunque la fecha de la reubicación es especulativa en este momento, hay cosas que podemos hacer ahora para planificar futuras negociaciones, incluida la preparación de información para presentar a Warmington con respecto a sus futuras preocupaciones y necesidades de reubicación. Le pido que responda a esta carta respondiendo las siguientes preguntas:

1. ¿Qué idioma (s) hablas? ¿Necesitarás ayuda con la traducción?
2. Describa en detalle la preparación que usted y su familia deberán someterse para hacer los arreglos necesarios para una nueva residencia, financiera o de otro tipo, y el plazo estimado.
3. Además de la asistencia financiera, ¿qué tipo de asistencia de mudanza necesitarán usted y su familia para mudarse de la residencia?
4. ¿Hay otras preocupaciones de reubicación que tenga?

También me gustaría programar un horario para que hable con Angie Hernández, Asistente Ejecutiva de Desarrollo Comunitario, por teléfono o correo electrónico para analizar sus inquietudes y necesidades de asistencia de mudanza con más detalle. A la brevedad posible, comuníquese con ella al (626) 579-6540 X3233 o por correo electrónico a ahernandez@soelmonte.org.

Thank you,

Rene Salas
Director, Public Works

ATTACHMENT C

The commission shall require, except as noted in Section 17.44.060, that all residential condominium projects conform to all ordinances of the city and all of the following condominium development standards:

- A. Minimum Lot Area. A residential condominium project shall have a net area of not less than one acre.
- B. Density. The density of a residential condominium project shall be not less than one unit per two thousand five hundred square feet.
- C. Common Open Space. Common open space shall comprise not less than fifteen percent of the gross area. Common open space shall be that portion of the total land area developed for recreational purposes and designated for the use and enjoyment of all of the occupants of the condominium project but shall not include streets, highways or utility easements where the ground surface is not available or other areas primarily designed to serve other functions. The applicant shall submit to the commission and the council, and it shall be made a condition of approval, satisfactory evidence to assure continued retention of open space and for perpetual maintenance of common areas.
- D. Private Open Space. Notwithstanding the minimum total amount of usable open space required for a project and the required minimum dwelling unit size in projects which include five units or more, all of the units shall have an appurtenant private patio, deck, balcony, atrium or solarium with a minimum area of one hundred fifty square feet, except that one bedroom and zero bedroom units shall have a minimum of one hundred thirty square feet. Such space shall have a configuration that would allow a horizontal rectangle or square of one hundred square feet in area and a minimum dimension of seven feet to be placed in the space. The space shall be designed for the sole enjoyment of the unit owner and guests, and shall have at least one weather-proofed duplex receptacle electrical convenience outlet. Additionally, such space shall be at the same level as, and immediately accessible from either a kitchen, dining room, family room or living room within the unit. The planning commission may evaluate each project on its own merit in regard to the type, configuration and characteristics of the development, including condominium unit mix pertaining to the number of bedrooms per unit and percentage thereof, and may allow variations from the above dimensional standards where it can be shown that the required private open space meets the intent and purpose of this subsection.
- E. Outdoor Living Space. At least four hundred square feet of outdoor public living space per unit shall be provided.
- F. Private Storage Space.
 - 1. Each unit within the project shall have at least four hundred cubic feet of enclosed, weather-proofed and lockable storage space for the sole use of the unit owner. Such space shall have a minimum horizontal surface area of fifty square feet, a minimum interior dimension of five feet, and an opening not less than three and one-half by six feet.
 - 2. Such space may be provided within individual storage lockers, cabinets or closets in any location approved by the planning commission, but shall not be split among two or more locations. Moreover, since it is the intent of this standard to require space over and above that normally associated with the day-to-day functioning of the unit, the planning commission shall exercise reasonable discretion in differentiating between such required private storage space and guest, linen or clothes closets or food pantries that are customarily within the unit. Thus, while providing such private storage space within the limits of the unit is not precluded, it shall be over and above that which would otherwise be provided within the unit.
 - 3. If such private storage space is located within a common area within the project, the association shall be responsible for the care and maintenance of the exterior surface of the space in order to assure that the surface is maintained in a manner compatible with the architectural treatment of the project. Regardless of the location, the precise architectural treatment of such space shall be approved by the planning commission to ensure that such areas are safe, convenient and unobtrusive to the functional and aesthetic qualities of the project.
- G. Off-street Parking.
 - 1. Spaces Assigned to Units. There shall be at least two garage parking spaces assigned to each condominium unit within the project.

2. Spaces Designated for Visitors. In addition to the above requirements, there shall be at least one visitor parking space for each two condominium units within the project. A fractional requirement equal to, or greater than, one-half of a visitor parking space shall be interpreted as a requirement for one visitor parking space.

H. Treatment of Utilities.

1. Plumbing Shut-Off Valves. Water supply lines to each unit within the project shall be fitted with shut-off valves of either a hand valve or screw-stop type. If there are extenuating circumstances which make the installation of such valves impractical, the commission may approve a system which provides individual shut-off valves ahead of each fixture within the unit. A shut-off valve shall also be provided ahead of each water supplied appliance not contained within a unit.
2. Drip Pans. Hot water heaters and any other appliances which the building official determines to be a potential source of water leakage or flooding shall be installed with built-in drip pans and a one and one-quarter inch minimum diameter drain line leading to a safe point of disposal outside the building. The end of the drain shall be provided with a removable screen to prevent insect entrance to the unit. Drip pans may be omitted where appliances are located in garages that are constructed such that any water leakage cannot damage the common wall between units or find its way into an adjoining unit.
3. Utility Meters. With the exception of water supply and central heating and/or air conditioning, each utility that is controlled and consumed within the individual unit shall be separately metered in such a way that the unit owner can be separately billed for its use.
4. Hot Water. Each unit shall have a separate hot water heater.
5. Circuit Breaker. Each unit shall have its own circuit breaker panel for all electrical circuits and outlets which serve the unit. Such panel shall be accessible without leaving the unit.

I. Isolation of Vibration and Sources of Structure-borne Noise in Condominium Projects Where Units Have Common Walls and/or Floor and Ceiling.

1. Shock Mounting of Mechanical Equipment. All permanent mechanical equipment such as motors, compressors, pumps and compactors which, because of their rotation, reciprocation, expansion and/or contraction, turbulence, oscillation, pulsation, impaction or detonation, are determined by the building official to be a source of structural vibration or structure-borne noise shall be shock mounted with inertia blocks or bases and/or vibration isolators in a manner approved by the building official. Domestic appliances which are cabinet installed or built into the individual units, such as clothes washers and dryers, or other appliances which are determined by the building official to be a source of structural vibration or structure-borne noise, shall be isolated from cabinets and the floor or ceiling by resilient gaskets and vibration mounts approved by the building official. The cabinets in which they are installed should be offset from the back wall with strip gasketing of felt, cork or similar material approved by the building official. Where such appliances utilize water, flexible connectors shall be installed on all water lines. If provision is made within the units for the installation of nonpermanent appliances such as clothes washers and dryers, then permanent rubber mounting bases and surface plates shall be installed in a manner approved by the building official.
2. Location of Plumbing Fixtures. No building fixture, except pullman mounted lavatories, shall be located on a common wall between two separate units where it would back up to a living room, family room, dining room, den or bedroom of an adjoining unit.
3. Separation of Vents and Lines. No common water supply lines, vents, or drain lines shall be permitted for contiguous units unless there is at least eight and one-half feet of pipe between the closest plumbing fixtures within the separate units. The building official may approve other methods of isolating sound transmission through plumbing lines where their effectiveness can be demonstrated.
4. Isolation and Insulation of Lines. All water supply lines within the project shall be isolated from wood or metal framing with pipe isolators specifically manufactured for that purpose and approved by the building official. In

industry condominium projects on vertical drainage pipes. The pipe shall be surrounded by three-quarter inch thick dense insulation board or full thick fiberglass or wool blanket insulation for its entire length except the sections that pass through wood or metal framing.

J. Attenuation of Noise.

1. General. Wall and floor/ceiling assemblies separating units from each other or from public or quasi-public space such as interior corridors, laundry rooms, recreation rooms and garages shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor/ceiling assemblies.
2. Airborne Sound Insulation. All wall assemblies enumerated or alluded to in the previous subparagraph shall be of a type of construction that has a minimum rating of 58 STC (Sound Transmission Class). All floor/ceiling assemblies enumerated or alluded to in the previous subparagraph shall be of a type of construction that has a minimum rating of 50 STC. Wood floor joists and subflooring shall not be continuous between separate condominium units. Penetrations or openings in the construction for piping, electrical outlets and devices, recess cabinets, bathtubs, soffits and heating, ventilating and/or air conditioning intake and exhaust ducts, and the like, shall be sealed, lined, insulated or otherwise treated to maintain the required rating and such treatment shall be approved by the building official. Entrance doors to the unit shall be of solid construction and, together with perimeter seals, shall have a minimum rating of 30 STC. Such perimeter seals shall be maintained in effective operating condition.
3. Impact Sound Insulation. All separating floor/ ceiling assemblies enumerated or alluded to above shall be of a type of construction that has a minimum rating of 69 IIC (Impact Insulation Class). Floor coverings may be in the assembly to obtain the required ratings, but must be retained as a permanent part of the assembly and may only be replaced by another floor covering that provides the same or greater impact insulation.
4. Verification of Sound Class. STC and IIC ratings shall be based on the results of laboratory measurements and will not be subjected to field testing. The STC rating shall be based on the American Society for Testing and Materials system specified in ASTM 890-66t or equivalent. The IIC rating shall be based on the system in use at the National Bureau of Standards or equivalent. Ratings obtained from other testing procedures will require adjustment to the above rating systems.
5. Perimeter Fences. Any development shall be surrounded by a fence or wall or combination thereof not to exceed six feet in height. However, nothing herein shall require the construction of the aforementioned fence along any property line abutting a street, alley or at driveway entrances and exits.

Ivy or other vining plant material shall be planted adjacent to any wall or fence and trained to grow up the fence or wall to protect the fence or wall shall not be permitted to grow over three and one-half feet in height in the front yard. An automatic drip irrigation system shall be provided to adequately water the plant material.

6. Trash Areas. All trash collection and garbage collection areas shall be surrounded by a five foot high fence or block wall and gate, with adequate access to and from these areas for trash and garbage collection vehicles.

- K. Height Limitation. Condominium structures shall be limited to one story in height, excluding subterranean levels devoted to automobile parking. There shall be no more than one unit in any vertical configuration. In use herein "subterranean level" means a level the ceiling of which shall be no higher than the highest point of the finished grade adjacent to the structure, and which shall be either wholly enclosed or not visible from either adjoining properties or from a public street outside of the project.

(Ord. 822 § 1(part), 1989)

17.68.040 - Required findings.

The commission shall find that the proposed use shall not be detrimental to persons or properties in the immediate vicinity nor to the city in general. If it fails to make these findings, the request shall be denied.

Chapter 17.83 - DENSITY BONUS PROCEDURES

17.83.010 - Purpose and intent.

The purpose of this article is to provide incentives for the production of housing for very low income, lower income, moderate income and senior households in accordance with Government Code Sections 65915—65918. In enacting this article, it is the intent of the city to facilitate the development of affordable housing and to implement the goals, objectives, and policies of the housing element of the city's general plan.

(Ord. No. 1173, § 1, 3-25-2014)

17.83.020 - Definitions.

Whenever the following terms are used in this article, they shall have the meanings established by this section:

- A. "Affordable rent": Monthly housing expenses, including a reasonable allowance for utilities, for rental target units reserved for very low, lower, or moderate income households, not exceeding the following calculations:
 - 1. Very low income. Unless otherwise provided by law, the product of thirty percent times fifty percent of the area median income adjusted for family size appropriate for the unit, divided by twelve.
 - 2. Lower income. Unless otherwise provided by law, the product of thirty percent times sixty percent of the area median income adjusted for family size appropriate for the unit, divided by twelve.
 - 3. Moderate income. Unless otherwise provided by law, the product of thirty percent times one hundred ten percent of the area median income adjusted for family size appropriate for the unit, divided by twelve.
- B. "Affordable sales price": A sales price at which very low, lower, or moderate income households can qualify for the purchase of target units, calculated in accordance with Health and Safety Code Section 50052.5 and the regulations adopted by the California Department of Housing and Community Development pursuant to that section.
- C. "Concession": This term shall have the same meaning as the term "Incentive" defined herein.
- D. "Density bonus": A density increase of up to those percentages specified in this article above the otherwise maximum residential density.
- E. "Density bonus housing agreement": A legally binding agreement between a developer of a housing development and the city, which ensures that the requirements of this article and the State density bonus law are satisfied. The agreement shall establish, among other things, the number of target units, their size, location, terms and conditions of affordability, and production schedule.
- F. "Density bonus units": Those residential units granted pursuant to the provisions of this article that exceed the maximum residential density for the development site.
- G. "Housing cost": The sum of actual or projected monthly payments for all of the following associated with for-sale target units: principal and interest on a mortgage loan, including any loan insurance fees, property taxes and assessments, fire and casualty insurance, property maintenance and repairs, home-owner association fees, and a reasonable allowance for utilities.
- H. "Housing development": A construction project consisting of five or more residential units or lots, including single-family and multi-family units or lots.
- I. "Incentive": A regulatory incentive or concession as defined in Government Code Section 65915(k) that may include, but not be limited to, the reduction of site development standards or a modification of zoning code requirements, approval of mixed-use zoning in conjunction with the housing development, or any other regulatory incentive which would result in identifiable cost avoidance or reductions, that are offered in addition to a density bonus.

- J. "Lower income household": household whose income does not exceed the amount published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50079.5.
- K. "Maximum residential density": The maximum number of residential units permitted by the city's general plan land use element, applicable to the subject property at the time an application for the construction of a housing development is deemed complete by the city, excluding the additional density bonus units permitted by this article. If a range of density is permitted by the land use element, maximum residential density shall mean the maximum allowable density within the range of density.
- L. "Moderate income household": Household whose income does not exceed the moderate income limits applicable to Los Angeles County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50093.
- M. "Non-restricted units": All units within a housing development excluding the target units.
- N. "Senior citizen housing" or "senior housing development": A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or a mobile home park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.
- O. "Target unit": A dwelling unit within a housing development which will be reserved for sale or rent to, and affordable to, very low-, low-, or moderate-income households.
- P. "Very low income household": Household whose income does not exceed the very low income limits applicable to Los Angeles County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50105.

(Ord. No. 1173, § 1, 3-25-2014)

17.83.030 - Implementation.

- A. The city shall grant a density bonus and incentives pursuant to subsections B. and C. herein, to an applicant who agrees to provide any of the following:
 1. Very low income units. At least five percent of the total units of a housing development as target units affordable to very low income households;
 2. Lower income units. At least ten percent of the total units of a housing development as target units affordable to lower income households;
 3. Moderate income condominium units. At least ten percent of the total units of a condominium project, as defined in Civil Code Section 1351(f), or planned development, as defined in Civil Code Section 1351(k) as target units affordable to moderate income households;
 4. Any senior housing development; or
- B. In determining the number of density bonus units to be granted pursuant to this section, the density bonus for the site shall be computed as follows:
 1. Very low income household. The maximum allowable residential density for the site shall be increased by twenty percent; provided, however, that for each one percent increase above five percent in the percentage of units made affordable to very low income households, the density bonus shall be increased by two and one-half percent up to a maximum density bonus of thirty-five percent;
 2. Lower income household. The maximum allowable residential density for the site shall be increased by twenty percent; provided, however, that for each one percent increase above ten percent in the percentage of units made affordable to lower income households, the density bonus shall be increased by one and one-half percent up to a maximum density bonus of thirty-five percent;
 3. Moderate income condominium. The maximum allowable residential density for the site shall be increased by five percent; provided, however, that for each one percent increase above ten percent of the percentage of units made

affordable to moderate income households, the density bonus shall be increased by one percent up to a maximum density bonus of thirty-five percent;

4. Certain donations of land. When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to the city that satisfies the requirements of Government Code Section 65915(g), and complies with all procedural requirements of that subsection, including recordation of a deed restriction, the maximum allowable residential density for the site shall be increased by fifteen percent; provided, however, that for each one percent increase above the minimum percentage of land required to be donated pursuant to Government Code Section 65915(g), the density bonus shall be increased by one percent up to a maximum of thirty-five percent. This increase shall be in addition to any increase required by Section 17.83.030A of this article, up to a maximum combined density increase of thirty-five percent, if an applicant seeks both the increase required by this subsection and by Section 17.83.030A.

All density calculations resulting in fractional units shall be rounded up to the next whole number. The density bonus shall not be included when determining the percentage of target units. When calculating the required number of target units, any resulting fraction of units shall be deleted.

- C. Number of incentives. The applicant shall receive the following number of incentives or concessions:
 1. One incentive shall be provided to a developer who agrees to construct at least ten percent of the total units for lower income households, five percent of the total units for very low income households, or ten percent of units in a condominium for moderate income households.
 2. Two incentives shall be provided to a developer who agrees to construct at least twenty percent of the total units for lower income households, ten percent of the total units for very low income households, or twenty percent of units in a condominium for moderate income households.
 3. Three incentives shall be provided to a developer who agrees to construct at least thirty percent of the total units for lower income households, fifteen percent of the total units for very low income households, or thirty percent of units in a condominium for moderate income households. In cases where a density increase of more than the amount specified in Section 17.83.030B. is requested, the density increase, if granted, shall be considered an additional incentive.
- D. In cases where the developer agrees to construct a housing development that qualifies for a density bonus pursuant to Section 17.83.030A. of this article, and that includes a childcare facility as defined in Government Code Section 65915(h)(4), the developer shall be entitled to either an additional density bonus that is an amount of square feet of residential space equal to or greater than the amount of square feet in the childcare facility, or an additional incentive described in Section 17.83.040 of this article, that contributes significantly to the economic feasibility of the construction of the childcare facility. Any such childcare facility shall comply with the following:
 1. The childcare facility shall remain in operation for a period of time that is as long or longer than the period of time during which the density bonus units are required to remain affordable;
 2. Of the children who attend the childcare facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income, pursuant to this article.
 3. Notwithstanding the foregoing, the city shall not be required to provide a density bonus or incentive for a childcare facility when it is found, based upon substantial evidence, that the community has adequate childcare facilities.

(Ord. No. 1173, § 1, 3-25-2014)

17.83.040 - Types of incentives allowed.

- A. Incentives. If requested by the applicant, a qualifying project shall be entitled to the following incentives, the number of which shall be determined pursuant to Section 17.83.030C., unless the city makes the written findings required by Government Code Section 65915(d)(1):

1. Types of incentives. Incentives may include, but are not limited to, any of the following:
 - a. A reduction in site development standards which exceed the minimum building standards provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code. These may include, but are not limited to, one or more of the following:
 - i. Reduced minimum lot sizes and/or dimensions,
 - ii. Reduced minimum lot setbacks,
 - iii. Reduced minimum outdoor and/or private outdoor open space,
 - iv. Increased maximum lot coverage,
 - v. Increase maximum building height,
 - vi. Reduced on-site parking standards,
 - vii. Reduced minimum building separation requirements,
 - viii. Other site or construction conditions applicable to a residential development;
 - b. Mixed use zoning to allow the housing development to include nonresidential uses and/or allow the housing development to be within a nonresidential zone. Approval of mixed use activities in conjunction with the housing development if other land uses will reduce the cost of the housing development, and the other land uses are compatible with the housing development and the existing or planned development in the area, and is consistent with the general plan;
 - c. Another regulatory incentive or concession proposed by the applicant and agreed to by the city, that results in identifiable, financially sufficient, and actual cost reductions. Permissible incentives include direct financial aid (e.g., CAL Home, or other Federal or State housing funding) in the form of a loan or a grant to subsidize or provide low interest financing for on- or off-site improvements, land or construction costs;
 - d. A density bonus of more than thirty-five percent;
 - e. Waived, reduced or deferred plan check, construction permit and/or development impact fees (e.g., capital facilities, park, traffic, etc.).
2. Requirements.
 - a. Economic feasibility. Any development incentive granted shall contribute to the economic feasibility of providing the target units.
 - b. Waivers or modifications of development standards. In addition to any density bonus or incentives provided, an applicant may seek a waiver or modification of development standards that would physically preclude the construction of a housing development at the densities or with the incentives permitted by this article. The applicant may request a meeting with city staff to discuss the applicant's proposal for reduced development standards. The city may not apply any development standard that would physically preclude the construction of a housing development at the densities or with the incentives permitted by this article.

(Ord. No. 1173, § 1, 3-25-2014)

17.83.050 - Requirements for density bonus projects.

- A. The entry into and execution of the density bonus housing agreement shall be a condition of a discretionary planning permit (e.g., tract maps, parcel maps, site plans, planned development or conditional use permits) or a ministerial building permit for a housing development proposed pursuant to this article. The agreement shall be recorded at the applicant's cost as a restriction running with the land on the parcel or parcels on which the target units will be constructed.
- B. Target units shall remain restricted and be offered at affordable rents to the designated group for a period of forty-five years (or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program), or otherwise as provided by law.
- C. In determining the maximum affordable rent or affordable sales price of target units, the following household and unit size assumptions shall be used, unless the housing development is subject to different assumptions imposed by other

governmental regulations:

SRO (residential hotel) unit	75% of 1 person
Studio	1 person
1 bedroom	2 persons
2 bedroom	3 persons
3 bedroom	4 persons
4 bedroom	6 persons

- D. An applicant shall agree that the initial occupants of the moderate income units in the condominium project are persons and families of moderate income, as defined in Health and Safety Code Section 50093.
- E. Upon resale, the seller of the unit and the city shall share in the equity as follows:
1. The seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation.
 2. The city shall re-capture any initial subsidy and its proportionate share of appreciation, which shall then be used within five years for any of the purposes described in Health and Safety Code Section 33334.2(e) that promote homeownership.
 3. For purposes of this subsection, the city's "proportionate share of appreciation" shall be equal to the ratio of the city's initial subsidy to the fair market value of the home at the time of the initial sale.
 4. For purposes of this subsection, the city's "initial subsidy" shall be equal to the fair market value of the home at the time of the initial sale minus the initial sale price to the moderate income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of resale shall be used as the initial market value.
- F. All for-sale target units shall be occupied by their purchasers; no renting or subleasing shall be permitted. The purchaser shall remain on title as long as the purchaser owns the unit.
- G. The owner of a rental development shall submit annually, and within thirty days of occupancy of a target rental unit, a certificate of compliance, which shall include the name, address, and income of each tenant occupying the target unit.
- H. The owner of a rental development shall maintain and keep on file annual sworn and notarized income statements and current tax returns for all tenants occupying the target rental units.
- I. The owner of a rental development shall provide to the city any additional information required by the city to ensure the long-term affordability of the target units by eligible households.
- J. The city shall have the right to inspect the owner's project-related records at any reasonable time and shall be entitled to audit the owner's records once a year.
- K. The city may establish fees associated with the setting up and monitoring of target units.

(Ord. No. 1173, § 1, 3-25-2014)

17.83.060 - Development standards.

- A. Target units shall be constructed concurrently with nonrestricted units unless both the city and the applicant agree within the density bonus housing agreement to an alternative schedule for development.

- B. Target units shall be built on-site whenever possible and when practical, be dispersed throughout the development. The number of bedrooms of the target units shall be equivalent to the bedroom mix of the nontarget units of the housing development, except that the developer may include a higher proportion of target units with more bedrooms. The design and appearance of target units shall be compatible with the design of the total housing development. All housing developments shall comply with applicable development standards, except those standards that may be modified as provided by this article. Deviations from provisions may only be permitted as part of an approved density bonus housing agreement.
- C. Circumstances may arise in which the public interest would be served by allowing some or all of the target units associated with one housing development to be produced and operated at an alternative development site. Where the applicant and the city form an agreement, the resulting linked developments shall be considered a single housing development for purposes of this article. Under these circumstances, the applicant shall be subject to the same requirements of this article for the target units to be provided on the alternative site.
- D. Special parking requirements. Upon the request of the developer of a housing development qualifying for a density bonus pursuant to this article, the city shall permit vehicular parking ratios, inclusive of handicapped and guest parking, in accordance with the following standards:
1. 0—1 bedroom unit: One on-site open parking space;
 2. 2—3 bedroom unit: Two on-site parking spaces (garage or covered parking);
 3. 4 or more bedroom unit: Two and one-half parking spaces (garage or covered parking).

If the total number of parking spaces required for a housing development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subsection, a housing development may provide "on-site parking" through tandem parking or uncovered parking, but not through on-street parking.

(Ord. No. 1173, § 1, 3-25-2014)

17.83.070 - Processing of density bonus requests.

An application for a density bonus pursuant to this article shall be processed as part of the application for a housing development. An application for a housing development shall not be determined "complete" for purposes of Government Code Section 65920, et seq., unless and until the city council has given preliminary approval of the form and content of a density bonus housing agreement, which complies with the provisions of this article. The process for obtaining preliminary approval of the density bonus shall be as follows:

- A. Filing. An applicant proposing a housing development pursuant to this article shall submit an application for a density bonus as part of the submittal of any formal request for approval of a housing development. The application, whether a pre-application or a formal application, shall include:
1. A brief description of the proposed housing development, including the total number of units, target units, and density bonus units proposed;
 2. The zoning and general plan designations and assessor's parcel number(s) of the project site;
 3. A vicinity map and preliminary site plan, drawn to scale, including building footprints, driveways and parking layout; and
 4. The number and nature of the incentives requested pursuant to this article.
- B. Review of density bonus request.
1. Within ninety days of receipt of the application for a density bonus and a housing development, the city shall provide to an applicant a letter, which identifies project issues of concern, and the procedures for compliance with this article.
 2. If additional incentives are requested, the director of community development shall inform the applicant that the requested additional incentives shall or shall not be recommended for consideration with the proposed housing development, or that alternative or modified incentives shall be recommended for consideration in lieu

of the requested incentives. If the director of community development recommends alternative or modified incentives, the recommendation shall establish how the alternative or modified incentives can be expected to have an equivalent affordability effect as the requested incentives.

C. Approval.

1. The city shall approve a density bonus and requested incentives in conjunction with a discretionary planning permit or ministerial building permit for a housing development, if the application complies with the provisions of this article. The execution and recordation of the density bonus housing agreement shall be a condition of approval of the discretionary planning permit or ministerial building permit.

(Ord. No. 1173, § 1, 3-25-2014)

17.83.080 - Density bonus housing agreement.

- A. The terms of the draft density bonus housing agreement (the "agreement") shall be reviewed and revised as appropriate by the director of community development and the city attorney who shall formulate a recommendation to the planning commission for review and the city council for final approval.
- B. Following execution of the agreement by the applicant and the city, the completed agreement, or memorandum thereof, shall be recorded. The conditions contained in the agreement shall be filed and recorded on the parcel or parcels designated for the construction of target units as a condition of final map approval, or, where a map is not being processed, prior to issuance of building permits for such parcels or units. The agreement shall be binding upon all future owners and successors-in-interest for this property, which is the subject of the housing development application.
- C. At a minimum, the agreement shall include the following:
 1. The total number of units proposed within the housing development, including the number of target units;
 2. A description of the household income group to be accommodated by the housing development, and the standards for determining the corresponding affordable rent or affordable sales price and housing cost;
 3. The location, unit sizes (square feet) and number of bedrooms of target units;
 4. Tenure of use restrictions for target units of at least forty-five years;
 5. A schedule for completion and occupancy of target units;
 6. A description of any additional incentive being provided by the city;
 7. A description of remedies for breach of the agreement by either party (the city may identify tenants or qualified purchasers as third party beneficiaries under the agreement); and
 8. Other provisions to ensure implementation and compliance with this article.
- D. In the case of for-sale housing developments, the agreement shall provide for the following conditions governing the initial sale and use of target units during the applicable use restriction period:
 1. Target units shall, upon initial sale, be sold to and occupied by eligible very low, lower, or in the case of a condominium, moderate income households at an affordable sales price and housing cost, or to qualified senior citizen residents (i.e. maintained as senior citizen housing) or to qualified veteran housing residents.
 2. The initial purchaser of each target unit shall execute an instrument or agreement, approved by the city attorney, restricting the sale of the target unit in accordance with this article during the applicable use restriction period. Such instrument or agreement shall be recorded against the parcel containing the target unit and shall contain provisions as the city may require to ensure continued compliance with this article and the State density bonus law.
- E. In the case of rental housing developments, the agreement shall provide for the following conditions governing the use of target units during the use restriction period:
 1. The rules and procedures for qualifying tenants, establishing affordable rent, filling vacancies and the proper management and maintenance of target units for qualified tenants;
 2. Provisions requiring owners to verify tenant incomes and maintain books and records to demonstrate compliance with this article; and

3. Provisions requiring owners to submit an annual report to the city, which includes the number of occupying target units, and which identifies the bedroom size and monthly rent or cost of each target unit.

(Ord. No. 1173, § 1, 3-25-2014)

17.83.090 - Changes in State density bonus laws.

It is the intent of the city council that the provisions of this article shall be interpreted so as to fulfill the requirements of Government Code Section 65915 et seq., notwithstanding changes in State laws revising percentages, numerical thresholds and/or other standards applicable to the granting of density bonuses or related incentives that may occur after the effective date of this article. Accordingly, it is the further intent of the city council that any such changed percentages, numerical thresholds or other standards shall be deemed to supersede and govern any conflicting percentages, numerical thresholds or other standards contained in this article, to the maximum extent permitted by law.

(Ord. No. 1173, § 1, 3-25-2014)

ATTACHMENT D



Tamora Ave

500 ft

Humbert Ave

Adelia Ave

Chico Ave

Fern St

Fern St & Chico Ave

Marybeth Ave

Legend

Chico Ave, South El Monte - 4.32 Acres - Warmington Residential - Aerial

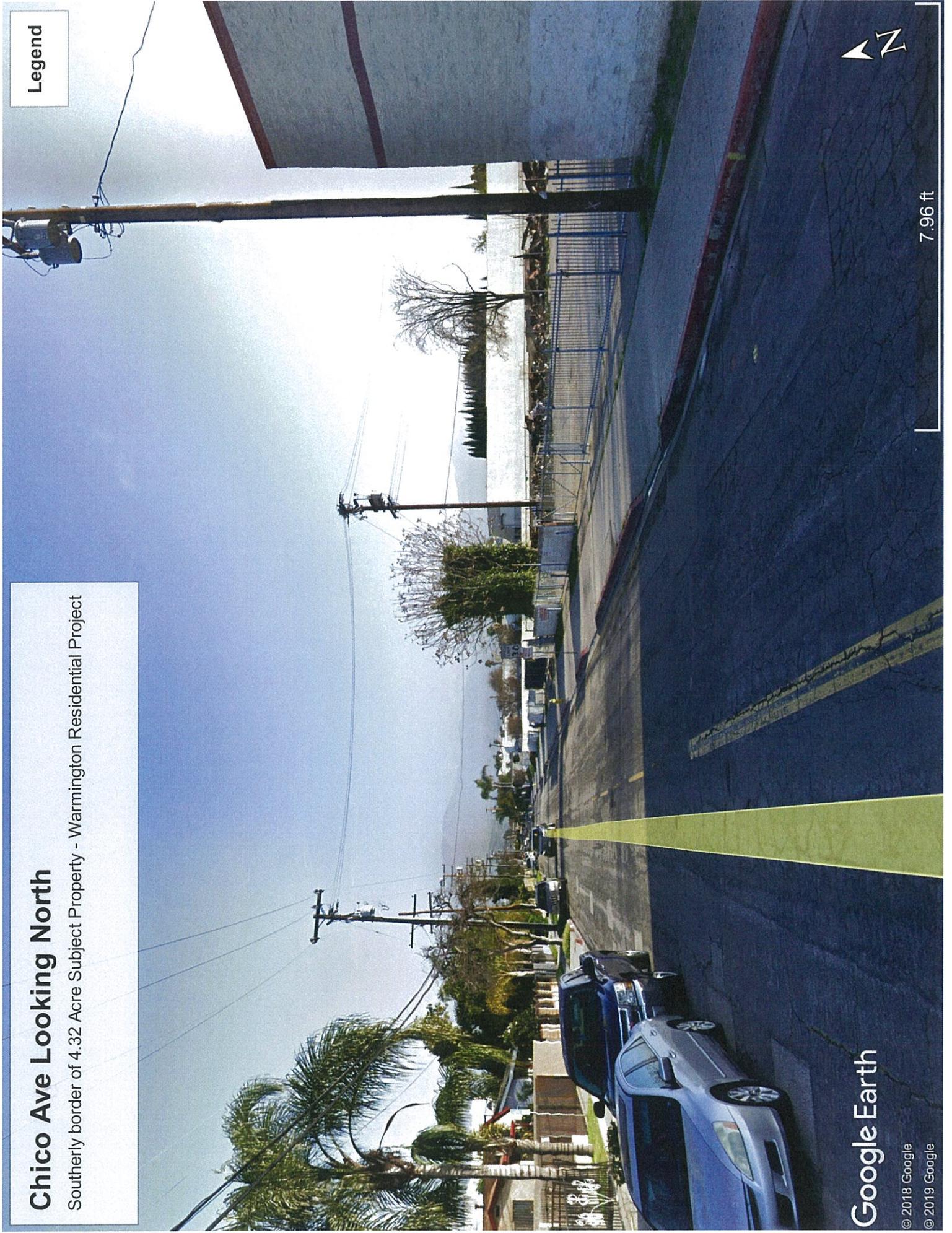
Google Earth

© 2018 Google

Chico Ave Looking North

Southerly border of 4.32 Acre Subject Property - Warmington Residential Project

Legend



Google Earth

© 2018 Google

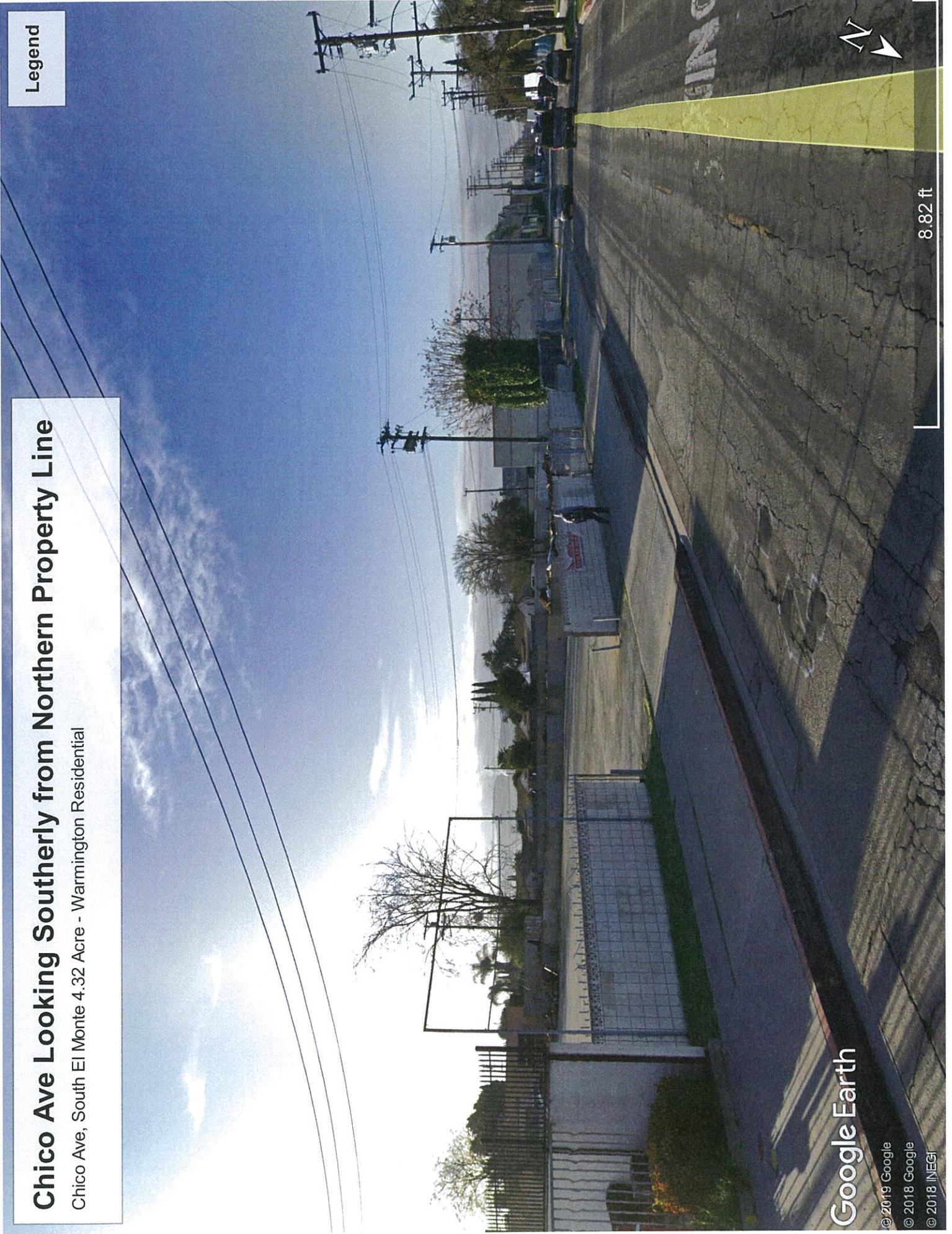
© 2019 Google

7.96 ft

Chico Ave Looking Southerly from Northern Property Line

Chico Ave, South El Monte 4.32 Acre - Warrington Residential

Legend



Google Earth

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Looking Easterly from Chico Ave

at Northern Boundary of Subject Property - Warrington Residential project

Legend



Area



Google Earth

© 2019 Google

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© 2018 INEGI



9.26 ft

Looking Easterly from Chico Ave

at Southern Boundary of Subject Property - Warmington Residential project

Legend



Area



Google Earth

© 2018 INEGI

© 2018 Google

© 2019 Google

7.10 ft

Humbert Ave - Subject Property

Looking Northerly at Southern Boundary of Subject Property
Warrington Residential project

Legend

Google Earth

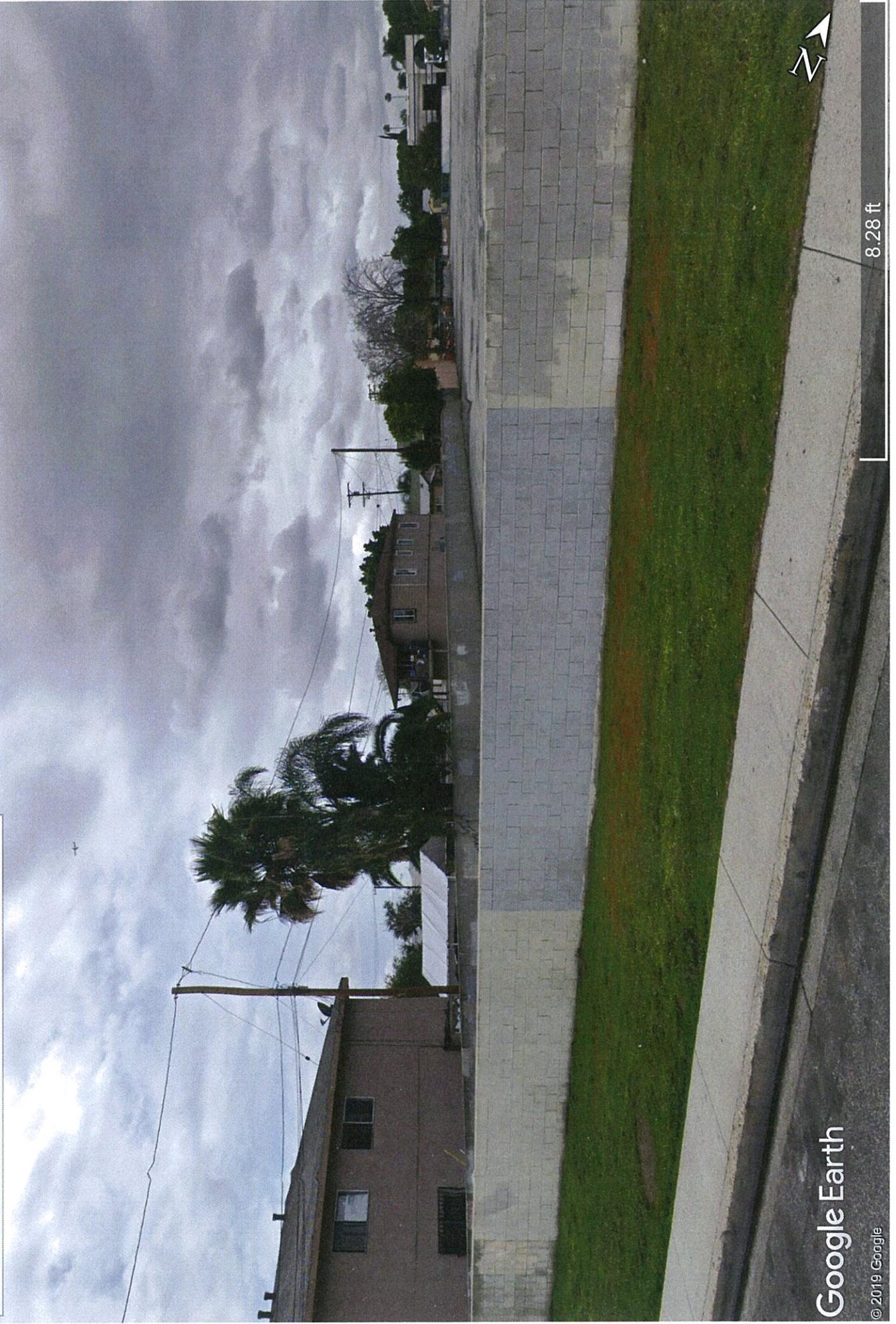
© 2019 Google

8.62 ft



Humbert Ave - Subject Property
Northern PL Looking Westernly - Warmington Residential

Legend



Google Earth

© 2019 Google

8.28 ft

ATTACHMENT E

ENVIRONMENTAL CHECKLIST FORM

Project title: North Chico Residential Project

Lead agency name and address: City of South El Monte, Planning Division, 1415 N. Santa Anita Ave. South El Monte, CA 91733

Contact person and telephone number: Ian McAleese, Assistant Planner, (626) 579 -6540 ext. 3201, imcaleese@soelmonte.org

Project location: The proposed Project is located on the northern edge of the City of South El Monte (City). As shown in **Figure 1: Project Location**, the Project Site is located at 2610-2634 Chico Avenue and 2607-2637 Humbert Avenue. The City is located east of Humbert Avenue.

Project sponsor's name and address: Warmington Residential, 3090 Pullman Street Costa Mesa, California 92626

General Plan designation: Multifamily Residential and Industrial

Zoning: R-3 (Multiple Family Residence) Zone and M (Manufacturing) Zone

Description of Project: The Applicant is proposing the development of 72 attached single-family homes on a site consisting of several existing parcels with frontage on Chico and Humbert Avenues (proposed Project). The proposed Project will include 13 buildings, each 2 stories and 29 feet in height, 10 of the buildings will be built with 6 units each and 3 buildings will contain 4 units each as shown in **Figure 2: Site Plan**. Of the 72 condominiums, 64 will be market rate and 8 will be affordable housing units (4 very low income and 4 low income units). Both types 4-Plex and 6-Plex buildings will be similar in design, as shown in **Figure 3: 4-Plex Perspectives** and **Figure 4: 6-Plex Perspectives**.

The proposed Project includes a single gate on Chico for vehicle access; no vehicle access will be provided on Humbert. A pedestrian gate access is proposed on Chico Avenue, with a secondary pedestrian gate on Humbert Avenue. Bike racks will be provided, as well as 184 parking spaces (144 for residential uses provided as two car garages, 30 guest parking, 8 driveway spaces, and 2 ADA stalls) are proposed.

The Project will include amenities, open space, seating and landscaping as shown in **Figure 5: Schematic Landscape Plan**. The proposed Project would incorporate indoor and outdoor recreational amenities that would meet some of the needs of the residents and the public. Approximately 40,685 square feet (sq. ft.) of common open space will be provided for the residents, as well as landscaping throughout the Project. Outdoor amenities would include communal open space such as central courtyards and other

landscaping. A Homeowner's Association will be formed to maintain open space areas, on-site drainage facilities, private driveways, and fire lanes.

The proposed Project will have two floor plans, as shown in **Figure 6: Plan 1 Floor Plan** and **Figure 7: Plan 2 Floor Plan**. Plan 1 contains 3 bedrooms and 2.5 bathrooms in a 1,392 sq. ft. and Plan 2 includes 4 bedrooms and 2.5 baths in 1,758 sq. ft. The Project will contain 46 Plan 1 units and 26 Plan 2 units.

The 2-story buildings will have stucco walls painted white, tan, and earth tones, and a concrete flat tile roof. The façade would feature arches, openings in stucco, and dark wood trim, as shown in **Figure 8: 4-Plex Elevation** and **Figure 9: 6-Plex Elevation**.

The Project Site is approximately 187,800 sq. ft. (4.3 acres) and consists of 8 parcels identified as Assessor's Parcel Numbers 8102-029-005 to 007, -018, to -020, -025, and -026. The Project Site is currently developed with residential and industrial buildings, as well as surface parking lots. The northern and southern portions of the site are parking lots. The eastern half of the site is developed with four residential apartment buildings containing 8 units. The western half of the site was previously developed with an industrial building that has since been demolished. Demolition of all existing structures and site improvements is proposed as part of the Project.

The Applicant is requesting approval of the following actions by the City:

- General Plan Amendment—to change the existing Industrial zoning the on western portion of the Project Site on Chico Ave to Medium Density Residential on western portion on Humbert Ave;
- Zone Change—to change the existing M (Manufacturing) Zone on western portion of the Project Site to and R-3 (Multifamily Residential) zone;
- Conditional Use Permit—Pursuant to South El Monte Municipal Code (SEMMC) Section 17.44.030, Conditional Use Permit is required for all residential condominium projects;
- Variance—Pursuant to SEMMC Section 17.44.070, the minimum density for residential condominium units is 1 Unit per 2,500 sq. ft. of site area which is equal to 76 units for the 4.3 acre site. A Variance is requested to allow 72 units on the Project Site to allow for more open space A and landscaped areas for residents;
- Subdivision—Tentative Tract Map 82469 would create 72 residential condominium and common area parcels, as well as private streets.
- Building and other permits necessary for construction of the Project.

Surrounding land uses and setting: Briefly describe the project's surroundings:

The site is located directly northeast of the intersection of Chico Avenue and Fern Street and is bounded on the west by Chico Avenue and on the east by Humbert Avenue. The surrounding area is mixed use in

character with buildings being one or two stories in height. As shown in **Figure 10: Environmental Setting**, industrial uses are located north and south of the Project Site and residential uses are located west of the Project Site on Chico Avenue. Portrero School is located on the east side of Humbert Avenue in the City. Playfields on the rear portion of the school are located on Humbert Avenue across from the site.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

- Encroachment permit from the City for street improvements on Humbert Ave.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section (PRC) 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Letters notifying tribal representatives of the proposed Project and the opportunity to consult were mailed on December 20, 2019. No responses were received requesting consultation.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and Project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See PRC Section 20803.3.2) Information may also be available from the California Native American Heritage commission's Sacred Lands File per PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office Historical Preservation. Please also note that PRC Section 20892.3(c) contains provisions specific to confidentiality.

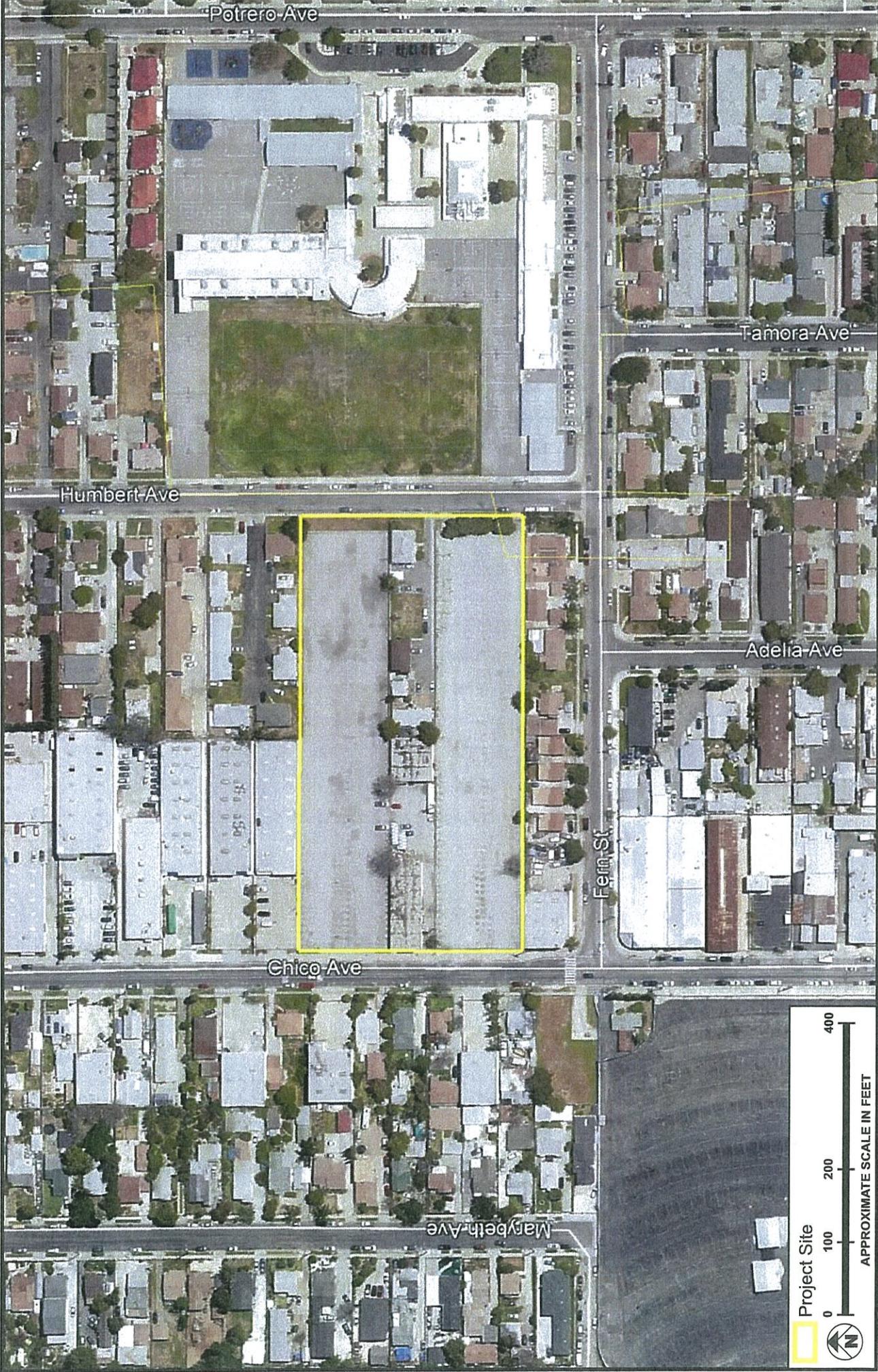


FIGURE 1.1

Project Location

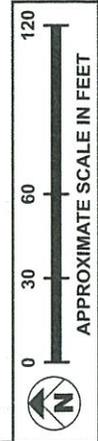
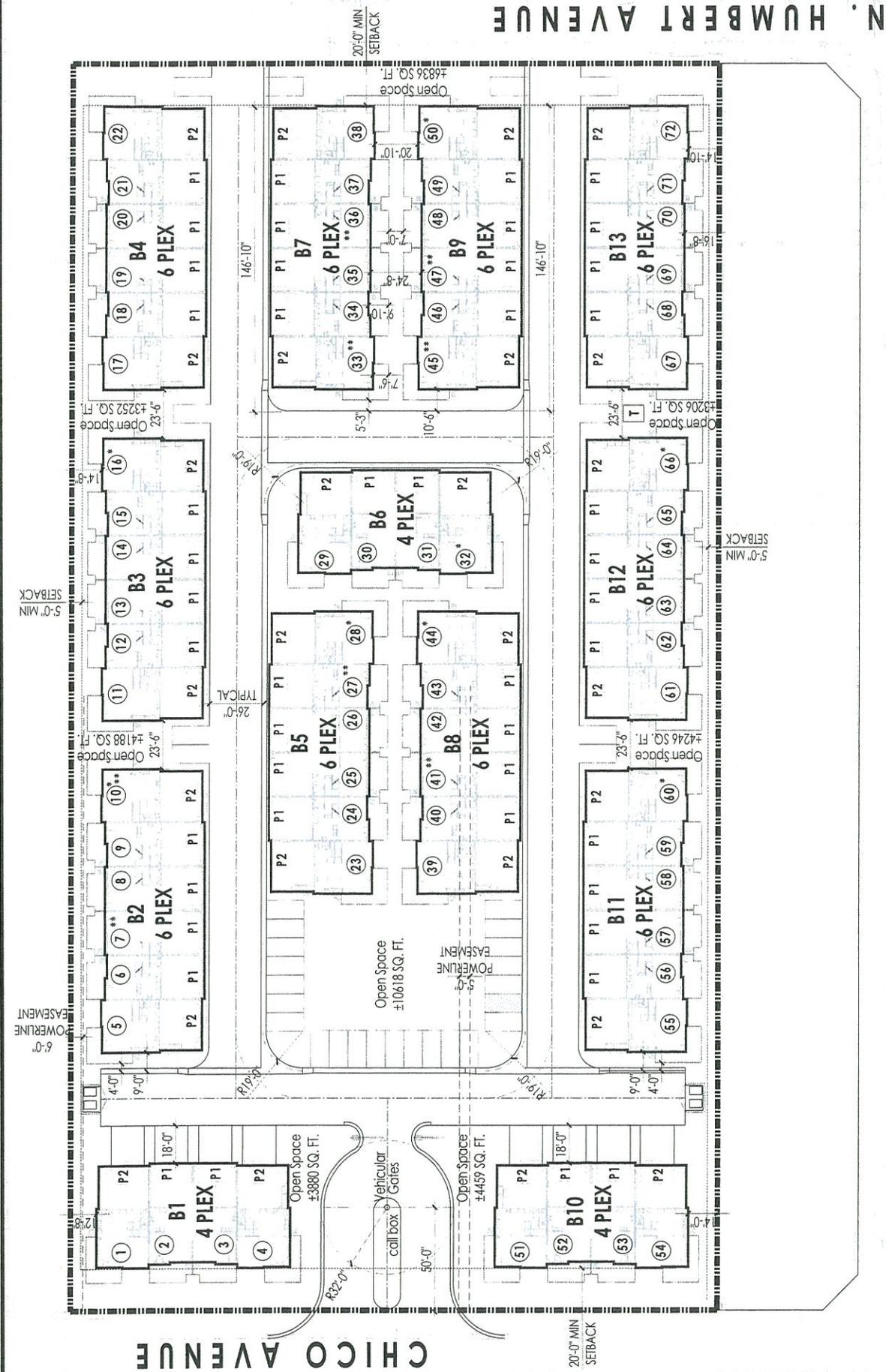
 Project Site

 0 100 200 400

APPROXIMATE SCALE IN FEET

SOURCE: Google Earth - 2019





E. FERN STREET

SOURCE: KTGy Architecture + Planning - 2020

FIGURE 1

Architectural Site Plan





PERSPECTIVE A



PERSPECTIVE B



PERSPECTIVE C

SOURCE: KTG Architecture + Planning - 2020

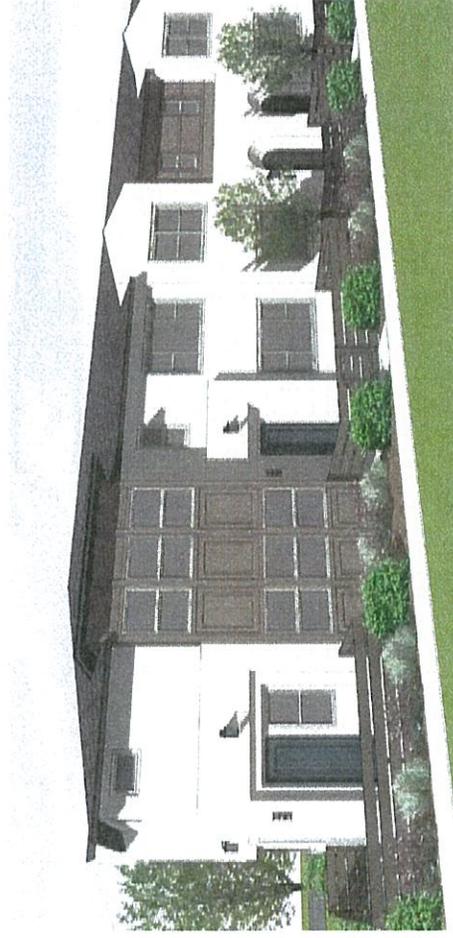
FIGURE 3



PERSPECTIVE A



PERSPECTIVE B



PERSPECTIVE C

SOURCE: KTG Architecture + Planning - 2020

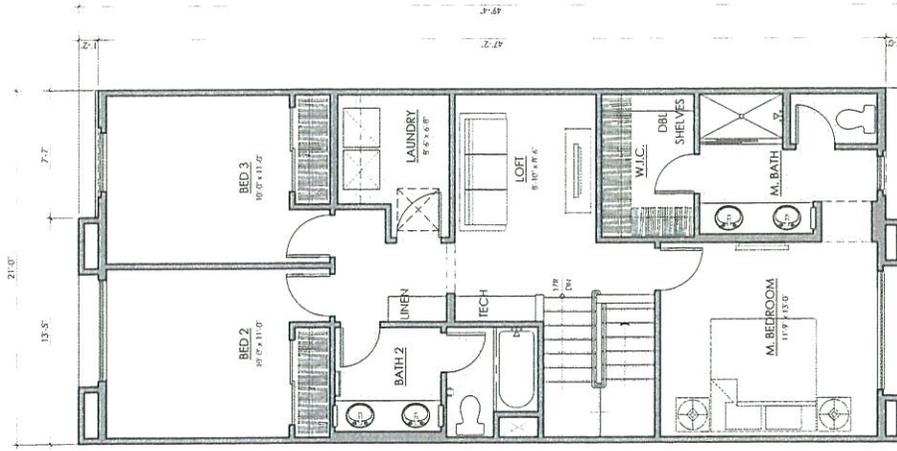
FIGURE 7



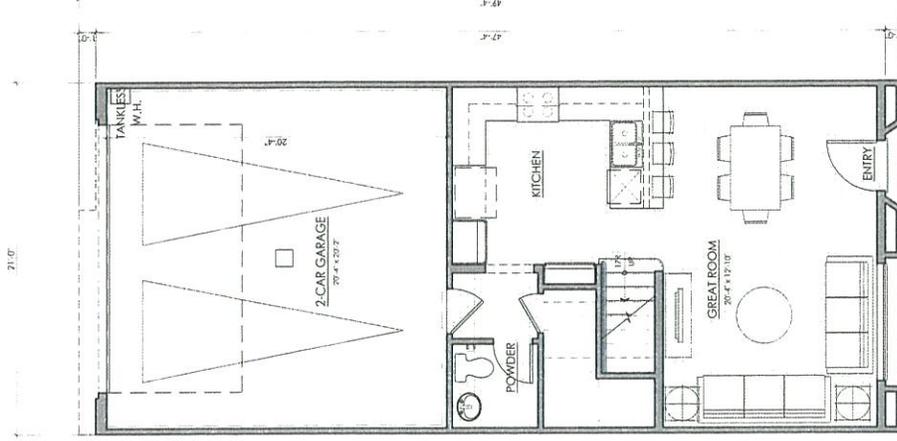
SOURCE: KTG Architecture + Planning - 2020

FIGURE 5

Schematic Landscape Plan



SECOND FLOOR



FIRST FLOOR

	NET SF
1ST FLOOR	519 SQ. FT.
2ND FLOOR	885 SQ. FT.
TOTAL LIVING	1,403 SQ. FT.
GARAGE	413 SQ. FT.

SOURCE: KTG Architecture + Planning - 2020

FIGURE

Plan 1 Floor Plan





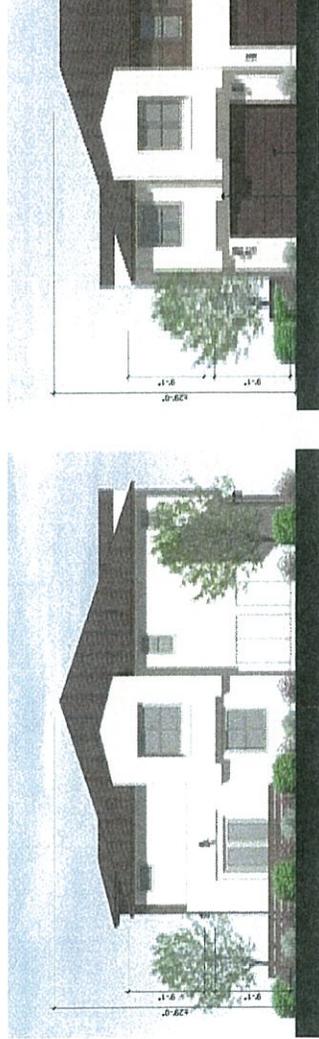
FRONT



LEFT



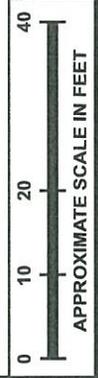
REAR



RIGHT

MATERIAL LEGEND

- 1 Stucco, Light Sand Finish
- 2 Concrete Flat Tile Roof
- 3 Wood Fascia Board
- 4 Stucco o/ Foam Trim
- 5 Stucco o/ Foam Shaped Outloo
- 6 Smooth Stucco o/ Foam Paneli
- 7 Stucco o/ Foam Corbel
- 8 Vinyl Windows - Tan
- 9 Fiberglass Entry Doors
- 10 Decorative Exterior Lights
- 11 Metal Sectional Garage Door
- 12 Courtyard Wall & Gate per Landscape Drawings



SOURCE: KTG Architecture + Planning - 2020

FIGURE 1

4-Plex Elevation



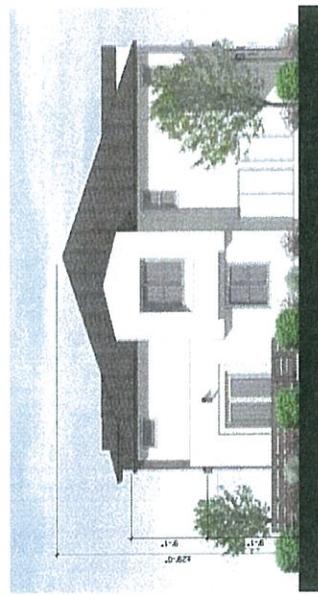
LEFT



FRONT



REAR



RIGHT

MATERIAL LEGEND

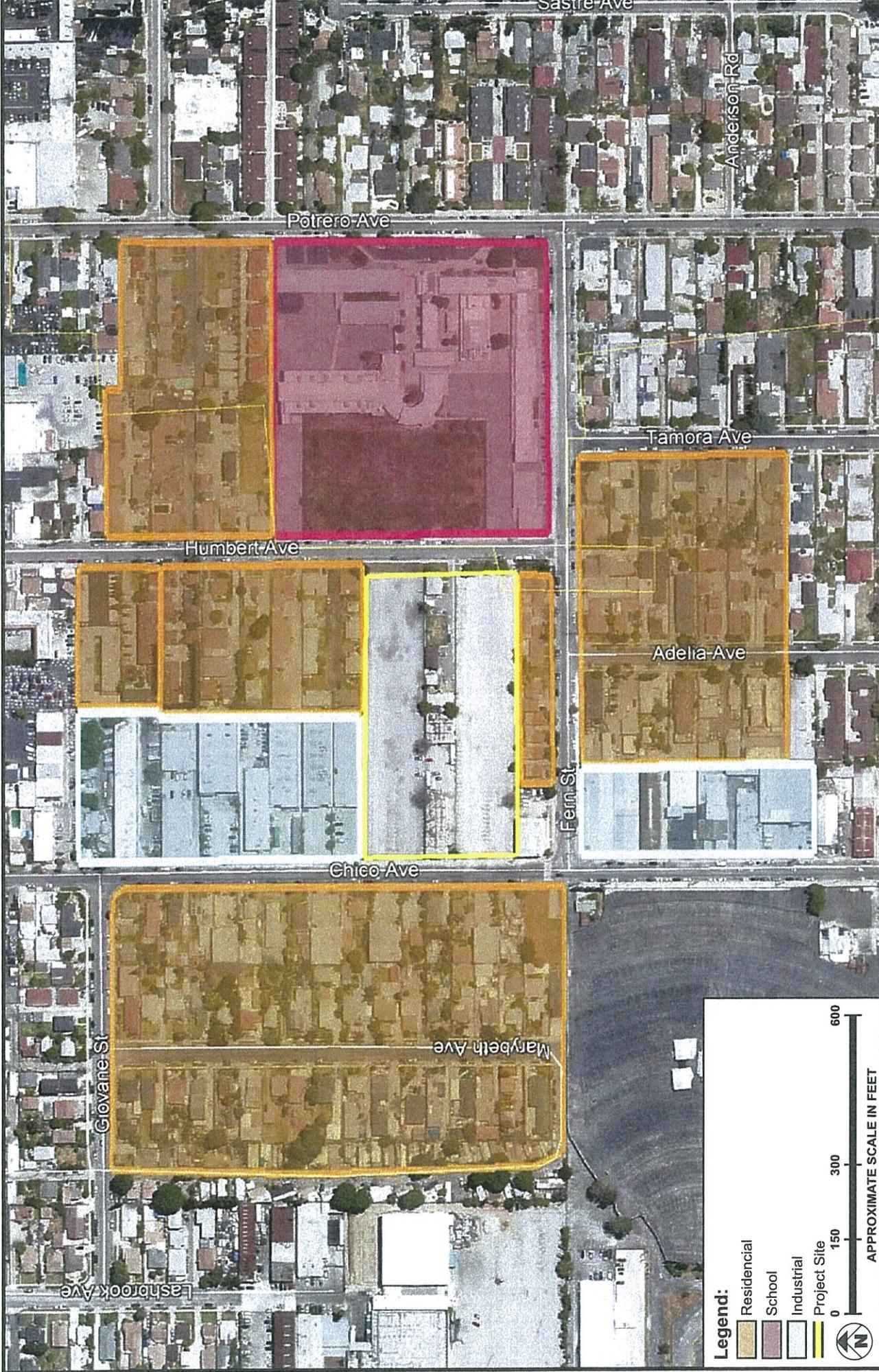
- 1 Stucco, Light Sand Finish
- 2 Concrete Flat Tile Roof
- 3 Wood Fascia Board
- 4 Stucco o/ Foam Trim
- 5 Stucco o/ Foam Shaped Outlooker
- 6 Smooth Stucco o/ Foam Paneling
- 7 Stucco o/ Foam Corbel
- 8 Vinyl Windows - Tan
- 9 Fiberglass Entry Doors
- 10 Decorative Exterior Lights
- 11 Metal Sectional Garage Door
- 12 Courtyard Wall & Gate per Landscape Drawings



SOURCE: KTG Architecture + Planning - 2020

FIGURE 9.

6-Plex Elevation



SOURCE: KTG Architecture + Planning - 2020

FIGURE 10

Environmental Setting

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

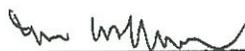
The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards & Hazardous Materials
<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Land Use Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.



Signature

Planning Manager

2-18-2020

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

INITIAL STUDY CHECKLIST

1. Aesthetics

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the Project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a. Have a substantial adverse effect on a scenic vista?

No Impact. The Project Site is located within a developed and urbanized area of the City. The Project Site is not located on or near any designated scenic corridor or roadway. The City’s general plan does not identify any specific scenic vistas within the City. Although the Project Site vicinity is within the field of view of surrounding the San Gabriel mountain range, the existing level of development on the site and in the surrounding area limits views across and beyond the site. Both Chico and Humbert Street are local streets that do not offer long range scenic views. The proposed Project consists of buildings 2 stories and 29 feet in height, consistent with other buildings in the area. The Project would not obstruct any available views. As such, no impacts to a scenic vista would occur.

Mitigation Measures: No mitigation measures are necessary.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

No Impact. The Project Site is located within a developed and urbanized area of the City. The Project Site is not bordered by or within the viewshed of a designated scenic highway. The Project Site is currently developed with residential and industrial buildings and surface parking lots. No scenic rock outcroppings, unique geologic features, or historic buildings exist on the Project Site. The existing trees on the site have not been identified as scenic resources. For these reasons, no impacts would occur.

Mitigation Measures: No mitigation measures are necessary.

c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

No Impact. The Project is proposed in an urbanized area including industrial, commercial, and residential uses similar height and scale to the proposed residential condominium buildings. The Project Site is not subject to regulations governing scenic quality. As such, no impacts would occur.

Mitigation Measures: No mitigation measures are necessary.

d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Less than Significant Impact.

Light

Night lighting for the Project Site would be provided to illuminate the building entrances and common open space areas to provide adequate night visibility for residents and visitors and to provide a measure of security. The Project Site would utilize outdoor lighting designed and installed to meet the standards in SEMMC Section 17.12.260 Multiple Residential Zone (R-3), Miscellaneous standards. Impacts would be less than significant.

Glare

Potential reflective surfaces within the vicinity of the Project Site include automobiles, exterior building windows, and other glass and polished metal surfaces. Excessive glare can restrict visibility, and increase ambient heat reflectivity in a given area. The proposed architectural materials and finishes, which are not

reflective and will not generate substantial sources or glare, include stucco walls painted white, tan and earth tones, and a concrete flat tile roof. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

2. Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:</p>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forestland or conversion of forestland to nonforest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to nonagricultural use, or conversion of forestland to nonforest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?

No Impact. The Project Site is located within a developed and urbanized area of the City. No farmland or agricultural activity exists on the Project Site. According to the California Department of Conservation "Los Angeles County Important Farmland 2016" map, the Project Site is designated as "urban and built-up

land.”¹ No portion of the Project Site is designated as Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance. No impact would occur.

Mitigation Measures: No mitigation measures are necessary.

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project Site is currently zoned for residential and industrial uses and is zoned for agricultural use, used for agriculture, or subject to a Williamson Act contract. There are no designated agricultural land uses or Williamson Act contracts adjacent to, or near the Project Site. No impacts would occur.

Mitigation Measures: No mitigation measures are necessary.

c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The Project Site is not designated or zoned for forest or timberland. The Project Site is in an urbanized area of the City and surrounding land uses consisting of, residential, industrial, and commercial space. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

d. Would the project result in the loss of forest land or conversion of forest land to nonforest use?

No Impact. The Project Site does not include forest land and is not located near any forest land. For this reason, no impacts would occur. **Mitigation Measures:** No mitigation measures are required.

1 California Department of Conservation, Division of Land Resource Protection, *Los Angeles County Important Farmland 2016*, map (January 2016), accessed January 2020, available at <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2012/los12.pdf>.

e. Involve other changes in the existing environment which, due to their location or nature could result in conversion of Farmland, to nonagricultural use or conversion of forestland to nonforest use?

No Impact. As previously noted, the Project Site does not contain any farmland or forestland; therefore, no such land would be converted. Neither the Project Site, nor nearby properties, are currently utilized for agricultural or forestry uses. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

3. Air Quality

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the Project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The South Coast Air Quality Management District (SCAQMD) adopted the current air quality management plan (AQMP) in March 2017² to comply with the federal and State Clean Air Acts and amendments; accommodate growth; reduce of pollutants in the South Coast Air Basin (Basin); meet federal and State air quality standards; and minimize the fiscal impact of pollution control measures on the local economy. It builds on approaches in the previous AQMP to achieve attainment of the federal ozone air quality standard. These planning efforts have substantially decreased exposure to unhealthy levels of pollutants, even while substantial population growth has occurred within the Basin. Projects that are considered to be consistent with the AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumption used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD’s recommended daily emissions thresholds.

The Southern California Association of Governments (SCAG) adopted the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) in 2016. The growth projections in this plan form the basis for the strategies identified in the AQMP. According to SCAG, South El Monte

2 South Coast Air Quality Management District, *Final 2016 Air Quality Management Plan*, March 2017.

had a 2018 population of 20,882; the City is within the County of Los Angeles (County), with a 2018 population of 19,283,729.³ The focus of the Housing Element of the General Plan is to continue a comprehensive and long-range planning strategy that specifically addresses housing. The Element's primary objective is to indicate how the City intends to accommodate its designated Regional Housing Needs Assessment or RHNA allocation. The RHNA calls for the City to facilitate the development of 169 housing units in the City during the 2014-2021 planning period.⁴ Based on the Department of Finance's (DOF) current average household size of 4.5 persons for the City of S. El Monte.⁵ The 72 multifamily units (net increase of 64 units when considering the removal of 8 existing residential units) proposed would add approximately 288 new residents to the City. This increase does not represent a substantial increase in the population of the area. The overall increase in housing units and population would be consistent with the SCAG forecast of 600 additional households and approximately 2,200 people in the City between 2012 and 2040.⁶ As such, the Project would not cause unexpected growth. Impacts would be less than significant.

The SCAQMD has developed specific CEQA air quality significance thresholds to assess potential impacts that may result from construction and operation of projects.⁷ The Project Site is located within the area where these thresholds apply. Daily emissions of volatile organic compounds (VOC), nitrogen oxides (NOX), carbon monoxide (CO), sulfur oxides (SOX), respirable particulate matter less than 10 microns in diameter (PM10) and fine particulate matter less than 2.5 microns in diameter (PM2.5) should be quantified and assessed on both regional and localized scales, in accordance with SCAQMD methodology.

The United States Environmental Protection Agency (USEPA) is responsible for federal oversight and enforcement of air quality management policies under the 1970 Clean Air Act (CAA). Each individual state is tasked with preparing and adhering to State Implementation Plans⁸(SIPs) for achieving the goals set forth within the CAA. California has some of the most stringent air quality policies in the country and, through the California Air Resources Board (CARB) branch of the California Environmental Protection Agency (CalEPA), has developed its own ambient air quality standards (AAQS).

3 Southern California Association of Governments, Local Profiles Report 2019: Profile of the City of South El Monte (May 2019), accessed January 2020, <https://www.scag.ca.gov/Documents/SouthElMonte.pdf>.

4 City of South El Monte, Department of City Planning, *General Plan, "Housing Element"* (2014).

5 California Department of Finance, *Report E-5: Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011–2019, with 2010 Benchmark*, accessed January 2020, available at <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>.

6 SCAG, *"Demographics and Growth Forecast"* (adopted April 2016), accessed January 2020, http://scagrtpsc.net/Documents/2016/final/f2016RTPSCS_DemographicsGrowthForecast.pdf.

7 SCAQMD, CEQA Air Quality Handbook.

8 A State Implementation Plan is a document prepared by each state describing existing air quality conditions and measures that will be followed to attain and maintain National Ambient Air Quality Standards.

The State is divided into air quality jurisdictions; each jurisdiction is governed by a regional air district that oversees policy implementation, permitting of air pollution emission sources, and enforcement of regulatory requirements. Six criteria air pollutants (CAPs) are monitored at the federal, State, and regional levels. These six CAPs—ozone, particulate matter PM10 and PM2.5, nitrogen dioxide, carbon monoxide, lead, and sulfur dioxide—were identified based on a consensus of decades of research that concluded inhalation of each of the chemicals results in adverse health effects in humans.

Construction Emissions

Construction of the Project is proposed to begin in March 2020 and is expected to be completed by March 2022. Construction would include demolition of all existing structures and site improvements and would consist of the following phases: (1) asphalt and building demolition; (2); rough grading and fine grading; (3) utility trenching; (4) building construction; (5) asphalt paving; and (6) finishing/landscaping.

These construction activities would create short term emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities during the demolition/grading/excavation/site preparation phases would primarily generate particle emissions. Particles less than 10 micrometers in diameter (PM10) and particles less than 2.5 micrometers in diameter (PM2.5) would be the primary sources of particle emissions. Mobile sources (such as diesel-fueled equipment on site and traveling to and from the Project Site) would primarily generate nitrogen oxide (NOx) emissions. The application of architectural coatings, such as paint, during the building construction phase would primarily result in the release of volatile organic compound (VOC) emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time.

Maximum daily emissions of air pollutants during construction and operation of the Project were calculated using CalEEMod. Construction would be required comply with the SCAQMD Rule 403 and Rule 1113. Rule 403 requires the use of stringent best available control measures (BACMs) to minimize PM10 emissions during grading and construction activities. Rule 1113 limits the VOC content of coatings, with a VOC content limit for flat coatings of 50 grams per liter (g/L). Furthermore, all off-road diesel-powered construction equipment greater than 50 hp would meet at the minimum Tier 3 off road emissions standards in accordance with CARB fleet requirements. **Table 3.1: Maximum Construction Emissions** identifies daily emissions that are estimated for peak construction days for each construction year. Based on the modeling, construction of the Project would not exceed regional VOC, NOx, CO, SOx, PM10, and PM2.5 concentration thresholds. As such, impacts would be less than significant.

Table 3.1
Maximum Construction Emissions

Source	VOC	NOx	CO	SOx	PM10	PM2.5
	pounds/day					
Year 2020	6	67	91	<1	12	6
Year 2021	5	47	49	<1	3	2
Year 2022	20	67	88	<1	4	3
Maximum	20	67	91	<1	12	6
SCAQMD Mass Daily Threshold	75	100	550	150	150	55
Threshold exceeded?	No	No	No	No	No	No

Source: CalEEMod.

Notes:

CO = carbon monoxide; NOx = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; SOx = sulfur oxides; VOC = volatile organic compounds.

Refer to **Appendix A** for CalEEMod output sheets in the Air Quality Study, dated January 2020.

Operational Emissions

Operation of the Project has the potential to generate criteria pollutant emissions through vehicle trips traveling to and from the Project Site. In addition, emissions would result from area sources on site, such as natural gas combustion, landscaping equipment, and use of consumer products. In calculating mobile-source emissions, trip-length values were based on the distances provided in CalEEMod. Area-source emissions are based on natural gas (building heating and water heaters), landscaping equipment, and consumer product (including paint) usage rates provided in CalEEMod. Natural gas usage factors in CalEEMod are based on the California Energy Commission's California Commercial End Use Survey data set, which provides energy demand by building type and climate zone. The results of these calculations are presented in **Table 3.2: Maximum Operational Emissions**.

Table 3.2
Maximum Operational Emissions

Source	VOC	NOx	CO	SOx	PM10	PM 2.5
	pounds/day					
Area	3	2	7	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	1	4	12	<1	4	2
Total	4	5	19	<1	4	2
SCAQMD Mass Daily Threshold	55	55	550	150	150	55
Threshold exceeded?	No	No	No	No	No	No

Source: CalEEMod.

Notes: Totals in table may not appear to add exactly due to rounding in the computer model calculations.

CO = carbon monoxide; NOx = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; SOx = sulfur oxides; VOC = volatile organic compounds.

Refer to **Appendix A** for CalEEMod output sheets in the Air Quality Study, dated January 2020.

As shown in **Table 3.2**, the emissions associated with the Project would not exceed the SCAQMD-recommended operational emission thresholds. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard?

Less Than Significant Impact. A significant impact could occur if the Project would add a considerable cumulative contribution to federal or State nonattainment pollutants. Development of the Project in conjunction with the related projects near the Project would result in an increase in construction and operational emissions in an already urbanized area of the City. However, cumulative air quality impacts from construction, based on SCAQMD guidelines, are not analyzed in a manner similar to project-specific air quality impacts. Instead, the SCAQMD recommends that a project's potential contribution to cumulative impacts should be assessed utilizing the same significance criteria as those for project-specific impacts. According to the SCAQMD, individual development projects that generate construction or operational emissions that exceed the SCAQMD recommended daily regional or localized thresholds for project-specific impacts would also cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.

With the implementation of regulatory compliance measures such as Rule 403 (Fugitive Dust) and Rule 1113 (Architectural Coating), the Project's construction and operational emissions are not expected to significantly contribute to cumulative emissions for CO, NO_x, PM₁₀, and PM_{2.5}. As such, the Project's contribution to cumulative air quality emissions in combination with the related projects would not be cumulatively considerable. Impacts would be less than significant.

As discussed previously, the Project would not jeopardize the attainment of air quality standards in the 2016 AQMP for the Basin and the Los Angeles County portion of the Basin. As such, the Project would not have a cumulatively considerable contribution to a potential conflict with or obstruction of the implementation of the AQMP regional reduction plans. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Project construction activities and operations, as described above, may increase air emissions above current levels. Concentrations of pollutants may have the potential to impact

nearby sensitive receptors. Sensitive receptors are identified near sources of air pollution to determine the potential for health hazards. Locations evaluated for exposure to air pollution include, but are not limited to, residences, schools, hospitals, and convalescent facilities.

Adjacent residential neighborhoods lie directly north and south of the Project Site along Humbert Avenue. Additional residences are located to the south across Fern Street, and to the north across Humbert Avenue. A residential neighborhood is located west of the Project Site across Chico Avenue. Additionally, Potrero School is located east of the Project Site across Humbert Avenue. These uses represent the nearest sensitive receptors which may potentially be impacted by emissions of air pollutants from Project implementation.

The localized effects from the on-site portion of the missions are evaluated at nearby sensitive receptor location potentially impacted by the Project according to the SCAQMD Final Localized Significance Threshold (LST) Methodology,⁹ which relies on on-site mass emission rate screening tables and project-specific dispersion modeling where appropriate. For construction, pollutant concentrations are compared to significance thresholds for particulates (PM₁₀ and PM_{2.5}), CO, and NO₂. The significance threshold for PM₁₀ represents compliance with SCAQMD Rule 403 (Fugitive Dust). The threshold for PM_{2.5} is designed to limit emissions and to allow progress toward attainment of the AAQS. Thresholds for CO and NO₂ represent the allowable increase in concentrations above background levels that would not cause or contribute to an exceedance of their respective AAQS.

The LST Methodology provides lookup tables of emissions that are based on construction projects of up to 5 acres in size. These LST lookup tables were developed to assist lead agencies with a simple tool for evaluating the impacts from small typical projects. Ambient conditions for South San Gabriel Valley, as recorded in SRA 11 by the SCAQMD, were used for ambient conditions in determining appropriate threshold levels.

The results of the LST analysis are provided in **Table 3.3: Localized Construction and Operational Emissions**. These estimates assume the maximum area that would be disturbed during construction on any given day during Project buildout. Construction would comply with the SCAQMD's Rule 403 (Fugitive Dust), which requires watering of the site during dust-generating construction activities, stabilizing disturbed areas with water or chemical stabilizers, and preventing track-out dust from construction vehicles. As shown in **Table 3.3**, emissions would not exceed the localized significance construction and operational thresholds. As such, impacts would be less than significant.

9 Southern California Air Quality Management District, *Final Localized Significance Threshold Methodology*, 2008. <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>, accessed August 2019.

**Table 3.3
Localized Construction and Operational Emissions**

Source	NOx	CO	PM10	PM2.5
	On-Site Emissions (pounds/day)			
Construction				
Total maximum emissions	51	82	9	6
LST threshold	169	1,631	12	8
Threshold Exceeded?	No	No	No	No
Operational				
Project area/energy emissions	4	3	<1	<1
LST threshold	169	1,631	4	2
Threshold Exceeded?	No	No	No	No

Notes:

Totals in table may not appear to add exactly due to rounding in the computer model calculations.

CO = carbon monoxide; NOx = nitrogen oxide; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns.

*Refer to **Appendix A** for CalEEMod output sheets in the Air Quality Study, dated January 2020.*

Toxic Air Contaminants (TAC)

Project construction would result in short-term emissions of diesel particulate matter, which is identified as a TAC. Off-road heavy-duty diesel equipment would emit diesel particulate matter over the course of the construction period. As discussed in **Appendix A**, adjacent residential neighborhoods lie directly north and south of the Project Site along Humbert Avenue. Additional residences are located to the south across Fern Street, and to the north across Humbert Avenue. A residential neighborhood is located west of the Project Site across Chico Avenue. Additionally, Potrero School is located east of the Project Site across Humbert Avenue. Localized diesel particulate emissions (strongly correlated with PM2.5 emissions) would be minimal and would be substantially below localized thresholds, as shown in **Table 3.3**. Project compliance with the CARB anti-idling measure, which limits idling to no more than 5 minutes at any location for diesel-fueled commercial vehicles, would further minimize diesel particulate matter emissions in the Project area.

Project operations would generate only minor amounts of diesel emissions from residential delivery trucks and incidental maintenance activities. Trucks would comply with the applicable provisions of the CARB Truck and Bus regulation to minimize and reduce emission from existing diesel trucks. In addition, Project operations would only result in minimal emissions of air toxics from maintenance or other ongoing activities, such as the use of architectural coatings or household cleaning products. As a result, toxic or carcinogenic air pollutants are not expected to occur in any meaningful amounts in conjunction with operation of the proposed residential uses within the Project Site. Based on the uses expected on the

Project Site, potential long-term operational impacts associated with the release of TACs would be minimal and would not be expected to exceed the SCAQMD thresholds of significance. As such, cumulative toxic emission impacts during construction would be less than significant.

Mitigation Measures: No mitigation measures are required.

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. As shown in **Table 3.3**, the construction and operation of the Project would result in emissions below the LSTs. Mandatory compliance with SCAQMD Rule 1113 would limit the amount of VOCs in architectural coatings and solvents. According to the SCAQMD, while almost any source may emit objectionable odors, some land uses are more likely to produce odors because of their operation. Land uses more likely to produce odors include agriculture, chemical plants, composting operations, dairies, fiberglass molding manufacturing, landfills, refineries, rendering plants, rail yards, and wastewater treatment plants. The Project does not contain any active manufacturing activities and would not convert current agricultural land to residential land uses. Therefore, objectionable odors would not be emitted by the residential uses.

Any unforeseen odors generated by the Project will be controlled in accordance with SCAQMD Rule 402. As previously noted, Rule 402 prohibits the discharge of air contaminants that harm, endanger, or annoy individuals or the public; endanger the comfort, health or safety of individuals or the public; or cause injury or damage to business or property. Failure to comply with Rule 402 could subject the offending facility to possible fines and/or operational limitations in an approved odor control or odor abatement plan. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required

4. Biological Resources

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on State- or federally-protected wetlands (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife Service?

Less than Significant Impact. The Project Site is located within a developed and urbanized area of the City. The Project Site is developed with residential and industrial buildings and parking lots. The Project Site does not contain any native habitat areas. No rare plant or animal species have been previously recorded as specifically existing on the Project Site; however, the following species have been

documented within the area of the Project Site in the California Natural Diversity Database (CNDDDB) for the El Monte quadrangle within which the Project Site is located, as well as the surrounding eight quadrangles: Pasadena, Mount Wilson, Azusa, Los Angeles, Baldwin Park, South Gate, Whittier, and La Habra.

As shown in the table below, a total of 18 sensitive species and other significant biological features have been recorded with 98 entries within the nine-quadrangle area. For the El Monte quadrangle, only four species are noted with 12 occurrences as shown in **Table 4.1: CNDDDB Search El Monte Quadrangle Federal or State Status**. None of these are shown as occurring on or near the Project Site.

**Table 4.1
CNDDDB Search El Monte Quadrangle Federal or State Status**

Scientific Name	Common Name	Status	Federal Status	State Status	Other Status
Polioptila californica	coastal California gnatcatcher	Presumed Extant	Threatened	None	G4G5T2Q; S2; SSC
Polioptila californica	coastal California gnatcatcher	Presumed Extant	Threatened	None	G4G5T2Q; S2; SSC
Vireo bellii pusillus	least Bell's vireo	Possibly Extirpated	Endangered	Endangered	G5T2; S2
Vireo bellii pusillus	least Bell's vireo	Presumed Extant	Endangered	Endangered	G5T2; S2
Vireo bellii pusillus	least Bell's vireo	Presumed Extant	Endangered	Endangered	G5T2; S2
Vireo bellii pusillus	least Bell's vireo	Presumed Extant	Endangered	Endangered	G5T2; S2
Vireo bellii pusillus	least Bell's vireo	Presumed Extant	Endangered	Endangered	G5T2; S2
Vireo bellii pusillus	least Bell's vireo	Presumed Extant	Endangered	Endangered	G5T2; S2
Buteo swainsoni	Swainson's hawk	Possibly Extirpated	None	Threatened	G5; S3
Coccyzus americanus occidentalis	western yellow-billed cuckoo	Possibly Extirpated	Threatened	Endangered	G5T2T3; S1
Polioptila californica	coastal California gnatcatcher	Presumed Extant	Threatened	None	G4G5T2Q; S2; SSC
Polioptila californica	coastal California gnatcatcher	Presumed Extant	Threatened	None	G4G5T2Q; S2; SSC

Notes:

G4: Apparently Secure—Uncommon but not rare; some cause for long-term concern due to declines or other factors.

G5: Secure—Common; widespread and abundant.

T Rank: Intraspecific Taxa—The status of intraspecific taxa (subspecies or varieties) are indicated by a T-rank following the species' Global Rank. Rules for assigning T-ranks follow the same principles as those for Global Ranks. However, a T-rank cannot imply the subspecies or variety is more abundant than the species. With the subspecies, the G-rank reflects the condition of the entire species, whereas the T-rank reflects the global situation of just the subspecies or variety.

Q Rank: Qualifier: Questionable Taxonomy—The distinctiveness of this entity as a taxon or community at the current level is questionable; resolution of this uncertainty may result in change from a species to a subspecies or hybrid, or inclusion of this taxon or type in another taxon or type, with the resulting taxon having a lower-priority (numerically higher) conservation status rank.

S2: Imperiled—Imperiled in the State because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or State.

S3: Vulnerable—Vulnerable in the State due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation

SSC Species of Special Concern: This classification is for a species, subspecies, or distinct population of an animal native to California that is extirpated from the State, or is listed as Federally-, but not State-, threatened or endangered, or meets the State definition of threatened or endangered but has not formally been listed, or is experiencing serious (noncyclical) population declines or range retractions, or has naturally small populations exhibiting high susceptibility to risk from any factor(s) that could lead to declines that would qualify it for State threatened or endangered status.

It also should be noted that the federally listed endangered species observed nearest to the Project Site is the least Bell's vireo (*Vireo belli pusillus*), which has been observed approximately 0.50 miles northeast of the Project Site.

Mitigation Measures: No mitigation measures are required.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. The Project Site is located within a developed and urbanized area of the City. The Project Site is developed with a residential and industrial buildings and surface parking lots. The surrounding area is completely developed and disturbed. No riparian habitat or sensitive natural community is located in the surrounding area or on the Project Site.

Mitigation Measures: No mitigation measures are necessary.

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The Project Site is located within a developed and urbanized area of the city of San Gabriel. No federally protected wetlands are located on or adjacent to the Project Site. No impacts would occur.

Mitigation Measures: No mitigation measures are necessary.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less than Significant Impact. The Project Site is located within a developed and urbanized area of the City. No wildlife corridors, native wildlife nursery sites, or bodies of water in which fish are present are located on the Project Site. There are 11 nonnative trees present on the site that could provide shelter for migratory birds. These trees would be removed during construction and replaced with new trees and approximately 28,028 sq. ft. of landscaping. For these reasons, impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The City recognizes the importance of trees. The City's Tree Policy states that every effort will be made to keep the number of trees to a minimum. If a tree is removed, planting of another tree from the City's Approved Tree List is required.¹⁰ However, this policy only applies to street trees on private property. Furthermore, The Project Site and surrounding area do not contain any native trees of special status that provide suitable habitat for native wildlife species. As such, implementation of the proposed Project would not conflict with any local policies or ordinances protecting biological resources.

Mitigation Measures: No mitigation measures are necessary.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Project Site is not located in an area addressed by any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation

10 City of South El Monte, City of South El Monte Tree Policy (2011), accessed January 2020, <http://www.ci.south-el-monte.ca.us/Portals/0/Public%20Works/City%20SEM%20Tree%20Policy.pdf>

plan. Therefore, implementation of the proposed Project would not conflict with any of these plans. No impacts would occur.

Mitigation Measures: No mitigation measures are necessary.

5. Cultural Resources

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This discussion below incorporates information from the *Cultural Resource Investigation in Support of the North Chico Residential Development Project* prepared by PaleoWest, dated January 2020, included as **Appendix B**.

a. Cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5?

Less than Significant Impact. Section 15064.5 of the CEQA Guidelines generally defines a historic resource as a resource that is (1) listed in, or determined to be eligible for listing, in the California Register of Historical Resources (California Register); (2) included in a local register of historical resources (pursuant to Section 5020.1[k] of the PRC); or (3) identified as significant in an historical resources survey (meeting the criteria in Section 5024.1[g] of the PRC). Additionally, any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register. The California Register automatically includes all properties listed in the National Register of Historic Places (National Register) and those formally determined to be eligible for listing in the National Register.

The Project Site is currently developed with four residential buildings evaluated for potential historical significance due to their age. The buildings were determined not eligible for listing on the National Register of Historic Places or the California Register of Historical Resources under any criteria.

Section 15064.5(b)(2) of the State CEQA Guidelines states that a Project would cause a substantial adverse change in the significance of a historic resource if it:

- a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- c) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Construction and operation of the Project would not alter the historic context of surrounding historic structures or buildings. The Project would be compatible in mass, size, and scale of the area and would not adversely alter the design, character or feeling associated with these historic resources. Therefore, impacts would be less than significant, and no mitigation measures are required. Therefore, there are no historical resources located on the Project Site. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

The proposed Project area has been heavily disturbed by past development activities; however, the potential exists for unknown archaeological resources to be inadvertently encountered during grading associated with construction of the proposed Project.

During construction, if subsurface artifacts are unearthed, the Applicant is required to comply with California PRC Section 21083.2, that specifies the protocol if cultural resources are discovered during excavation, grading, or construction activities. If any artifacts found are tribal in origin, ground disturbance activity will cease and the City will notify the tribes known to be affiliated with the Project area in order

to initiate development of a tribal cultural resource monitoring plan. With compliance with these procedures, impacts would be less than significant.

In the event that archaeological resources are unearthed during grading and excavation activities, all earth-disturbing work would be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the resources in accordance with federal, State, and local guidelines; including those set forth in California PRC Section 21083.2. After the resources have been addressed appropriately, work in the area may resume.

Mitigation Measures: No mitigation measures are required

c. Disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact. While no formal cemeteries, other places of human internment, or burial grounds or sites are known to occur within the Project area, there is always a possibility that human remains can be encountered during construction. If human remains are encountered unexpectedly during construction, demolition, and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If human remains of Native American origin are discovered during Project construction, compliance with State laws, which fall within the jurisdiction of the Native American Heritage Commission (PRC 5097), relating to the disposition of Native American burials will be adhered to.

Mitigation Measures: No mitigation measures are required.

6. Energy

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant Impact. The proposed Project would result in the development of new condominium housing. The proposed Project would consume electricity, natural gas, and transportation energy during construction and operation.

As the buildings would be signed to meet current code requirements, they would comply with applicable provisions of Title 24 and the California Green Building Standards Code (CALGreen) to reduce energy demand.¹¹ Measures to meet these performance standards typically include high-efficiency building systems, efficient lighting features, higher than standard rated insulation, and double-glazed windows. The proposed Project will comply with these standards and will not result in the wasteful or inefficient use of energy resources.

Mitigation Measures: No mitigation measures are necessary.

b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

Less than Significant Impact. The proposed Project would result in the development of new condominium housing units. Construction of the proposed Project would consume energy from off-road construction equipment and on-road vehicular travel from vendor trucks, haul trucks, and construction-employee

¹¹ California Energy Commission, 2016 *Building Energy Efficiency Standards for Residential and Nonresidential Buildings (June 2015)*, accessed December 2019, <http://www.energy.ca.gov/2015publications/CEC-400-2015-037/CEC-400-2015-037-CMF.pdf>

commuting. Additionally, electricity would be required to deliver water to the Project Site for water for dust control. During operation of the proposed Project, energy would be consumed for a variety of purposes including electricity consumption for lighting, appliances, HVAC equipment, water supply and delivery, and other commercial operations; natural gas consumption for cooking, and science classes; and transportation fuel consumption from motor vehicles driving to and from the Project Site.

The proposed Project would be required to comply with the energy standards in the California's Energy Efficiency Standards found in Title 24 California Energy Code and with the California Green Building Standards Code.¹² In addition, the City is part of the SGV Energy Wise Program through the San Gabriel Valley Council of Governments, an Energy Action Plan with the aim of enhancing energy efficiency and conservation measures at the local level. Therefore, the Project would not conflict or obstruct with any applicable policy or plan for renewable energy or energy efficiency. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

12 California Energy Commission, 2016 Building Energy Efficiency Standards for Residential and Nonresidential Buildings (June 2015), accessed December 2019, <http://www.energy.ca.gov/2015publications/CEC-400-2015-037/CEC-400-2015-037-CMF.pdf>

7. Geology and Soils

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The discussion below incorporated information from the *Geotechnical Exploration Report Proposed Residential Development 4.3 – acre Site Northeast of Chico Avenue and Fern Street Intersection City of South El Monte, California* prepared by Leighton and Associates, Inc., dated February 18, 2019, and included in as **Appendix C**.

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. According to the City's General Plan, the Project Site is not located within an established Alquist-Priolo Earthquake Fault Zone.¹³ The closest active faults to the Project Site are the Elysian Park blind Thrust fault, Whittier fault and the Raymond fault, located approximately 2.4 miles, 4.4 miles, and 5.0 miles from the Project Site. The San Andreas fault, which is the largest active fault in California, is approximately 29 miles northeast of the Project Site. Based on the available geologic data, no active or potentially-active faults with the potential for surface fault rupture are located directly beneath or projecting toward the Project Site. Therefore, the potential for surface rupture because of fault plane displacement at the Project Site is considered unlikely. For these reasons, no impact would occur.

Mitigation Measures: No mitigation measures are required.

- ii. Strong seismic ground shaking?

Less than Significant Impact. The Project Site could be subject to strong ground shaking in the event of an earthquake originating along one of the faults listed as active or potentially active in the Southern California area. This hazard exists throughout Southern California and could pose a risk to public safety and property by exposing people, property, or infrastructure to potentially adverse effects, including strong seismic ground shaking. Compliance with applicable building codes and adherence to the design recommendations presented within the Geotechnical Report would minimize structural damage to buildings and ensure safety in the event of a moderate or major earthquake. As such, impacts related to strong seismic ground shaking would be less than significant.

Mitigation Measures: No mitigation measures are required.

- iii. Seismic-related ground failure, including liquefaction?

Less than Significant Impact. Liquefaction is the loss of soil strength or stiffness due to increasing porewater pressure during severe ground shaking. Liquefaction is associated primarily with loose (low density), standard, fine-to-medium grained, cohesionless soils. According to the report the Project Site is located within an area that has been identified by the State of California as being potentially susceptible

13 City of South El Monte, General Plan, "Public Safety Element," October 2000.

to liquefaction. Soil investigations of the site determined that potentially liquefiable soils are located relatively deep below the surface, and for this reason, the potential for liquefaction at the ground surface is considered low. Based on the depth of the liquefiable soils below ground surface, the potential for lateral spreading at ground surface is also considered low. Based on analysis, the calculated earthquake-induced settlement is on the order of less than 4 inches. A combination of remedial grading and structural design elements will be used to reduce the potential impacts of settlement on the proposed improvements to less than significant.

Mitigation Measures: No mitigation measures are required.

iv. Landslides?

No Impact. The topography of the Project Site and the surrounding area is relatively flat and devoid of any distinctive landforms. No known landslides have occurred near the Project Site, nor is the Project Site in the path of any known or potential landslides. The proposed Project would not create any slope features on the site. The risk of ground movement due to slope failure for the Project is defined as low. No impacts would occur.

Mitigation Measures: No mitigation measures are required.

b. Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. The Project Site is located on relatively level ground, which would reduce the likelihood of soil erosion; however, earthmoving activities associated with proposed demolition and construction activities has the potential to result in soil erosion or loss of topsoil. Short-term erosion effects during the construction phase of the proposed Project would be prevented through required implementation of a Stormwater Pollution Prevention Plan (SWPPP) through compliance with the National Pollutant Discharge Elimination System (NPDES) program and the incorporation of best management practices (BMPs) intended to reduce soil erosion. The SWPPP includes standard construction methods such as temporary detention basins to control on-site and off-site erosion.

A network of gutters and swales would be provided throughout the Project Site, along with landscaped areas. The proposed Project would be required to comply with the City's Standard Conditions of Approval, which require that on-site grading drawings be submitted before the issuance of a building or grading permit. This submittal would ensure that adequate drainage facilities would be provided on-site to address issues associated with drainage, water quality, and soil erosion. The proposed Project includes a bio-filtration device and water quality storage tank. Therefore, the loss of top soil or soil erosion will not occur after development of the proposed Project. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact. Lateral spreading is a phenomenon in which large blocks of intact, non-liquefied soil move atop liquefied soil layers. For lateral spreading to occur, the liquefiable soil zone must be laterally continuous, unconstrained laterally, and free to move along sloping ground. Based on the depth of the liquefiable soils below ground surface, the potential for lateral spreading at the ground surface is considered low.

Significant slopes are not located on or near the Project Site. Based on the State of California Seismic Hazard Zones Map for the El Monte Quadrangle,¹⁴ the site is not located within an area that has been identified by the State of California as being potentially susceptible to seismically induced landslides.

Ground surface subsidence generally results from the extraction of fluids or gas from the subsurface, which can result in a gradual lowering of the ground level. The proposed Project would not involve any dewatering activities that could cause ground subsidence on the Project Site. Therefore, the potential for ground collapse and other adverse effects due to subsidence to occur on the Project Site is considered low.

As discussed above, the potential for liquefaction on the Project Site is low and potential impacts from seismically-induced differential settlement will be addressed by of remedial grading and structural design elements.

The proposed Project would be required to comply with applicable building codes to avoid the potential for impacts related to geology and soils conditions on the site. Compliance with these standards, as well as adherence to the design recommendations presented within the Geotechnical Report, would avoid significant impacts related to exposure to hazards including landslides, lateral spreading, subsidence, liquefaction, and collapse. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

14 California Department of Conservation Seismic Hazard Zones Map 1999, <http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm>

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less than Significant Impact. The Project Site has previously been mass graded/compacted and developed with warehouse and office buildings, as well as the associated parking areas. Expansive soils are surface deposits rich in clays that expand when wet and shrink when dried. When these soils swell, the change in volume can exert detrimental stresses on buildings and cause structural damage.

To minimize damage due to geologic hazards, design and construction of the proposed Project would comply with applicable building codes and would adhere to the design recommendations presented within the *Geotechnical Report*. As such, impacts related to expansive soil would be less than significant.

Mitigation Measures: No mitigation measures are required.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The proposed Project would be connected to a sanitary sewer system and use of septic tanks or other alternative wastewater systems is not proposed. No impact would occur.

Mitigation Measures: No mitigation measures are required.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant Impact. The Project Site has been previously graded and is currently occupied by four buildings and surface parking lots. The Project Site and immediate surrounding areas do not contain any known paleontological resources. The Project Site and immediate surrounding areas do not contain any known paleontological resources or unique geologic features. As such, the likelihood of unearthing unique paleontological resources is considered low. Compliance with PRC Section 21083.2 would ensure that if resources were found during construction of the proposed Project, they would be handled according to the proper regulations. With implementation of this standard requirement, no significant impact would occur, and impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

8. Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The discussion below incorporates information from the *Air Quality and Greenhouse Gas Study for the North Chico Residential Project* prepared by Meridian Consultants, dated January 2020, and included in Appendix A.

Discussion

a. Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. Greenhouse Gases (GHGs) are gases that trap heat in the atmosphere; the effect is analogous to the way a greenhouse retains heat. Common GHGs include water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxides, chlorofluorocarbons, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, ozone, and aerosols. The presence of these GHGs in the atmosphere affects the earth's surface temperature, which would be about 34°C cooler without the natural heat-trapping effect of GHGs.¹⁵ Both natural processes and human activities emit GHGs. However, it is believed that emissions from human activities, such as electricity production and vehicle use, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations.

There are no federal, State, or local adopted quantitative thresholds of significance for addressing a project's GHG emissions. In 2008 a SCAQMD staff working group discussed interim CEQA GHG significance thresholds. The SCAQMD Governing Board adopted the staff proposal for an interim GHG significance threshold for stationary source/industrial projects where the SCAQMD is the lead agency; however, the

15 California Environmental Protection Agency, *Climate Action Team, Climate Action Team Report to Governor Schwarzenegger and the California Legislature*, www.climatechange.ca.gov/climate_action_team/reports/index.html, (March 2006), accessed January 2020.

SCAQMD has yet to adopt a GHG significance threshold for land use development projects such as the proposed Project. When no quantitative significance thresholds have been formally adopted by a lead agency, the California Air Pollution Control Officers Association suggests making significance determinations on a case-by-case basis. Assessing the significance of a project's contribution to cumulative global climate change involves: (1) evaluating the Project's sources of GHG emissions; and (2) considering project consistency with applicable emission reduction strategies and goals, such as those set forth by the lead agency or other regional or State agency.

Section 15064.4 of the CEQA Guidelines Amendments serves to assist lead agencies in determining the significance of the impacts of GHGs. As required in Section 15064.4 of the CEQA Guidelines, this analysis includes an impact determination based on the following: (1) an estimate of the amount of GHG emissions resulting from the Project; (2) a qualitative analysis or performance-based standards; (3) a quantification of the extent to which the Project increases GHG emissions as compared to the existing environmental setting; and (4) the extent to which the Project complies with regulations or requirements adopted to implement a Statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

The proposed Project would result in short-term emissions of GHGs during construction. The SCAQMD-recommended CalEEMod software was used to quantify atmospheric emissions of GHG emissions, based on information for similarly sized sites, with respect to the construction schedule, equipment inventory, energy use, and traffic from the Project. The primary source of GHG emissions from the Project during construction would be from mobile sources, including off-road equipment, construction equipment and trucks, and worker vehicles.

The GHG results of Project construction are presented in **Table 8.1: Project Construction-Related Greenhouse Gas Emissions**. As shown in **Table 8.1**, the total GHG emissions from construction activities would be approximately 2,928 metric tons of carbon dioxide equivalents (MTCO₂e). One-time, short-term emissions are converted to average annual emissions by amortizing them over the service life of a building. For buildings in general, it is reasonable to look at a 30-year time frame because this is a typical interval before a new building requires its first major renovation.¹⁶ As shown in **Table 8.1**, when amortized over an average 30-year Project lifetime, average annual construction emissions from the Project would represent a nominal source of GHG emissions of 98 MTCO₂e per year.

16 International Energy Agency (IEA), *Energy Efficiency Requirements in Building Codes, Energy Efficiency Policies for New Buildings*, IEA Information Paper (2008).

Table 8.1
Project Construction-Related Greenhouse Gas Emissions

Year	Project Emissions (MTCO₂e/year)^a
2020	1,080
2021	1,387
2022	461
Total	2,928
Amortized (30-year)	98

Source: California Emissions Estimator Model (CalEEMod) (2016).

^a Construction CO₂ values were derived using CalEEMod Version 2016.3.2.

Refer to **Appendix A (Annual)**, Section 2.1, for construction emissions.

The GHG emissions resulting from operation of the Project, which involves the usage of on-road mobile vehicles, electricity, natural gas, water, landscape equipment, and generation of solid waste and wastewater are shown in **Table 8.2: Project Operational Greenhouse Gas Emissions**. The sum of the direct and indirect emissions associated with the Project is compared with SCAQMD's screening threshold of 3,000 MTCO₂e/year. As shown in **Table 8.2**, the increase in GHG emissions generated by the Project would be 991 MTCO₂e per year, below the recommended SCAQMD screening threshold of 3,000 MTCO₂e per year. As such, impacts would be less than significant.

Table 8.2
Project Operational Greenhouse Gas Emissions

GHG Emissions Source	Project Emissions (MTCO₂e/year)
Construction (amortized)	98
Area	17
Energy	161
Mobile	667
Waste	17
Water	31
Annual Total	991

Notes: Totals in table may not appear to add exactly due to rounding in the computer model calculations. MTCO₂e = metric tons of carbon dioxide emissions.

*Refer to **Appendix A (Annual)**, Section 2.2, for maximum annual operation emissions.*

Mitigation Measures: No mitigation measures are required.

b. Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by SCAG for their 2016 RTP/SCS were used to estimate future emissions within the 2016 AQMP. Projects that are consistent with the growth projections are considered consistent with the AQMP. According to the SCAG estimates, the 2012 and 2040 population with the South El Monte subregion is 20,300 and 22,500, respectively. The focus of the Housing Element of the General Plan is to continue a comprehensive and long-range planning strategy that specifically addresses housing. The Element's primary objective is to indicate how the City intends to accommodate its designated Regional Housing Needs Assessment or RHNA allocation. The RHNA calls for the City to facilitate the development of 169 housing units in The City during the 2014-2021 planning period.¹⁷ Based on the DOF current average household size of 4.5 persons,¹⁸ the 72 multifamily units (net of 64 when considering the removal of 8 existing residential units) proposed would add approximately net 288 new residents to the City. This increase does not represent a substantial increase in the population of the area. The overall increase in housing units and population would be consistent with the SCAG forecast of 600 additional households and approximately 2,200 people in the City between 2012 and 2040.¹⁹ As such, the Project would not cause unexpected growth.

The Project is consistent with regional strategies to reduce passenger VMT to achieve the per capita GHG emissions reduction targets of SB 375 for the SCAG region. The Project Site is adequately served by existing public transit. The nearest bus stop to the Project Site is located approximately 0.1 mile to the north along Garvey Avenue and is served by Metro Transit Line 70. Additionally, the El Monte Station is located approximately 1.2 miles northeast to the Project Site. This station is served by Norwalk Transit Route 7, Foothill Transit Lines 190, 270, and 194, and Metro Transit Lines 70, 76, 176, 267, 267, 487, 577, 770, and Metro Silver Line. Consequently, the Project would not conflict with the strategies with the 2016 RTP/SCS to reduce per capita passenger vehicle GHG emissions. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

17 City of South El Monte, Department of City Planning, General Plan, "Housing Element" (2014).

18 California Department of Finance, *Report E-5: Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011–2019, with 2010 Benchmark*, accessed January 2020, available at <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>.

19 SCAG, "Demographics and Growth Forecast" (adopted April 2016), accessed January 2020, http://scagrtpsc.net/Documents/2016/final/f2016RTPSCS_DemographicsGrowthForecast.pdf.

9. Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such plan has not been adopted, within 2 miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The discussion below incorporates information from the *Phase I Environmental Site Assessment, 2607, 2621, 2623, 2623, 2629, 2637 Humbert Avenue and 2610, 2622, 2626, 2630, 2634 Chico Avenue* by Hillman Consulting, dated October 28, 2019, and included as **Appendix D. A Phase II Subsurface Investigation Report** was also conducted by Hillman Consulting and included as **Appendix E.**

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact. Construction activities are anticipated to use typical construction materials, such as vehicle fuels, paints, oils, transmission fluids, and solvents. The types and amounts of hazardous materials that would be used in connection with operation of the proposed Project would be typical of residential uses, such as cleaning solutions, solvents, pesticides for landscaping, painting supplies, and petroleum products used in normal vehicles operations. These substances can be hazardous in high concentrations; however, the routine and proper use of these standard construction and household products would not result in significant hazards due to small quantities of use. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact. Hazardous materials used during construction or operation of the proposed Project are expected to be used in accordance with regulatory standards and protocols. Such materials would not be used in quantities or stored in such manner as to pose significant safety hazards. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant Impact. The Project Site is within one-quarter mile of an existing school; Portrero School is located directly east of the Project Site. Construction activities will be required to comply with applicable federal, State, and local regulations that govern the transport, use, or disposal of hazardous materials. The proposed Project includes residential uses which would not emit hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances, or waste. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less than Significant Impact. The *Phase I ESA* prepared for the Project Site identified that one of the buildings on the site was formerly occupied by a dry cleaner. Historically, the Project Site was used for agriculture and pesticides were likely broadly applied to the soil.

A Phase II Investigation was completed to determine if the historic uses of the site resulted in any contamination on the site. Ten soil borings and six soil gas sampling probes were installed across the Project Site with several targeted in the location of the former dry cleaner. Results of soil gas sampling indicated none of the samples collected had concentrations of contaminants that approach recognized conservative screening levels for residential settings in California. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

e. For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The Project Site is not within 2 miles of a public airport or within an airport land use plan. The nearest airport, San Gabriel Airport, is approximately 4 miles to the northeast of the Project Site. No impacts would occur.

Mitigation Measures: No mitigation measures are necessary.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The City has an Emergency Operations Manual. This Manual includes evacuation procedures, identifies responsible parties, and names resources to use in the event of emergency.²⁰ The proposed Project does not involve changes to any rights of way that would interfere with emergency response actions. Any lane closures during construction would be temporary and coordinated with the City. No impacts would occur.

²⁰ City of South El Monte, *General Plan*, Public Safety Element (2000).

g. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The Project Site is in an urbanized area in the City. The Project Site is not located adjacent to, intermingled with, or within the proximity of wildlands. No impacts would occur.

Mitigation Measures: No mitigation measures are necessary.

10. Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. results in substantial erosion or siltation on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less than Significant Impact. Construction activities including grading, excavation, and trenching would occur during development of the proposed Project. These types of land-disturbing activities generate the potential for increased soil erosion and sedimentation in stormwater runoff. In addition, general construction activities could contribute pollutants such as construction waste, diesel and oil from

equipment, solvents, and lubricants. Sediment and contaminants could enter the stormwater drainage system and eventually enter downstream waterways and water bodies. The potential increase in soil erosion, siltation, and construction-related pollutants could degrade downstream surface water or groundwater. However, regulatory requirements described below would control construction activities and minimize, to the maximum extent practicable, the degradation of water quality.

The proposed Project would be required to comply with NPDES requirements. Construction activities would be subject to the NPDES general construction activity permit and would be required to eliminate or reduce nonstormwater discharges to storm drain systems and other waters and consider the use of postconstruction permanent BMPs. The proposed Project would be required to develop and implement a SWPPP with BMPs that would be employed to prevent soil erosion and discharge of other construction-related pollutants, as well as a monitoring program to ensure that BMPs are implemented appropriately and are effective at controlling discharges of pollutants that are related to stormwater.

Operation of the proposed Project would introduce sources of potential stormwater pollution that are typical of residential uses, such as cleaning solutions, solvents, pesticides for landscaping, painting supplies, and petroleum products used in normal vehicles operations. Stormwater runoff from precipitation events could potentially carry urban pollutants into municipal storm drains. As such, the proposed Project is also required to comply with the Standard Urban Stormwater Mitigation Plan and with the City's Low Impact Development (LID) requirements, which includes implementation of BMPs to infiltrate or treat stormwater runoff, control peak flow discharge, and reduce the discharge of pollutants from stormwater conveyance systems. The proposed Project includes a bio-filtration device and water quality storage tank. These features of the Project comply with requirements discussed above and would result in impacts being less than significant.

Mitigation Measures: No mitigation measures are necessary.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact. The Project Site is generally impervious with the exception of some portions of landscaping along the public rights-of-way. Surface water runoff from the Project Site is currently directed to adjacent storm drains and generally does not percolate into the groundwater table beneath the Project Site or substantially interfere with sustainable groundwater management of the basin. The Project is replacing uses on the site, which is in an urbanized area of the City, and would not affect groundwater recharge. Additionally, no groundwater wells or other potential sources of groundwater are located on or near the Project Site. As such, impacts would be less than significant

Mitigation Measures: No mitigation measures are necessary.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on or off site.

Less than Significant Impact. No streams or river courses are located on the Project Site. The proposed Project would include engineered drainage features that would collect, retain, and release stormflow in accordance with applicable regulatory requirements. As such the drainage pattern of the Project Site would not be substantially altered. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

Less than Significant Impact. The Project Site is in an urbanized area of the City, and no streams or river courses are located on or within the Project vicinity. The Project Site is largely developed with impervious surfaces. Implementation of the Project would not increase the site or amount of site runoff or result in changes to the local drainage patterns. Implementation of a SWPPP for the Project would reduce the amount of surface water runoff after storm events compared to existing conditions because the Project would be required to implement stormwater BMPs to retain or treat the runoff from a storm event producing three-quarters of an inch of rainfall in a 24-hour period in compliance with the City's LID standards. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

Less than Significant Impact. The proposed Project includes drainage features that will collect, retain and release stormflow in accordance with the City's LID standards, thereby reducing peak discharge into the existing stormwater system. Therefore, the proposed Project would not create or contribute substantial additional runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

iv. Impede or redirect flood flows.

Less than Significant Impact. The existing drainage pattern would be improved as part of the proposed Project to redirect stormwater away from buildings and doorways on the Project site. Implementation of the proposed Project would use the established drainage patterns and improvements of the Project site and surrounding area. As indicated by the Public Safety Element of the General Plan, South El Monte does not lie within a delineated 100-year flood zone.²¹ As previously noted, during proposed Project construction activities, BMPs for minimizing soil erosion would be implemented. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

d. Risk release of pollutants due to project inundation in a flood hazard, tsunami, or seiche zones?

Less than Significant Impact. Tsunamis are large-scale sea waves produced from tectonic activities along the ocean floor. Seiches are freestanding or oscillatory waves associated with large enclosed or semi enclosed bodies of water. The Santa Fe Dam in the San Gabriel foothills is located approximately 11 miles northeast and Puddingstone Dam near San Dimas approximately 18 miles northeast represent two dams of concern to the City. The U.S. Army Corps of Engineers flood emergency plan data indicate that the failure of the Santa Fe Dam would result in the entire area of the City being flooded. Most dams in Southern California are not normally filled to capacity, the possibility of inundation from either dam is remote. Moreover, extensive improvements have been installed by the ACOE to reduce the likelihood of flooding. Emergency response and evacuation plans for the affected areas have been established by the County Sheriff's Department and the U.S. Corps of Engineers, to facilitate emergency operations in the event of dam failure or river overflow. Also, The Project Site is not located within the potential inundation area for these dams.²²

The Project Site is not located near any coastal areas, which are subject to tsunamis. The Project Site is located approximately 17 miles inland from the Pacific Ocean. As such, based on the distance from the Pacific Ocean, the risk of a tsunami affecting the Project Site is low. There are no hillsides located in the area that would result in mudslides. In addition, there are no surface water bodies located in the immediate area that would result in a seiche. Impacts would be less than significant

21 City of South El Monte, *General Plan*, "Public Safety Element," October 2000.

22 City of South El Monte, *General Plan*, "Public Safety Element," October 2000.

Mitigation Measures: No mitigation measures are required.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Less than Significant Impact. The Project does not involve the introduction of new activities or features that could be sources of contaminants that would degrade groundwater quality. Moreover, the implementation of BMPs and compliance with all federal, State, and local regulations governing stormwater discharge would reduce the impacts of the Project on surrounding water quality. This would include compliance with the City's LID ordinance, the primary purpose of which is to ensure that development and redevelopment projects manage runoff in a manner that captures rainwater and removes pollutants while reducing the volume and intensity of storm water flows. The San Gabriel Valley Groundwater Basin is not currently subject to a sustainable groundwater management plan. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

11. Land Use and Planning

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Physically divide an established community?

No Impact. The Project Site is located in an urbanized area and currently developed with residential and industrial uses and parking lots. The Project would be consistent with the scale, character, and existing physical arrangement of the development in the vicinity of the site. Implementation of the Project would not disrupt or divide the physical arrangement of the established community. Therefore, no impacts would occur, and no mitigation measures are necessary.

Mitigation Measures: No mitigation measures are necessary.

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact. The City's General Plan includes land use goals and policies applicable to the Project including:

- Goal 1.0: Maintain a balanced mix and distribution of land uses throughout South El Monte.
- Goal 3.0: Accommodate new development that is compatible with and complements existing land uses.
- Goal 6.0: Provide for the revitalization of deteriorating land uses and properties.
- Policy 1.1: Provide opportunities for housing developments at a range of densities and housing types that accommodate the carried interests and needs of present and future residents.

The proposed Project is consistent with the goals and policies of the South El Monte General Plan. The Project Applicant seeks the approvals of a General Plan Amendment and Zone Change. The majority of the Project Site is zoned R-3 (Multifamily Residential). The zone change request includes changing the Western Portion of the Site that is designated as Manufacturing to the R-3 zone, to allow for the proposed residential development.

The Project would continue to maintain the balance of land uses throughout South El Monte by adding to the City's housing stock and expanding the range of housing options available in the City.

The new development would be compatible with the existing land uses in the area as the area surrounding also contains housing. The Project Site currently contains an unused industrial building, parking lots and deteriorating housing. The Project would revitalize the area by providing additional housing opportunities to the area. The proposed Project would include 72 condominium units varying in size, 8 of the units designated as affordable housing. The development of housing on this Project Site would not conflict with the policies and goals of the South El Monte General Plan.

12. Mineral Resources

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Would the project result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?

No Impact. The Project Site has not been used for mineral extraction is not located within a designated mineral recovery or related area.²³ As such, no impacts would occur.

Mitigation Measures: No mitigation measures are necessary.

b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. As noted, the Project Site is not located within a delineated mineral recovery area. The Project Site is not designated as a locally-important mineral resource recovery site in the City's General Plan. Therefore, the proposed Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan or other land use plan. As such, no impacts would occur.

Mitigation Measures: No mitigation measures are necessary.

23 California Department of Conservation, *CGS Information Warehouse: Mineral Land Classification*, database, accessed December 2019, <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>.

13. Noise

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a. Would the project generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Less than Significant with Mitigation Incorporated. Section 8.20 of the S. El Monte Municipal Code (SEMMC) regulates noise from demolition and construction activities. More specifically, Section 8.20 prohibits the operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between the hours of 10:00 PM and 7:00 AM, or at any time on weekends or holidays. Section 8.20 also exempts certain activities from the noise ordinance including the construction, operation, maintenance and repairs of equipment, apparatus or facilities of park and recreation departments, public works projects, or essential public services and facilities, including those of public utilities subject to the regulatory jurisdiction of the Public Utilities Commission.

SEMMC establishes exterior noise limits for the City which are outlined below in **Table 13.1: South El Monte Exterior Noise Limits.**

Table 13.1
South El Monte Exterior Noise Limits

Receiving Land Zoning Category	Time Period	Noise Level Standard (dBA)
By Zone		
One or Two Family Residential Zone	10 PM – 7 AM	45
	7 AM – 10 PM	55
Multiple Dwelling Residential Zone, Public Zone	10 PM – 7 AM	50
	7 AM – 10 PM	60
Commercial Zone or Commercial-Manufacturing Zone	10 PM – 7 AM	55
	7 AM – 10 PM	60
Manufacturing Zone	Any Time	70
By Use		
Property Partially or Entirely Developed for One or Two Family Residential Uses	10 PM – 7 AM	45
Property Partially or Entirely Developed for Multifamily Residential Uses	10 PM – 7 AM	50

Source: South El Monte Municipal Code, sec. 8.20.

Construction noise impacts are evaluated for Project-related construction activity based on the SEMMC which states that:

1. No person shall operate or cause to be operated any source of sound at any location within the city or allow the creation of any noise on property owned, leased or occupied or otherwise controlled by such person, which causes the noise level when measured on any other property to exceed:
 - a. The exterior noise limit for that land use or zone as specified in **Table 13.1** for a cumulative period of more than thirty minutes in any hour; or
 - b. The exterior noise limit for that land use or zone as specified in **Table 13.1** plus 5 dBA for a cumulative period of more than fifteen minutes in any hour; or
 - c. The exterior noise limit for that land use or zone as specified in **Table 13.1** plus 10 dBA for a cumulative period of more than five minutes in any hour; or
 - d. The exterior noise limit plus 15 dBA for a cumulative period of more than one minute in any hour; or
 - e. The exterior noise limit for that land use or zone as specified in **Table 13.1** plus 20 dbA for any period of time.

Operational noise impacts are evaluated for Project-related noise impacts and on-site stationary source noise from on-site activities and equipment as listed below:

- The Project would cause any ambient noise levels to increase by 5 dBA CNEL or more and the resulting noise falls on a noise-sensitive land use within an area categorized as either “Zone A (Clearly Compatible)” or “Zone B (Normally Compatible)” (see **Table 13.2: City of S. El Monte Land Use Compatibility for Community Noise** for description of these categories); or cause ambient noise levels to increase by 3 dBA CNEL or more and the resulting noise falls on a noise-sensitive land use within an area categorized as either “Zone A (Clearly Compatible)” or “Zone B (Normally Compatible).”
- Project-related operational (i.e., nonroadway) noise sources such as outdoor activities, building mechanical/electrical equipment, etc., increase ambient noise level by 5 dBA, causing a violation of the City Noise Ordinance.

Table 13.2
City of S. El Monte Land Use Compatibility for Community Noise

Land Use Categories		Community Noise Equivalent Level (CNEL)						
Categories	Land Uses	<50	60	65	70	75	80>	
Residential	Single-Family, Duplex, Multiple Family, Mobile Homes	A	B	C	C	C	D	D
Mixed Use	Residential, Retail, and Service Commercial	A	B	B	C	C	C	D
Commercial	Hotel, Motel, Transient Lodging	A	A	B	B	C	C	D
Commercial	General Retail, Bank, Restaurant, Entertainment	A	A	A	B	B	B	C
Commercial Commercial Manufacturing Industrial Public Facilities	Professional Offices, Research and Development, City Hall	A	A	A	B	B	C	D
Commercial Commercial Manufacturing Industrial	Automobile Sales and Services, Manufacturing, Warehousing, Wholesale, Utilities	A	A	A	A	A	B	B
Public Facilities	Hospital, Church, Library, Schools	A	B	B	C	C	D	D
Parks	Parks	A	A	A	B	C	D	D

Source: City of S. El Monte General Plan, Public Safety Element (2000).

Notes:

Land Use Categories		Community Noise Equivalent Level (CNEL)					
Categories	Land Uses	<50	60	65	70	75	80>
<i>Zone A (Clearly Compatible): Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.</i>							
<i>Zone B (Normally Compatible): New construction or development should be undertaken only after detailed analysis of the noise reduction requirements are made and needed noise insulation features in the design are determined. Conventional construction with closed windows and fresh air supply systems or air conditioning, will normally suffice.</i>							
<i>Zone C (Requires Analysis and Mitigation): Potential noise impacts exist. If new construction or development is proposed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the design.</i>							
<i>Zone D (Clearly Incompatible): New construction or development should generally not be undertaken.</i>							

Construction Noise

Construction activities that would occur during the construction phases (rough grading and fine grading, utility trenching, building construction, asphalt paving, trucks, and finishing/landscaping) would generate both steady-state and episodic noise that would be heard both on and off the Project Site. Construction activity associated with the Project could occur near the adjacent residential uses to the north and south. Typical maximum noise levels and duty cycles of representative types of equipment are presented in **Table 13.3: Typical Maximum Noise Levels for Project Applicable Construction Equipment.**

Table 13.3
Typical Maximum Noise Levels for Project Applicable Construction Equipment

Equipment Description	Typical Duty Cycle (%)	Spec Lmax (dBA)	Actual Lmax (dBA)
Backhoe	40	80.0	77.6
Crane	16	85.0	80.6
Dozer	40	85.0	81.7
Dump Truck	40	84.0	76.5
Excavator	40	85.0	80.7
Flatbed Truck	40	85.0	74.3
Forklift	40	85.0	N/A
Grader	40	85.0	N/A
Loader	40	80	79.1
Paver	50	85.0	77.2
Pick-Up Truck	40	55.0	75.0
Roller	20	85.0	80.0
Scraper	40	85	83.6

Source: FHWA Roadway Construction Noise Model (RCNM) version 1.1

Note: N/A = not available.

Construction equipment noise would not be constant because of the variations of power, cycles, and equipment locations. For maximum noise events, this analysis considers equipment operating at the edge of the property line of the Project Site.

Sound generated by the construction noise source typically diminishes at a rate of 6 dBA over hard surfaces, such as asphalt, and 7.5 dBA over soft surfaces, such as vegetation, for each doubling of distance. Barriers—such as walls, berms, or buildings, and elevation differences—can also reduce sound levels by up to 20 dBA.²⁴

The potential noise impact generated during construction depends on the phase of construction and the percentage of time the equipment operates over the workday; however, construction noise estimates used for the analysis are representative of worst-case conditions because it is unlikely that all the equipment contained on site would operate simultaneously. The Project would be constructed using typical construction techniques; no blasting, impact pile driving, or jackhammers would be required. As would be the case for construction of most land use development projects, construction of the proposed Project would require the use of heavy-duty equipment with the potential to generate audible noise above the ambient background noise level.

The noise levels at the residential uses adjacent to the site from construction activity are shown in **Table 13.4: Construction Maximum Noise Estimates**.

Table 13.4
Construction Maximum Noise Estimates

Nearest Off-Site Building Structures	Distance from Project Site (feet)	Max Leq	Ambient Noise Leq (dBA)	Significance Threshold (dBA)	Maximum Noise Increase over Significance Threshold without Regulatory Compliance Measures (dBA)
Adjacent residential to the north and south	5 ^a	102.0	60.7	65.7	+36.3
Residential to the south across Fern St and west across Chico Ave	55	82.8	68.3	73.3	+9.5
School to the east	265 ^b	69.1	60.7	65.7	+3.4

Source: FHWA, RCNM, version. 1.1.
^a Assumed crushing equipment, dump trucks, and pick-up trucks would only operate in center of Project Site (125 feet from adjacent uses). Crane, Scrapers, Graders, Dozers, and Water trucks would operate 50 feet from adjacent uses.
^b Distance measured from Project Site to nearest operational building on campus.
 Refer to **Appendix B** for Construction Noise Worksheets in the Noise Study, dated January 2020.

24 Caltrans, *Technical Noise Supplement* (1998), 33–40, 123–131.

As shown, construction noise levels would result in a maximum increase of 36.3 dBA above the significance threshold without implementation of noise attenuation techniques.

Construction equipment operates at its noisiest levels for certain percentages of time during operation. Equipment such as excavators, graders, and loaders would operate at different percentages over the course of an hour.²⁵ During a construction day, the highest noise levels would be generated when multiple pieces of construction equipment are operated concurrently. The Project's estimated construction noise levels were calculated for a scenario in which a reasonable number of construction equipment was assumed to be operating simultaneously, given the physical size of the site and logistical limitations, and with the noise equipment located at the construction area nearest to the affected receptors to present a conservative impact analysis. This is considered a worst-case evaluation because the Project would typically use fewer overall equipment simultaneously at any given time and, as such, would likely generate lower noise levels than reported herein.

Pursuant to Section 8.20 of the SEMMC, construction would be limited to the hours between 7:00 AM and 10:00 PM. No construction activities would occur on weekends or federal holidays. Project construction would include the use of mufflers, shields, sound barriers, and/or other noise reduction devices or techniques. Implementation of **Mitigation Measure MM N-1** would include a construction management plan which specifies that all construction equipment, fixed or mobile, will be equipped with properly operating and maintained mufflers and other State-required noise attenuation devices; identify the maximum distance between construction equipment staging areas and occupied residential areas; and require the use of electric air compressors and similar power tools. Implementation of **MM N-1** would include optimal muffler systems for all equipment and the break in line of sight to a sensitive receptor would reduce construction noise levels by approximately 10 dB or more.²⁶ Limiting the number of noise-generating heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously used on the Project Site within 75 feet of off-site noise sensitive receptors surrounding the site to no more than one or two pieces of heavy-duty off-road equipment would further reduce construction noise levels by approximately 20 dBA. Also, limiting the number of noise-generating heavy-duty construction equipment to two (2) pieces operating simultaneously would reduce construction noise levels by approximately 5 dB. Temporary abatement techniques include the use of temporary and/or movable shielding for both specific and nonspecific operations. An example of such a barrier utilizes noise curtains in conjunction with trailers to create an easily movable, temporary noise barrier system. A noise barrier can achieve a 5 dB noise level reduction when it is tall enough to break the line-of-sight to the

²⁵ Federal Highway Administration, *Traffic Noise Model* (2006).

²⁶ FHWA, *Special Report—Measurement, Prediction, and Mitigation*, updated June 2017, accessed July 2019, https://www.fhwa.dot.gov/Environment/noise/construction_noise/special_report/hcn04.cfm.

receiver. After it breaks the line-of-sight, it can achieve approximately 1.5 dB of additional noise level reduction for each one (1) meter (3.3 feet) of barrier height.²⁷ Therefore, an approximately 15-foot tall construction noise barrier would reduce construction noise levels by a minimum 7 dB. With implementation of **MM N-1**, construction noise levels would be reduced by a minimum of 40 dB, dependent on the construction activity and height of the temporary noise barrier used.

A sign, legible at a distance of 50 feet, will be posted at the Project construction site, providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign will indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator will be identified to address construction noise concerns received. The contact name and the telephone number for the noise disturbance coordinator will be posted on the sign. The coordinator will be responsible for responding to any local complaints about construction noise and will notify the City to determine the cause and implement reasonable measures to the complaint, as deemed acceptable by the City. The Project would comply with the City's Noise Ordinance as it relates to construction equipment by limiting activities to occur between 7:00 AM to 10:00 PM. Compliance with the City's Noise Ordinance and implementation of **MM N-1** would ensure construction noise levels would be reduced to the extent feasible; thus construction noise levels would be less than significant.

Off-Site Construction Noise

Construction of the Project would require haul and vendor truck trips to and from the site to import soil and delivery supplies to the site. Trucks traveling to and from the Project Site would be required to travel along a haul route approved by the City. Approximately 1,177 total hauling trips would take place during grading over a total of 11 days. Haul truck traffic would take the most direct route to the appropriate freeway ramp.

Noise associated with construction truck trips were estimated using the Caltrans FHWA Traffic Noise Model based on the maximum number of truck trips in a day. Project truck trips which includes medium- and heavy-duty trucks would generate noise levels of approximately 52.7 to 57.5 dBA, respectively, measured at a distance of 25 feet along Chico Avenue, Fern Street, and Humbert Avenue. As shown in **Appendix B**, existing noise levels at the Project Site ranged from 60.7 dBA to 68.5 dBA. The noise level increases from truck trips would be below the significance threshold of 5 dBA.

²⁷ FHWA, *Special Report – Measurement, Prediction, and Mitigation*, updated June 2017, accessed July 2019, https://www.fhwa.dot.gov/Environment/noise/construction_noise/special_report/hcn04.cfm

Stationary Sources

The Project would introduce various stationary noise sources, including heating, ventilation, and air conditioning systems, which would be located either on the roof, the side of a structure, or on the ground. All Project mechanical equipment would be required to be designed with appropriate noise-control devices, such as sound attenuators, acoustics louvers, or sound screens/parapet walls, to comply with noise-limitation requirements provided in SEMMC Section 8.20. Therefore, operation of mechanical equipment on the Project building would not exceed the City's threshold of significance. As such, stationary source impacts would be less than significant, and no mitigation measures are necessary.

Mitigation Measures: For all construction-related activities, noise-attenuation techniques shall be employed as needed to ensure that noise remains as low as possible during construction, specifically the adjacent residential to the north and south. The following mitigation measures would reduce impacts to less than significant:

MM N-1 Construction Noise

- Construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (i.e., mufflers, silencers, wraps, etc.).
- Shroud or shield all impact tools, and muffle or shield all intake and exhaust port on power equipment to reduce construction noise by 10 dB or more.
- Located fixed and/or stationary equipment as far as possible from noise-sensitive receptors. This includes but not limited to limiting the number of noise-generating heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously used on the Project Site within 75 feet of off-site noise sensitive receptors surrounding the site to no more than one or two pieces of heavy-duty off-road equipment to reduce construction noise levels by approximately 20 dBA. In addition, limiting the number of noise-generating heavy-duty construction equipment to two (2) pieces operating simultaneously to reduce construction noise levels by approximately 5 dB.
- Where feasible, temporary barriers shall be placed as close to the noise source or as close to the receptor as possible and break the line of sight between the source and receptor where modeled levels exceed applicable standards.

b. Would the project result in generation of persons to or generation of excessive ground borne vibration or ground borne noise levels?

Less than Significant with Mitigation Incorporated. Vibration is commonly defined as an oscillatory motion through a solid medium in which the motion's amplitude can be described in terms of displacement, velocity, or acceleration. The peak particle velocity (PPV) or root-mean-square (RMS) velocity is typically used to describe vibration amplitudes. PPV is defined as the maximum instantaneous peak of the vibration signal, while RMS is defined as the square root of the average of the squared amplitude of the signal. PPV is typically used for evaluating potential building damage, whereas RMS is typically more suitable for evaluating human response to ground-borne vibration.

The background vibration velocity level in residential areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for most people. Most perceptible indoor vibration is caused by sources within buildings, such as operation of mechanical equipment, movement of people, or slamming of doors. Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the ground-borne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

Construction activities for the Project have the potential to generate low levels of ground-borne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminish in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels.

Table 13.5: On-Site Construction Vibration Levels Estimates—Building Damage, presents construction vibration impacts associated with on-site construction in terms of building damage. As shown in **Table 13.5**, the forecasted vibration levels due to on-site construction activities would exceed the building damage significance threshold at the adjacent residential uses to the north and south for vibratory rollers, large bulldozers, caisson drilling, jack hammers, and loaded trucks. It is important to note pile driving would not be required during construction. Implementation of **Mitigation Measure MM N-2** would limit the distance of jackhammers, large bulldozers and loaded trucks to a minimum of 25 feet from the nearest sensitive receptor would reduce vibration levels to below the significance threshold of 0.5 PPV ips.

**Table 13.5
On-Site Construction Vibration Levels Estimates—Building Damage**

Nearest Off-Site Building Structures	Estimated Vibration Velocity Levels at the Nearest Off-Site Structures from the Project Construction Equipment							Significance Threshold (PPV ips)
	Pile Driver (impact) ¹	Vibratory Roller	Large Bulldozer	Caisson Drilling	Loaded Trucks	Jack-hammer	Small bulldozer	
<i>FTA Reference Vibration Levels at 25 feet</i>								
	0.644	0.210	0.089	0.089	0.076	0.035	0.003	—
Adjacent residential to the north and south (5 feet)	7.200	2.348	0.995	0.995	0.850	0.391	0.034	0.5
Residential to the south and west;	0.197	0.064	0.027	0.027	0.023	0.011	0.001	0.5
School to the east (265 feet)	0.019	0.006	0.001	0.003	0.002	0.001	0.000	0.5

Source: US Department of Transportation, Federal Transportation Authority, Transit Noise and Vibration Impact Assessment
Source: Refer to **Appendix B** for construction vibration worksheets in the Noise Study, dated January 2020.

Note:

¹ Pile driving would not be required during construction.

Mitigation Measures: The following mitigation measure would reduce vibration impacts to less than significant:

MM N-2 Construction Vibration

- Limit the distance of jackhammers, large bulldozers, and loaded trucks to a minimum of 25 feet.

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The closest airport is the San Gabriel Valley Airport (SGVA), recently renamed from El Monte Airport, located approximately 1.7 miles northeast of the Project Site. As shown in the El Monte Airport Master Plan Report, the Project Site is not located within the SGVA 65 CNEL or 60 CNEL noise contours.²⁸ Therefore, the proposed Project would not expose people to excessive noise levels associated with airport uses. No impacts would occur.

Mitigation Measures: No mitigation measures are necessary.

²⁸ South Coast Air Quality Management District, *Final 2016 Air Quality Management Plan*, March 2017.

14. Population and Housing

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant Impact. SCAG adopted the 2016 RTP/SCS in 2016. According to the SCAG, South El Monte had a 2018 population of 20,882; the City is within the County of Los Angeles, with a 2018 population of 19,283,729.²⁹ The focus of the Housing Element of the General Plan is to continue a comprehensive and long-range planning strategy that specifically addresses housing. The Element’s primary objective is to indicate how the City intends to accommodate its designated Regional Housing Needs Assessment or RHNA allocation. The RHNA calls for the City to facilitate the development of 169 housing units in The City during the 2014-2021 planning period.³⁰ Based on the DOF current average household size of 4.5 persons,³¹ the 72 multifamily units (net of 64 when considering the removal of 8 existing residential units) proposed would add approximately net 288 new residents to the City. This increase does not represent a substantial increase in the population of the area. The overall increase in housing units and population would be consistent with the SCAG forecast of 600 additional households and approximately 2,200 people in the City between 2012 and 2040.³² As such, the Project would not cause unexpected growth. As such, impacts would be less than significant.

29 Southern California Association of Governments, *Local Profiles Report 2019: Profile of the City of South El Monte (May 2019)*, accessed January 2020, <https://www.scag.ca.gov/Documents/SouthElMonte.pdf>.
 30 City of South El Monte, Department of City Planning, *General Plan, “Housing Element”* (2014).
 31 California Department of Finance, *Report E-5: Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011–2019, with 2010 Benchmark*, accessed January 2020, available at <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>.
 32 SCAG, *“Demographics and Growth Forecast”* (adopted April 2016), accessed January 2020, http://scagrtpscs.net/Documents/2016/final/f2016RTPSCS_DemographicsGrowthForecast.pdf.

Mitigation Measures: No mitigation measures are necessary.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less than Significant Impact. The Project Site is currently developed with residential uses as well as industrial uses and a parking lot. Currently the Project Site includes 8 residential units that will be demolished in order to build the proposed Project. The displacement of housing is minimal in comparison to the new housing being built. Furthermore, 8 of the 72 proposed condominiums will be affordable housing units. The construction of replacement housing elsewhere will not be necessary due to small amount of housing being demolished. For these reasons, impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

15. Public Services

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

i. Fire Protection?

Less than Significant Impact. Fire protection and emergency medical services in the City are provided by the Los Angeles County Fire Department. The Project Site is served by Fire Station 90, 10115 East Rush St. South El Monte, CA 91933, located approximately 1.2 miles to the southeast. The proposed Project would increase the residential population on the Project Site but would not result in a substantial increase in calls for service that would require the construction or need to alter and expand this fire station or other new facilities.

Mitigation Measures: No mitigation measures are necessary.

ii. **Police Protection?**

Less Than Significant Impact. The City contracts with the Los Angeles County Sherriff's Department for law enforcement services. Designated deputies of the Sheriff's Temple Station oversee the safety of the South El Monte community. The Temple police station is located approximately 3.8 miles north of the Project Site at 8838 Las Tunas Drive, Temple City, CA 91780. The proposed Project would increase the residential population on the Project Site but would not result in a substantial increase in calls for service that would require the construction or need to alter and expand this police station.

Mitigation Measures: No mitigation measures are necessary.

iii. **Schools**

Less than Significant Impact. School services within the city are provided by the Valle Lindo School District and the El Monte Union High School District (EMUHSD). The Valle Lindo School District operates one elementary school and one middle school that will serve the proposed Project. New Temple Elementary School currently has an enrollment of 528 students and Dean L. Shively Middle School has an enrollment of 546 students. Both schools are down in enrollment numbers and have room to serve new students.³³

EMUHSD provides high school services in the City. The EMUHSD includes nine high schools. South El Monte High School will serve high school students from the proposed Project. South El Monte High School currently has 1,227 students enrolled. The school does not have a maximum capacity.³⁴

Furthermore, California Government Code Section 65996(b) provides that payment of school impact fees is "deemed to provide full and complete school facilities mitigation." Both the Valle Lindo School District and the El Monte Union School District have established school impact fees, as provided under California Government Code Section 65996(a). These fees are levied on all proposed projects and provide funds for facilities.

Mitigation Measures: No mitigation measures are necessary.

iv. **Parks?**

Less than Significant Impact. The Project Site is located near several parks, the closest being the Portrero School adjacent to the proposed Project. Portrero School is identified as a joint park/school in the area. The City has joint use agreements with local public-school districts to allow school grounds to be used as

33 Lynn Bulgin, Superintendent of Valle Lindo School District, telephone correspondence, January 28,2020.

34 Hector Delgado, El Monte Union High School District Liaison, email correspondence, January 30,2020.

public park land during non-school hours.³⁵ In addition, the proposed Project would incorporate indoor and outdoor recreational amenities that would meet some of the needs of the residents and the public, offsetting impacts on existing off-site park facilities. Approximately 40,685 sq. ft. of common open space will be provided for the residents, as well as landscaping throughout the Project. Outdoor amenities would include communal open space such as central courtyards and other landscaping. As a result, residents are not expected to substantially utilize off-site parks. Furthermore, The Project will be required to comply with Chapter 16.36 of the South El Monte Municipal Code and pay in-lieu fees to provide future parks and recreation facilities. For these reasons, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

v. Other Public Services?

Less than Significant Impact. Library services within the city are provided by the Los Angeles County Public Library system. While the proposed Project would result in an increase in the City's residential population, it will generate substantial demand for library services such that provision of additional library space would be necessary to maintain adequate standards. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

³⁵ City of South El Monte, Department of City Planning, General Plan, "Resources Element" (2000).

16. Recreation

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less than Significant Impact. The proposed Project would add an increase in the City's residential population. The proposed Project would incorporate on-site indoor and outdoor recreational amenities that would meet some of the needs of the residents as well as add communal open space. The Project Site is located near several parks, the closest being the Portrero School adjacent to the proposed Project, which allows local residents to use the facility. The additional 288 residents added by the proposed Project would not result in a substantial increase in the use of neighborhood or regional parks. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Less than Significant Impact. The proposed Project includes on-site resident amenities and communal open space. These amenities would not have an adverse effect on the environment distinct from the effects of the proposed Project discussed in other sections of this Initial Study. Approximately 12, 926 sq. ft. of private open space and approximately 40,685 sq. ft. of common open space will be provided for the residents. A total of approximately 53, 611 sq. ft. of total open space is provided for the Project. The private recreational facilities will be maintained by the Homeowners Association associated with the development. These amenities would not have an adverse effect on the environment distinct from the

effects of the proposed Project discussed in other sections of this Initial Study No other recreational facilities would be required as a result of the proposed Project. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

17. Transportation

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This discussion below incorporates information from the *North Chico Project Traffic Impact Analysis* (Traffic Study) prepared by Ganddini Group, Inc. dated January 31,2020, included in **Appendix G**.

a. *Would the project conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.*

Less than Significant Impact. The following four intersections near the Project Site were evaluated:

1. Chico Avenue (NS) at Garvey Avenue (EW) City of South El Monte
2. Chico Avenue (NS) at Fern Street (EW) City of South El Monte
3. Chico Avenue (NS) at Rush Street (EW) City of South El Monte
4. Chico Avenue (NS) at Project Driveway (EW) City of South El Monte

The first three intersections are existing, and the fourth is the new proposed intersection at the entrance of the proposed Project.

As discussed in the Traffic Study, and shown below in **Table 17-1: Existing Intersection Levels of Service**, these intersections currently operate at Level of Service (LOS) A-B during the both the AM and PM peak hour.

**Table 17-1
Existing Intersection Levels of Service**

Study Intersection	Traffic Control	AM Peak Hour		PM Peak Hour	
		V/C or [Delay]	LOS	V/C or [Delay]	LOS
Chico Avenue at Garvey Avenue	TS	0.608	B	0.653	B
Chico Avenue at Fern Street	CSS	[12.3]	B	[12.0]	B
Chico Avenue at Rush Street	TS	0.534	A	0.515	A

The proposed Project is forecast to generate a total of approximately 576 trips per day, with approximately 39 trips occurring during the morning (AM) peak hour, and approximately 53 trips occurring during the afternoon (PM) peak hour.

As shown in **Table 17-2: Existing Plus Project Intersection Levels of Service**, the study intersections, including the new intersection of the main driveway to the Project will operate at LOS A-B or better during peak hours with the addition of the traffic generated by the Project.

**Table 17-2
Existing Plus Project Intersection Levels of Service**

Study Intersection	Traffic Control	AM Peak Hour		PM Peak Hour	
		V/C or [Delay]	LOS	V/C or [Delay]	LOS
Chico Avenue at Garvey Street	TS	0.618	B	0.644	B
Chico Avenue at Fern Street	CSS	[12.6]	B	[12.3]	B
Chico Avenue at Rush Street	TS	0.545	A	0.528	A
Chico Avenue at Project Driveway	CSS	[12.1]	B	[12.0]	B

The Existing plus Project analysis also evaluates potential cumulative impacts by considering both an ambient growth rate and traffic generated by related projects. Existing traffic volumes were increased by an annual growth rate of two percent (2%) per year over two years for Opening Year (2021) conditions. This equates to a total growth factor of approximately 1.04 for Opening Year (2021) conditions. This ambient growth rate was conservatively applied to all movements at the study intersections. In addition, to account for trips generated by other future development in the area, trips generated by nine (9) pending or approved other related projects within 1 mile of the Project Site were also added.

The Project would not interfere with any adopted policies, plans, or programs as outlined in the Circulation Element of the City General Plan. Additionally, the Project would not require the disruption of public transportation services or the alteration of public transportation routes. Furthermore, the Project would not interfere with any Class I or Class II bikeway systems. As such, impacts would be less than significant, and no mitigation measures are required.

Mitigation Measures: No mitigation measures are necessary.

b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less than Significant Impact. While this Checklist Question in Appendix G of the CEQA Guidelines has been modified by the Natural Resources Agency to address consistency with CEQA Guidelines section 15064.3, subdivision (b), which relates to use of the vehicle miles traveled (VMT) as the methodology for evaluation traffic impacts, the neither the City nor the County has adopted a VMT methodology to address this updated Checklist Question as the effective date for Section 15064.3 is July 1, 2020. For this reason, the transportation impacts of the Project were assessed under the County's current guidelines, which evaluate the LOS of intersections to evaluate the traffic impacts of a Project.

Mitigation Measures: No mitigation measures are necessary.

c. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant Impact. The proposed Project would include the development of housing units. A single gated access would be provided on Chico Avenue and will not create any safety hazard. No alterations would be made to the right of way. Vehicle traffic associated with the proposed Project would be compatible with existing vehicle traffic. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

d. Result in adequate emergency access?

Less than Significant Impact. The proposed Project would be required to incorporate all applicable design and safety requirements as set forth in current fire codes, building codes, and safety standards. Existing access to properties along the surrounding roadways would not be altered and no changes to the roadway system would occur. Access to the Project would be provided by a single gate on Chico, internal driveways meet fire lane standards. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

18. Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project				
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with the cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (d) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This section summarizes and incorporates by reference information from the *Cultural Resource Investigation in Support of the North Chico Residential Development Project* by PaleoWest, dated January 2020 included as **Appendix B** to this Initial Study.

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).

No Impact. As discussed in **Section 5.5: Cultural Resources**, The Project Site is currently developed with four residential buildings that were evaluated for historical significance. The Report did not identify any historical-period archaeological sites located on the Project Site. The buildings are not eligible for the California Register of Historical Resources (CRHR) under any criteria. Therefore, the proposed Project would not involve any activities that would cause a substantial adverse change to a historic resource. As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less than Significant Impact. Assembly Bill (AB) 52, signed into law in 2014, established a formal consultation process for California Native American Tribes to identify potential significant impacts to tribal cultural resources (TCRs) as defined in Section 21074 of the PRC. As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the tribe has submitted a written request to be notified. On December 20, 2019, the City mailed notices of the Project and the opportunity to consult to total of two (2) Native American tribes known to be affiliated with the Project area.(refer to **Appendix H** of this Initial Study). No requests for consultation were received by the City.

Mitigation Measures: No mitigation measures are necessary.

19. Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
Would the Project:				
a. Require or result in the relocation or construction of new or expanded water, or wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a. Require or result in the relocation or construction of new or expanded water, or wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant Impact. The Project site is served by the San Gabriel County Water District. The Project Site is located in a developed, urbanized portion of the City of S. El Monte that is served by existing water mains and utility services. As shown in **Table 19.1: Estimated Water Demand**, it is estimated that the Project would have a water demand of approximately 16,000 gallons per day (gpd or 17.9 acre feet per year). Currently required water conservation design features are likely to reduce this estimate.

**Table 19.1
Estimated Water Demand**

Land Use	Quantity	Demand Factor (gpd/unit)^a	Daily Demand (gpd)	Annual Demand (afy)
Proposed				
Residential	72 du	250 gpd/du	18,000	20.2
Total			18,000	20.2
Existing to be removed				
Residential	8 du	250 gpd/du	2,000	2.2
Total			2,000	2.2
Net Total			16,000	17.9

Notes: du = dwelling unit; afy = acre-feet per year; gpd = gallons per day.

^a 125 percent sewage generation loading factor; Los Angeles CEQA Thresholds Guide, Sewage Generation Factors (2006).

The Los Angeles County Sanitation Districts (LACSDs) No.1 and 2 provide sewer service to the City. The City is located within the service area of Sanitation District No. 1. Wastewater collected by the LACSDs is conveyed to the Joint Water Pollution Control Plant located at 24501 Figueroa Street in Carson. This treatment plant has a design capacity of 385 million gallons per day (mgd) and currently treats 330 mgd. This equals a remaining capacity of 55 mg of wastewater to be able to be treated.

As shown in **Table 19.2: Estimated Sewage Generation**, it is estimated that Project would generate 12,800 gpd of wastewater. Given the available capacity, the Project would not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities.

**Table 19.2
Estimated Sewage Generation**

Land Use	Quantity	Factor (gpd/unit)^a	Daily Generation (gpd)
Proposed			
Residential	72 du	200 gpd/du	14,400
Total			14,400
Existing			
Residential	8 du	200 gpd/du	1,600
Total			1,600
Net Total			12,800

Notes: du = dwelling unit; afy = acre-feet per year; gpd = gallons per day;
L.A. CEQA Thresholds Guide, Sewage Generation Factors, (2006).

The proposed Project would not produce substantial amounts of additional runoff to the existing stormwater drainage facilities. The proposed Project would incorporate design features, such as landscaping features that would collect stormwater runoff on site or to surrounding storm drains. As a result, the proposed Project would not require any substantial changes to the existing drainage pattern of the Project Site or surrounding area, nor would it affect the capacity of the existing storm drain system. As such, impacts would be less than significant.

The Project Site is located in a developed, urbanized portion of the City that is served by existing electric power, natural gas and telecommunications services. The Project would develop new residential units replacing existing residential units, an industrial building and surface parking lots. The Project would not be a substantial source of new demand for services. New connections would be established for the Project; however, no substantial additional infrastructure would need to be installed or relocated to provide electric power facilities, natural gas facilities, or telecommunication services.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less than Significant Impact. The Upper San Gabriel Valley Municipal Water District (Upper District) is the wholesale water provider to the San Gabriel Valley Water District. The Upper District 2015 Urban Water Management Plan (UWMP) addresses water demand and supply for water within the District's service area, including the San Gabriel County Water District. As required by the State Water Code, the Upper District's UWMP includes a water supply and demand assessment that compares the total water supply sources available to with the total projected water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and multiple dry water years. The UWMP projects a surplus of water for the period of 2020 to 2040 ranging from approximately 15,500 to 16,945 acre feet per year for normal water years, and a surplus of approximately 10,000 acre feet per year in multiple dry water years.³⁶

The additional water demand from the proposed Project of approximately 17.7 acre feet per year is within the demand projections identified in the Upper District's UWMP, which shows sufficient surplus water supplies to meet the needs of the proposed Project and other projected growth in the Upper District's service area.

Grading and construction activities associated with the proposed Project would require the use of water for dust control and cleanup purposes. The use of water during construction would be short term in

36 Upper San Gabriel Valley Municipal Water District, 2015 *Urban Water Management Plan* (2016).

nature. Therefore, construction activities are not considered to result in a significant impact on the existing water system or available water supplies.

Impacts would be less than significant, and no mitigation measures are required.

Mitigation Measures: No mitigation measures are necessary.

c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than Significant Impact. LACSDs No. 1 and 2 provide sewer service to the City. The City is located within the service area of Sanitation District No. 1. Wastewater collected by the LACSD is conveyed to the Joint Water Pollution Control Plant located at 24501 Figueroa Street in Carson. This treatment plant provides both primary and secondary treatment for approximately 260, has a total permitted capacity of 400 mgd.

Based on the available capacity of the Joint Water Pollution Control Plant, the 12,800 gallons per day of wastewater generated by the proposed Project would be nominal and would not exceed the available capacity. The Sanitation District has sufficient capacity to accommodate the Project without the need to construct new or expanded facilities. Furthermore, The proposed Project would be required to comply with applicable regulatory standards and city regulations. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant Impact. Solid waste generated within the City is collected by Athens Services and disposed of at privately owned landfill facilities throughout Los Angeles County. All solid waste collected by Athens goes to a MRF (Material Recovery Facility) for processing and recycling, with the residual disposed of at landfills.

As shown in **Table 19.3: Estimated Solid Waste Generation**, the Project would generate an estimated increase of approximately 168 pounds per day of solid waste. This estimate is conservative because it does not factor in any recycling or waste diversion programs. Permitted private landfills have adequate capacity to accommodate this additional solid waste generated. Therefore, solid waste impacts would be less than significant, and no mitigation measures are required.

**Table 19.3
Estimated Solid Waste Generation**

Type of Use	Unit	Quantity	Waste Generation Rate ^a (lb./unit/day)	Total Solid Waste Generated (lb./day)
Proposed				
Residential	du	82	4/du	180
Total				180
Existing				
Residential	du	3	4/du	12
Total				12
Net Total				168

Notes: lb. = pounds;

a CalRecycle, Estimated Solid Waste Generation Rates, <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>.

Mitigation Measures: No mitigation measures are required.

e. Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?

No Impact. Construction and operation of the proposed Project would comply with federal, State, and local statutes and regulations related to solid waste. Solid waste generated by the proposed Project would not interfere with the California Integrated Waste Management Act, which requires that local municipalities implement programs to divert at least 50 percent of their solid waste from landfills. As such, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

20. Wildfires

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the Project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a. Substantially impair an adopted emergency response plan or emergency evacuation plan?**
- b. Due to the slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**
- c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or on going impacts to the environment?**
- d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

No Impact. The Project Site is located in a developed and urbanized area of the City that does not contain wildlands or high fire hazard terrain or vegetation. The Project Site is not located in a Very High Fire Hazard Severity Zone.³⁷ No significant impacts related to Wildfire would be associated with the proposed Project.

Mitigation Measures: No mitigation measures are necessary.

37 City of South El Monte, Department of City Planning, *General Plan*, "Public Safety Element" (2000).

21. Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Project Mitigation	Less than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?***

Less than Significant Impact. The proposed Project would not substantially reduce the habitat of fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; or reduce the number or restrict the range of a rare or endangered plant or animal because the Project Site is located in a urbanized area and is currently developed. Nor would the proposed Project affect important examples of California history or prehistory. Impacts on the quality of the environment would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).***

Less Than Significant Impact. Cumulative impacts can occur when the impacts of two or more separate projects are considerable when considered together. In the preceding topical analyses, cumulative impacts have been considered where appropriate. For example, the evaluation of air quality impacts considered the proposed Project's cumulative contribution to federal or State nonattainment pollutants within the Basin and the evaluation of traffic impacts considered the cumulative effect of other proposed projects in the immediate vicinity. No significant cumulative impacts were identified for the Project.

Mitigation Measures: No mitigation measures are necessary.

- c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?***

Less Than Significant Impact.

A significant impact could occur if the Project has the potential to result in significant impacts, as discussed in the preceding sections. Based on the preceding environmental analysis, the Project would not have significant environmental effects on human beings, either directly or indirectly. Any potentially significant impacts would be reduced to less than significant levels through the implementation of the applicable mitigation measures noted.

ATTACHMENT F

COLOR SCHEME 1



PRIMARY STUCCO
CANVAS TAN (SW7531)



SECONDARY STUCCO
TINI HUT (SW7509)



FASCIA | TRIM | OUTLOOKERS
CANTEAU BROWN (SW7510)



GARAGE DOORS
CANTEAU BROWN (SW7510)



ENTRY 1
ROOKWOOD DARK RED (SW2801)

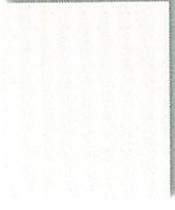


ENTRY 2
ANTICORE (SW6179)



CONCRETE FLAT TILE ROOFING
EAGLE ROOFING - BEL AIR - 287 BROWN GRAY RANGE
(OR EQUAL)

COLOR SCHEME 2



PRIMARY STUCCO
WESTHIGHLAND WHITE (SW7566)



SECONDARY STUCCO
DRY DOCK (SW7502)



FASCIA | TRIM | OUTLOOKERS
ROCKWEED (SW2735)



GARAGE DOORS
ROCKWEED (SW2735)



ENTRY 1
OTTER (SW6641)



ENTRY 2
ROOK ATEEK (SW215)



CONCRETE FLAT TILE ROOFING
EAGLE ROOFING - BEL AIR - 287 BROWN GRAY RANGE
(OR EQUAL)

NORTH CHICO

SOUTH EL MONTE, CALIFORNIA



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Warmington
RESIDENTIAL

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NORTH CHICO

SOUTH EL MONTE, CALIFORNIA



PROJECT TEAM

OWNER: WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
714.434.4439

ARCHITECT: KTGy GROUP, INC
17911 VON KARMAN AVENUE, STE 200
IRVINE, CA 92614
949.851.2133

CIVIL: CIVIL ENGINE-OLOGY
485 WEST CENTER STREET PROMENADE
ANAHEIM, CA 92805
562.291.8679

LANDSCAPE: BRIGHTVIEW
8 HUGHES, STE 150
IRVINE, CA 92618
949.238.4900

ARCHITECTURAL

A0.0 SHEET INDEX
A1.0 SITE PLAN
A2.0 4-PLEX PERSPECTIVES
A2.1 4-PLEX BUILDING PLAN
A2.2 4-PLEX ELEVATIONS
A2.3 6-PLEX PERSPECTIVES
A2.4 6-PLEX BUILDING PLAN
A2.5 6-PLEX BUILDING PLAN
A2.6 6-PLEX ELEVATIONS
A3.0 PLAN 1A FLOOR PLANS
A3.1 PLAN 1B FLOOR PLANS
A3.2 PLAN 2 FLOOR PLANS

CIVIL

C1 TENTATIVE TRACT MAP

LANDSCAPE

L1 SCHEMATIC LANDSCAPE PLAN
L2 PLANT PALETTE
L3 ENLARGEMENT & ELEVATIONS
L4 WALL & FENCE PLAN
L5 WALL & FENCE DETAILS
L6 TREE REMOVAL PLAN
L7 LIGHTING PLAN



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NORTH CHICO
South El Monte, CA

#2018-0967

Print Date:

09-24-2019

SHEET INDEX

A0.0

SITE SUMMARY

Site Area: 54.3 (187,500 SF)
 M & R3
 Multi-Residential Zone
 Zoning Use: ±16.7 du/ac provided
 Density: # of units / % of units
 Plan 1 (1,392 NFA - 3bd-HFI/2.5oa) 46 64%
 Plan 2 (1,758 NFA - 3bd-HFI/4d4r2.5oa) 26 36%
 Total Units 72
 Total Saleable NFA 109,746 sf

Parking Required:
 Resident 144 spaces
 Guest 18 spaces
 Total 162 spaces

Parking Provided:
 Resident 144 spaces (garages)
 Guest 17 spaces
 Handicap 2 spaces
 Total 163 spaces (2.26/units)

Setbacks Required:
 Front 5'-0"
 Side 5'-0"
 Rear 15'-0"
 Provided:
 Front 20'-0"
 Side 10'-0"
 Rear n/a

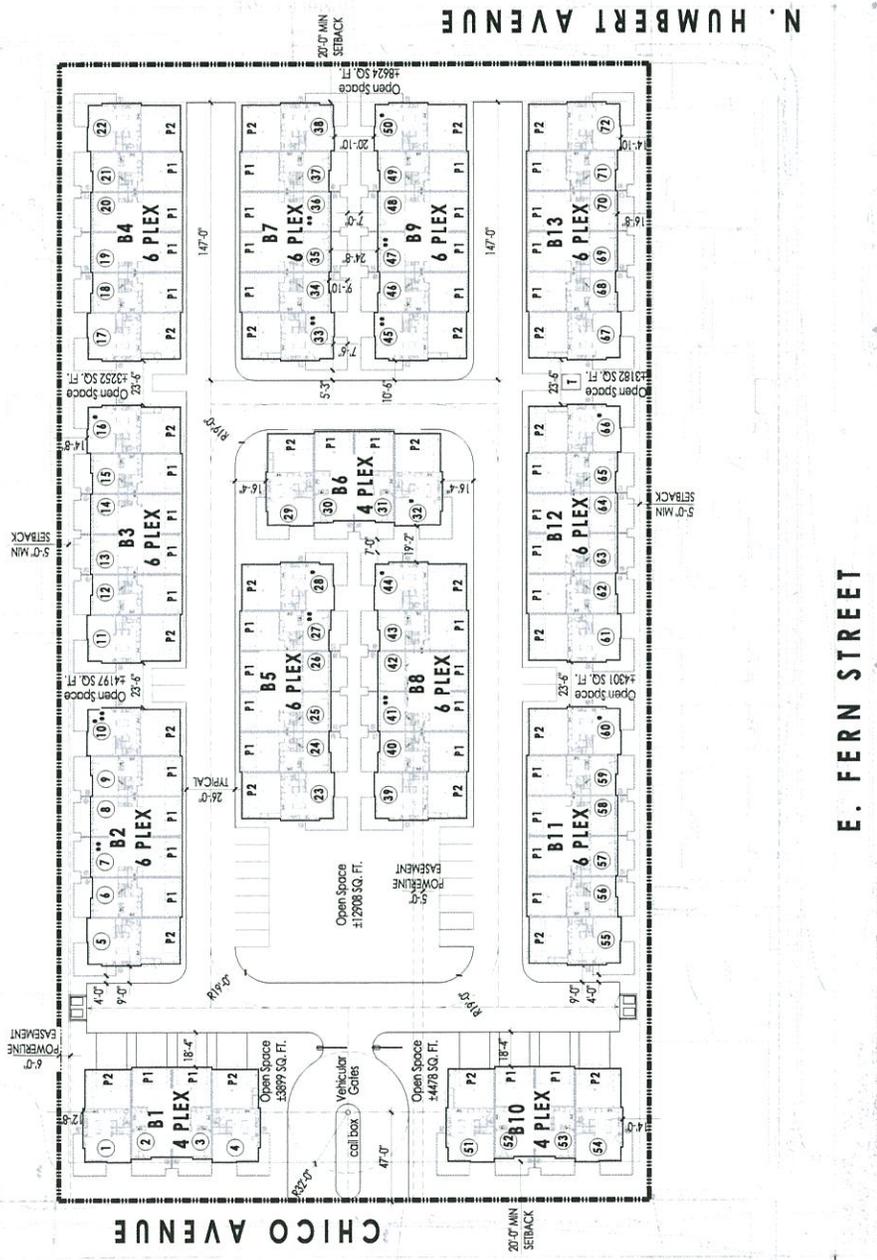
Distance Between Buildings: 15 min.
 Private Street Width: 26' W.P.

Private Open Space
 Required: 150sf / unit min. w/ min 7' in depth (10,800sf total)
 Provided: varies, 150sf / unit min. w/ min 7' in depth (±12,226sf total)

Common Open Space
 Required: 15% of lot gross area (28,125 sf)
 Provided: 444,841 sf

Total Open Space Provided: 12,226sf (private) + 444,841sf (common) = 557,067 sf

* Accessible Units
 ** Affordable Units



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#2018-0867

Plot Date: 09-24-2019

ARCHITECTURAL SITE PLAN

A1.0



PERSPECTIVE A



PERSPECTIVE B



PERSPECTIVE C



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South El Monte, CA

Plot Date: 09-24-2019

#2018-0967

4-PLEX PERSPECTIVES

A2.0



LEFT



FRONT



REAR



RIGHT

MATERIAL LEGEND

- 1 Stucco, Light Sand Finish
- 2 Concrete Flat Tile Roof
- 3 Wood Fascia Board
- 4 Stucco of Foam Trim
- 5 Stucco of Foam Shaped Outlooker
- 6 Smooth Stucco of Foam Paneling
- 7 Stucco of Foam Corbel
- 8 Vinyl Windows
- 9 Fiberglass Entry Doors
- 10 Decorative Exterior Lights
- 11 Metal Sectional Garage Door
- 12 Courtyard Wall & Gate per Landscape Drawings



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South El Monte, CA

#2018-0067

Plot Date: 08-24-2019

4-PLEX ELEVATION

SCALE: 1/8"=1'-0"



PERSPECTIVE A



PERSPECTIVE C



PERSPECTIVE B



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South El Monte, CA

Plot Date: 08-24-2019

#2018-0967

6-PLEX PERSPECTIVES

A2.3



FRONT



LEFT



RIGHT



REAR

MATERIAL LEGEND

- 1 Stucco, Light Sand Finish
- 2 Concrete Flat Tile Roof
- 3 Wood Fascia Board
- 4 Stucco of Foam Trim
- 5 Stucco of Foam Shaped Outlooker
- 6 Smooth Stucco of Foam Paneling
- 7 Stucco of Foam Corbel
- 8 Vinyl Windows
- 9 Fiberglass Entry Doors
- 10 Decorative Exterior Lights
- 11 Metal Sectional Garage Door
- 12 Courtyard Wall & Gate per Landscape Drawings



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South El Monte, CA

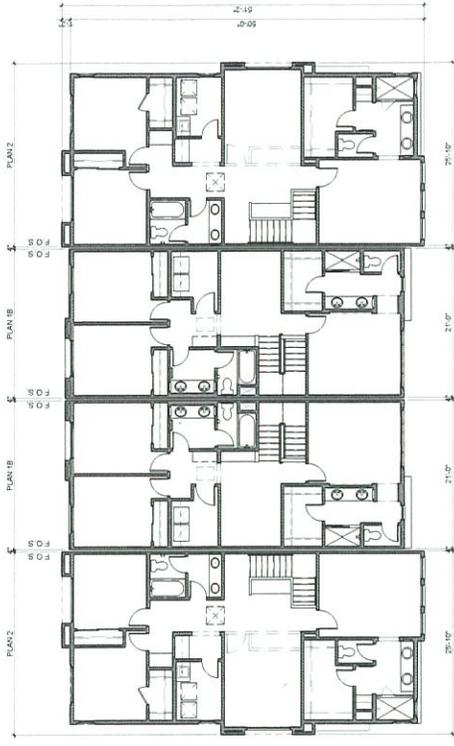
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Plot Date: 08-24-2019

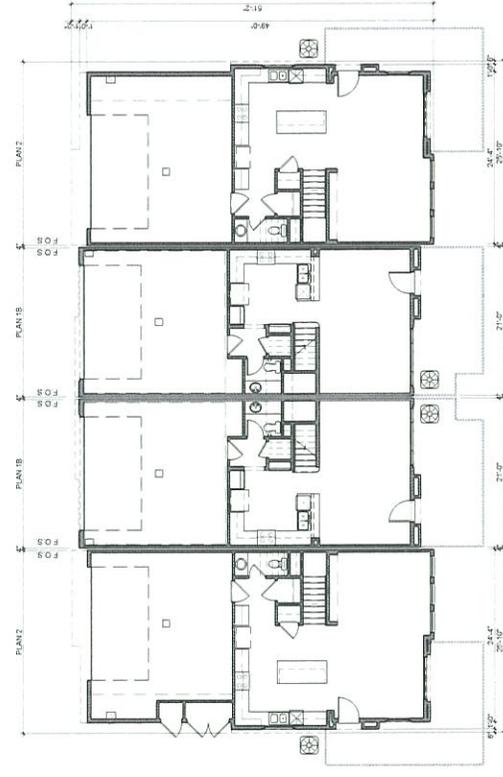
4-PLEX ELEVATION

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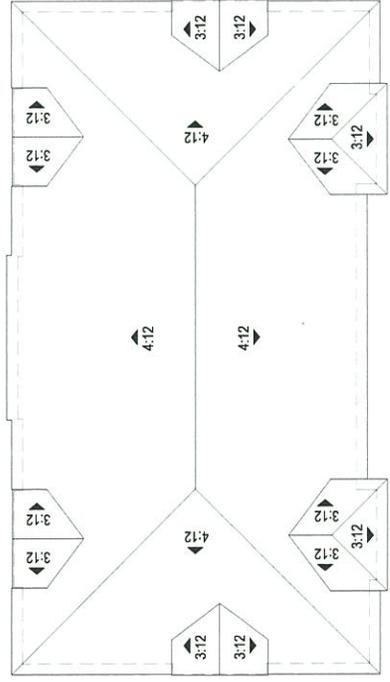
A2.6



SECOND FLOOR



FIRST FLOOR



ROOF PLAN



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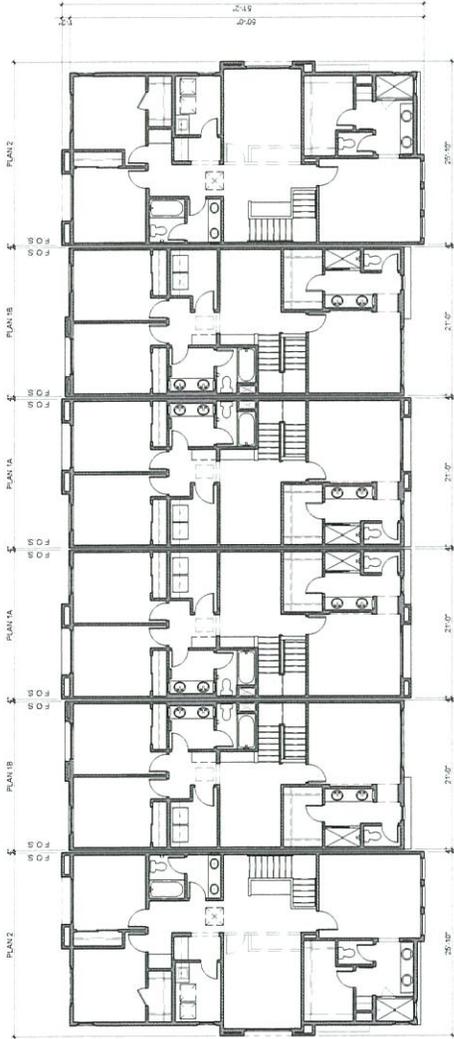
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09-24-2019
#2018-0967

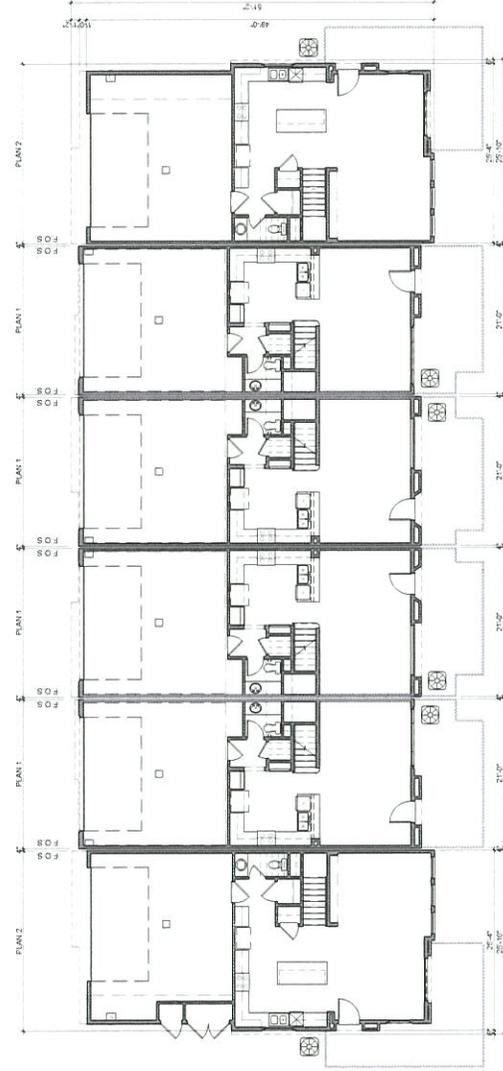
4-PLEX BLDG PLAN

SCALE: 1/8"=1'-0"

A2.1



SECOND FLOOR



FIRST FLOOR

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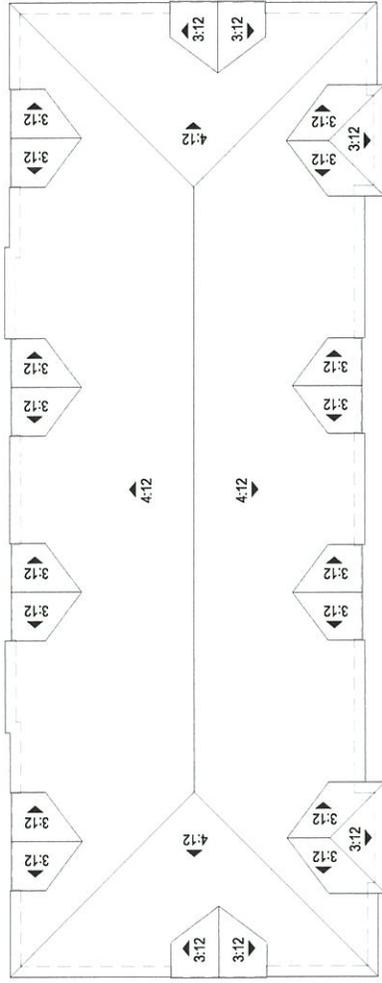
#2018-0967

Plot Date: 09-24-2019

6-PLEX BLDG PLAN

SCALE: 1/8"=1'-0"





ROOF PLAN



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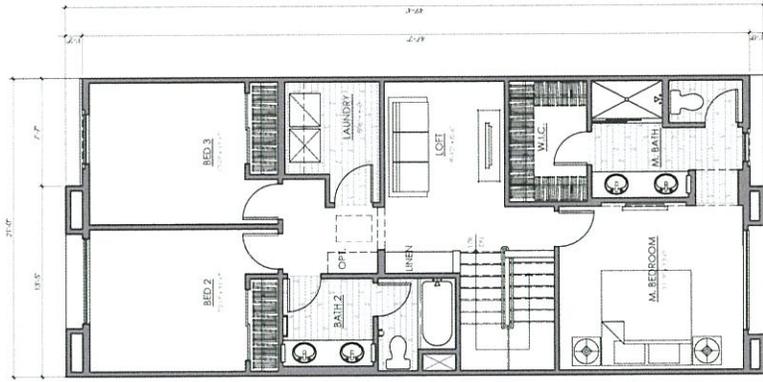
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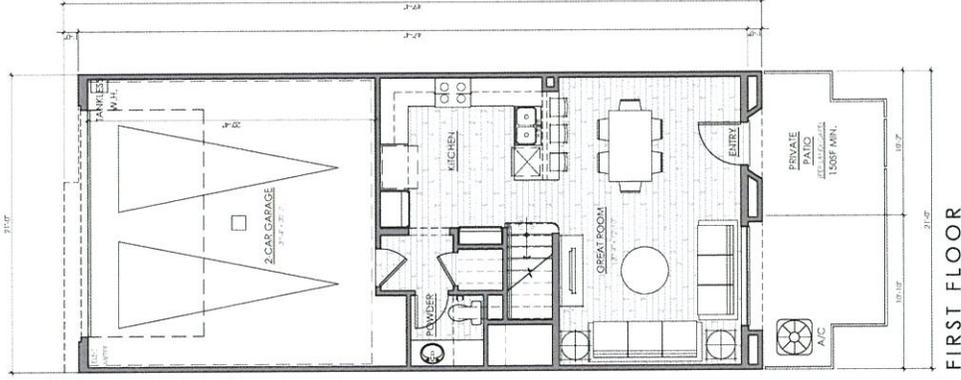
6-PLEX BLDG PLAN

SCALE: 1/8"=1'-0"

A2.5



SECOND FLOOR



FIRST FLOOR

NET SF	
1ST FLOOR	407.50 SF.
2ND FLOOR	885.50 SF.
TOTAL WORK	1293.00 SF.
GARAGE	413.00 SF.

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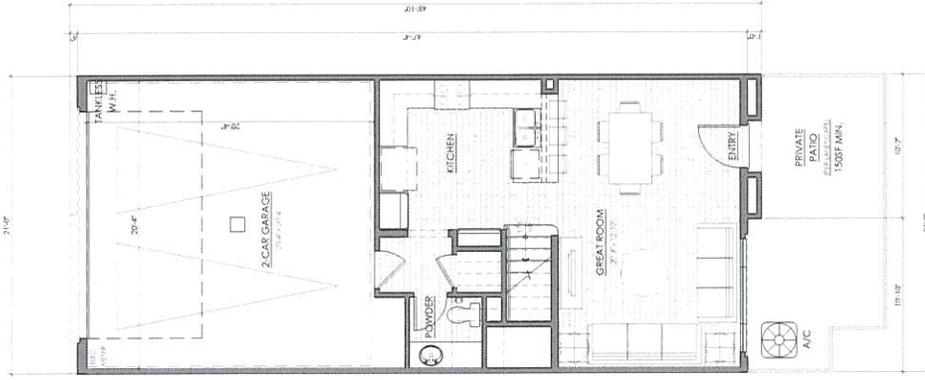
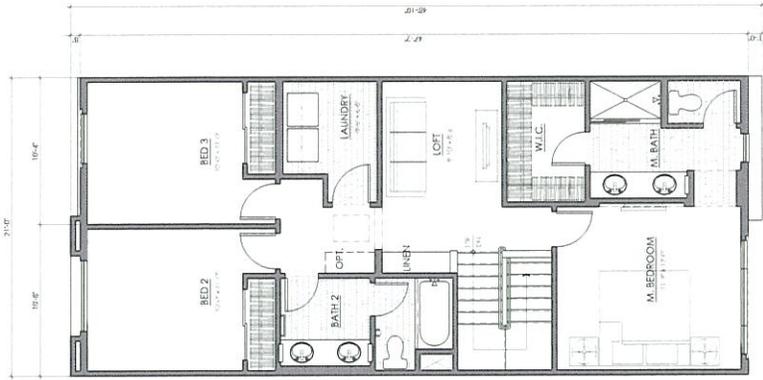
Print Date: 09-24-2019

PLAN 1 FLOOR PLANS

SCALE: 1/4"=1'-0"

A3.0





NET SF	
1ST FLOOR	507.50 SF.
2ND FLOOR	885.50 SF.
TOTAL LIVING	1393.00 SF.
GARAGE	413.00 SF.

FIRST FLOOR

SECOND FLOOR

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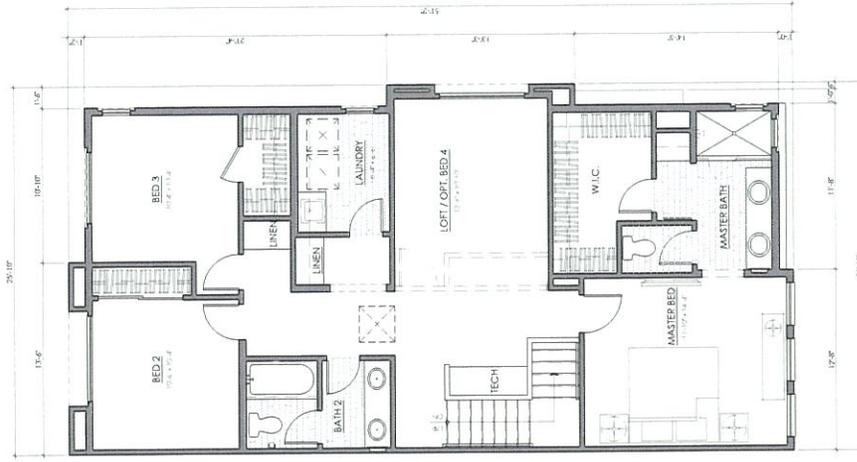
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Plot Date: 08-24-2019

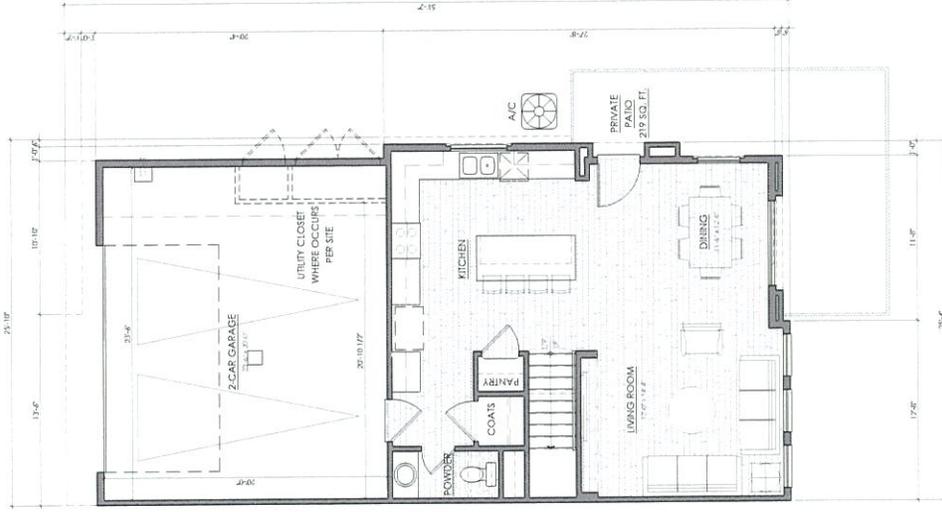
PLAN 1B FLOOR PLANS
SCALE: 1/4"=1'-0"

A3.1

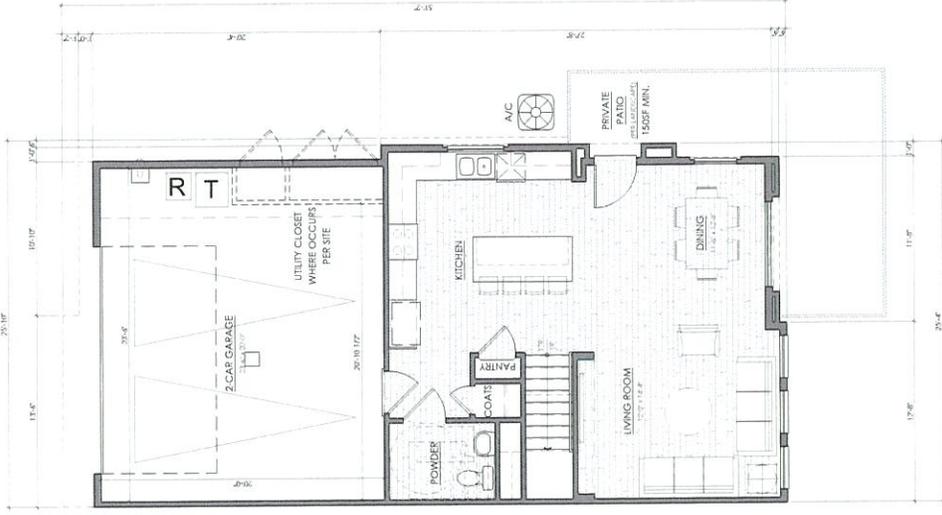




SECOND FLOOR



FIRST FLOOR



FIRST FLOOR - ACCESSIBLE UNIT

NET SF	
1ST FLOOR	451 SQ. FT.
2ND FLOOR	1,083 SQ. FT.
TOTAL LIVING	1,733 SQ. FT.
GARAGE	470 SQ. FT.



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NORTH CHICO
South El Monte, CA

#2018-0067

Plot Date: 08-24-2019

PLAN 2 FLOOR PLANS
SCALE: 1/4"=1'-0"

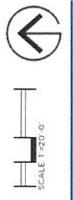
A3.2

- LEGEND**
- 1 PATHWAY
 - 2 ENTRY PEDESTRIAN GATE ACCESS
 - 3 PERIMETER TUBULAR STEEL FENCE
 - 4 PERIMETER WALLS
 - 5 SEATING
 - 6 BARBEQUE
 - 7 TABLE WITH OVERHEAD STRUCTURE
 - 8 CORN HOLE/BAG TOSS AREA
 - 9 BIKE RACKS
 - 10 RESPITE SEATING
 - 11 ACCESS WALKWAY
 - 12 DECOMPOSED GRANITE
 - 13 ENHANCED PAVING
 - 14 SECONDARY PEDESTRIAN GATE
 - 15 EGRESS GATE



NARRATIVE

LOCATED ON THE OUTSKIRTS OF THE HUSTLE AND BUSTLE OF DOWNTOWN LOS ANGELES, SOUTH EL MONTE IS A FRIENDLY RESIDENTIAL COMMUNITY BUILT UPON THE VALUES OF A HARD WORKING CLASS POPULATION. HISTORICALLY CONSTRUCTED BY THE AGRICULTURAL COMMUNITY, SOUTH EL MONTE IS A CITY OF PEOPLE WHO VALUE UNITY AND TOGETHERNESS. THE DESIGN FOR THE SOUTH EL MONTE DEVELOPMENT WAS INFLUENCED BY THIS HISTORY OF UNITY AS SEEN IN THE MANY RESPITE AMENITY AREAS THAT ALLOW RESIDENTS TO GATHER. LONG URBAN CORRIDORS MIMIC THE NEARBY STREETS OF DOWNTOWN LOS ANGELES WHILE A SEMI NATIVE PLANT PALETTE SOFTENS THE EDGES AND CREATES A BEAUTIFUL BALANCE BETWEEN URBAN AND WILD.



PLANT PALETTE

Trees

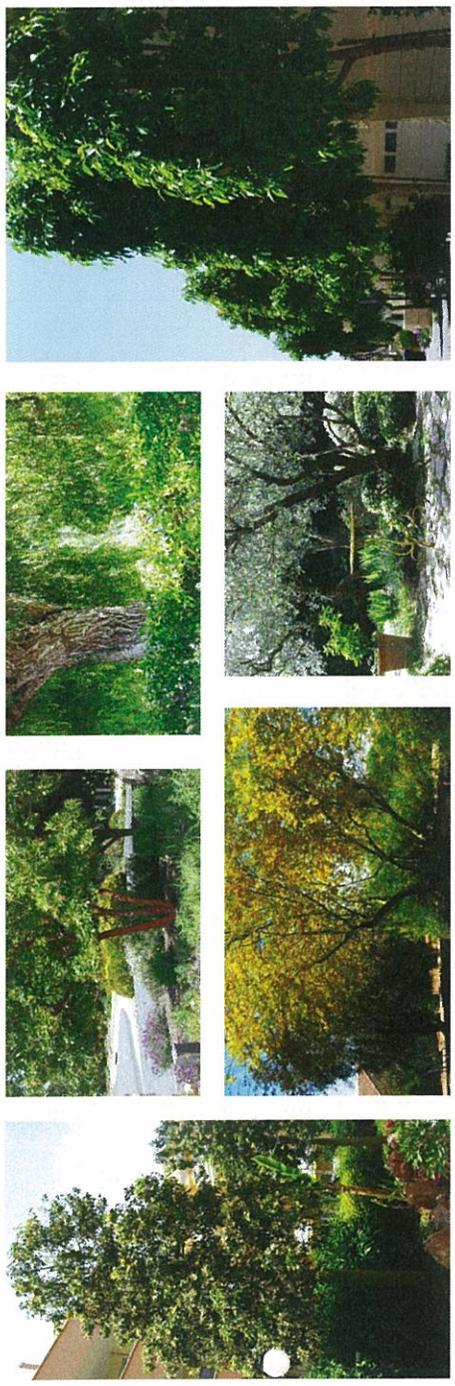
Entry Trees	Water Use	Tree size
Olea europaea - Olive Tree	Low	Min. 24" Box
Pyrus calleryana - Callery Pear	Med.	Min. 24" Box
Schinus molle - California Pepper Tree	Low	Min. 24" Box
Washingtonia filifera - California Fan Palm	Low	Min. 24" Box

Screening Trees

Lophostemon confertus - Brisbane box	Med.	Min. 24" Box
Podocarpus gracilior - Fern Pine	Med.	Min. 24" Box

Interior Trees

Arbutus unedo - Strawberry Tree	Low	Min. 24" Box
Brachychiton - Bottle Tree	Med.	Min. 24" Box
Cercidium - Palo Verde	Low	Min. 24" Box
Chitalpa tashkentensis - Chitalpa	Low	Min. 24" Box
Geijera parviflora - Australian Willow	Med.	Min. 24" Box
Lagerstroemia spp - Crape Myrtle	Med.	Min. 24" Box
Olea europaea - Olive Tree	Low	Min. 24" Box
Laurus nobilis - Sweet Bay	Low	Min. 24" Box
Magnolia Grandiflora - Magnolia Little Gem	Med.	Min. 24" Box



Planting Area

Shrubs

Acacia spp. - Acacia Species	Low
Carissa macrocarpa - Natal plum	Med.
Crassula spp. - Crassula	Low
Leucophyllum - Texas Sage	Low
Phormium spp. - New Zealand Flax	Low
Salvia spp. - Salvia	Low
Rhaphiolepis spp. - Indian Hawthorn/Clara	Med.
Westringia fruticosa - Coast Rosemary	Low

Grasses

Bouteloua - Grama Grass	Low
Carex divulsa - Berley Sedge	Med.
Muhlenbergia spp. - Deer Grass	Med.
Nassella spp. - Needle Grass	Low
Sesleria autumnalis - Autumn Moor Grass	Med.

Succulents

Agave spp. - Agave	Low
Aloe spp. - Aloe	Low
Senecio spp. - Chalk Sticks	Low
Yucca 'Soft Leaf' - Yucca	Low

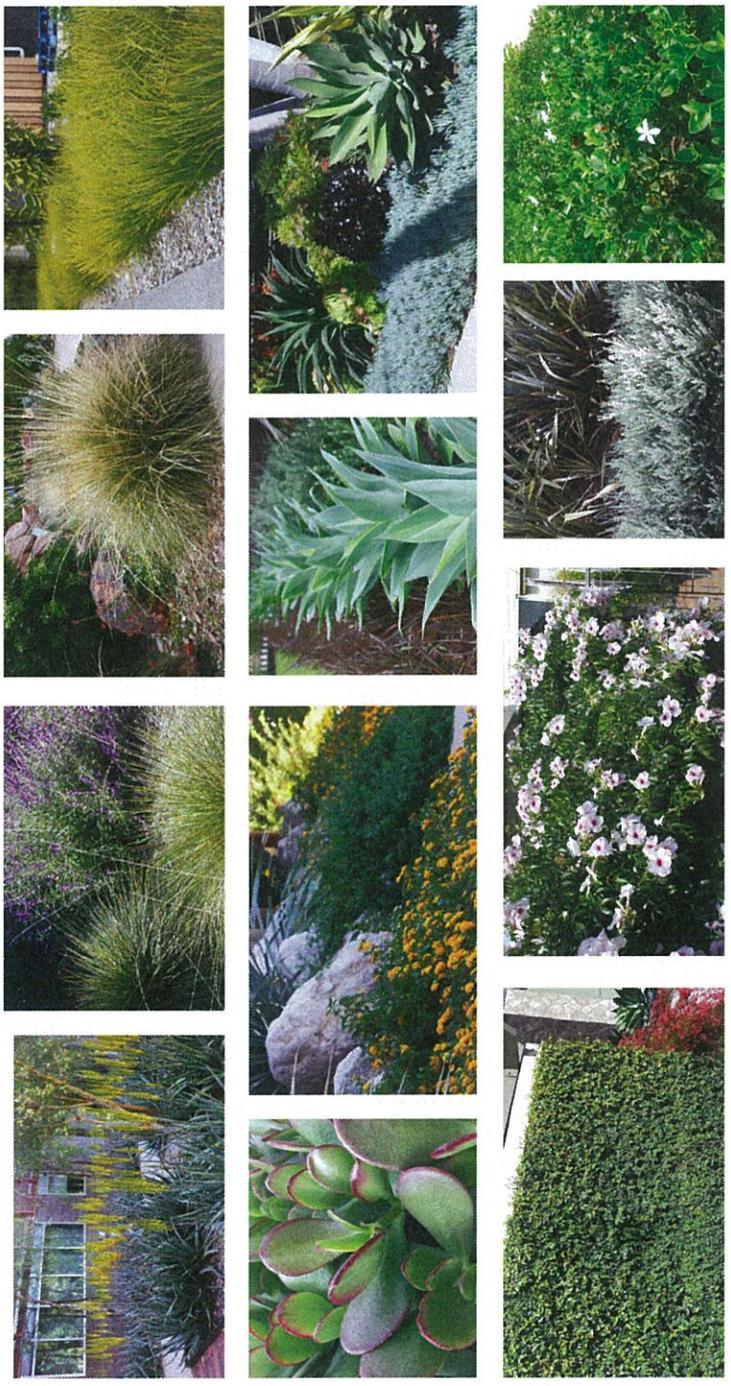
Ground Cover

Baccharis - Twin peaks/Pigeon Point	Low
Carissa 'Green Carpet' - Natal Plum	Med.
Lantana spp. - Lantana	Low
Myoporum parviflorum - Myoporum	Low
Trachelospermum jasminoides - Star Jasmine	Med.

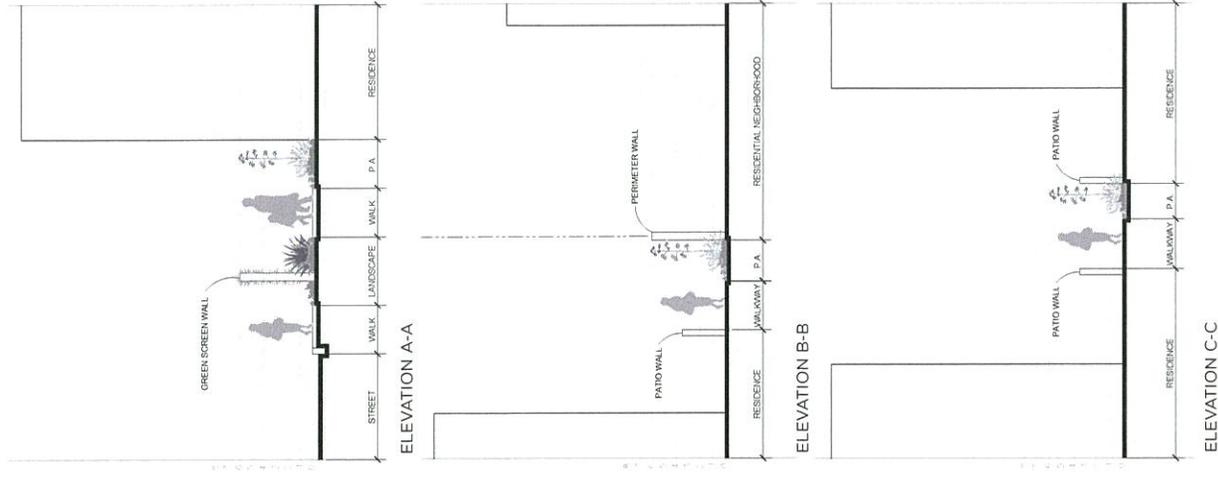
Vines

Ficus repens - Creeping Fig	Med.
Pandorea jasminoides - Bower Plant	Med.
Trachelospermum jasminoides - Star Jasmine	Med.

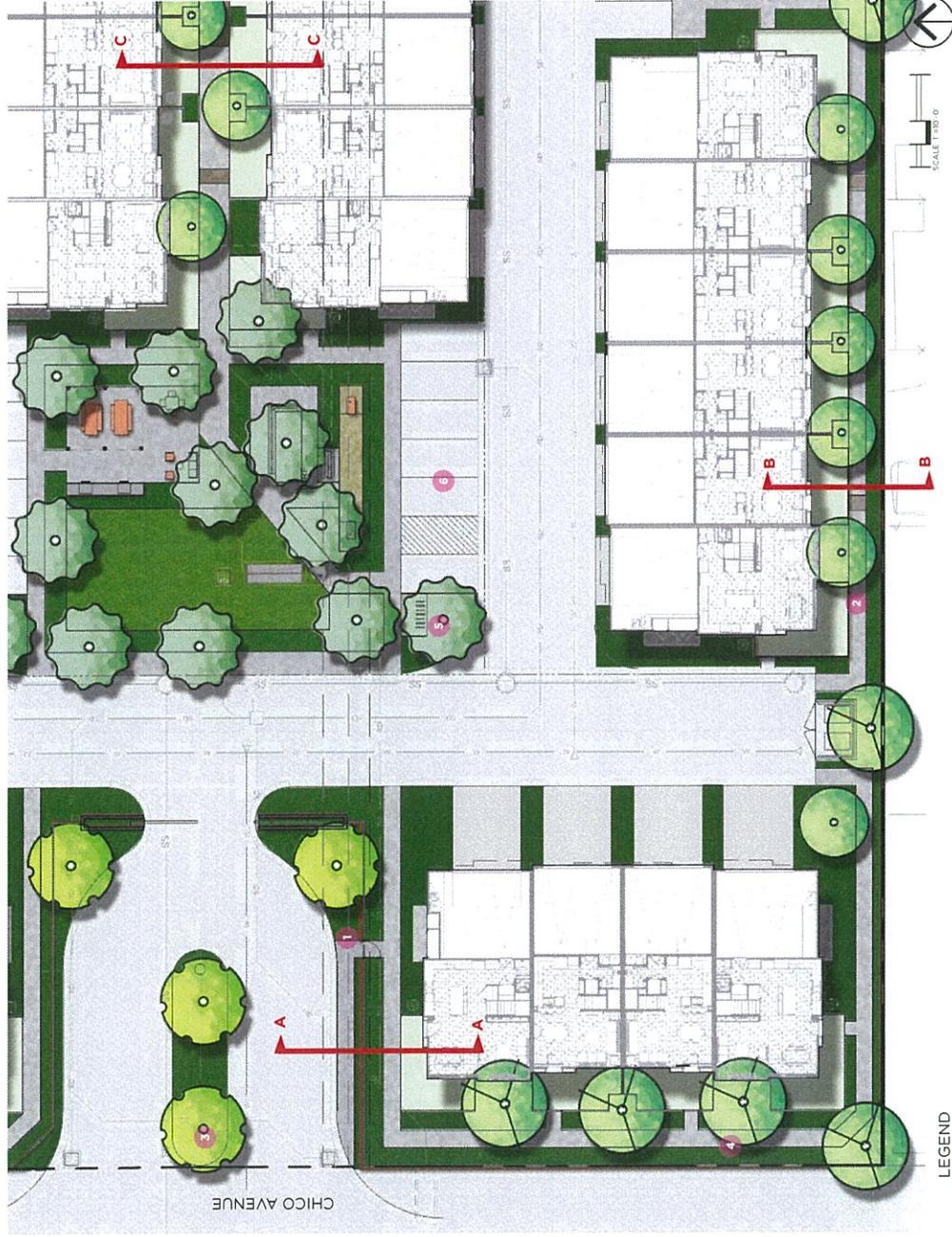
TOTAL LANDSCAPE AREAS: 28,028 SQFT.
 TOTAL SITE AREA: 187,861 SQFT.
 TOTAL PERCENTAGE / AREA = 14%



ELEVATIONS



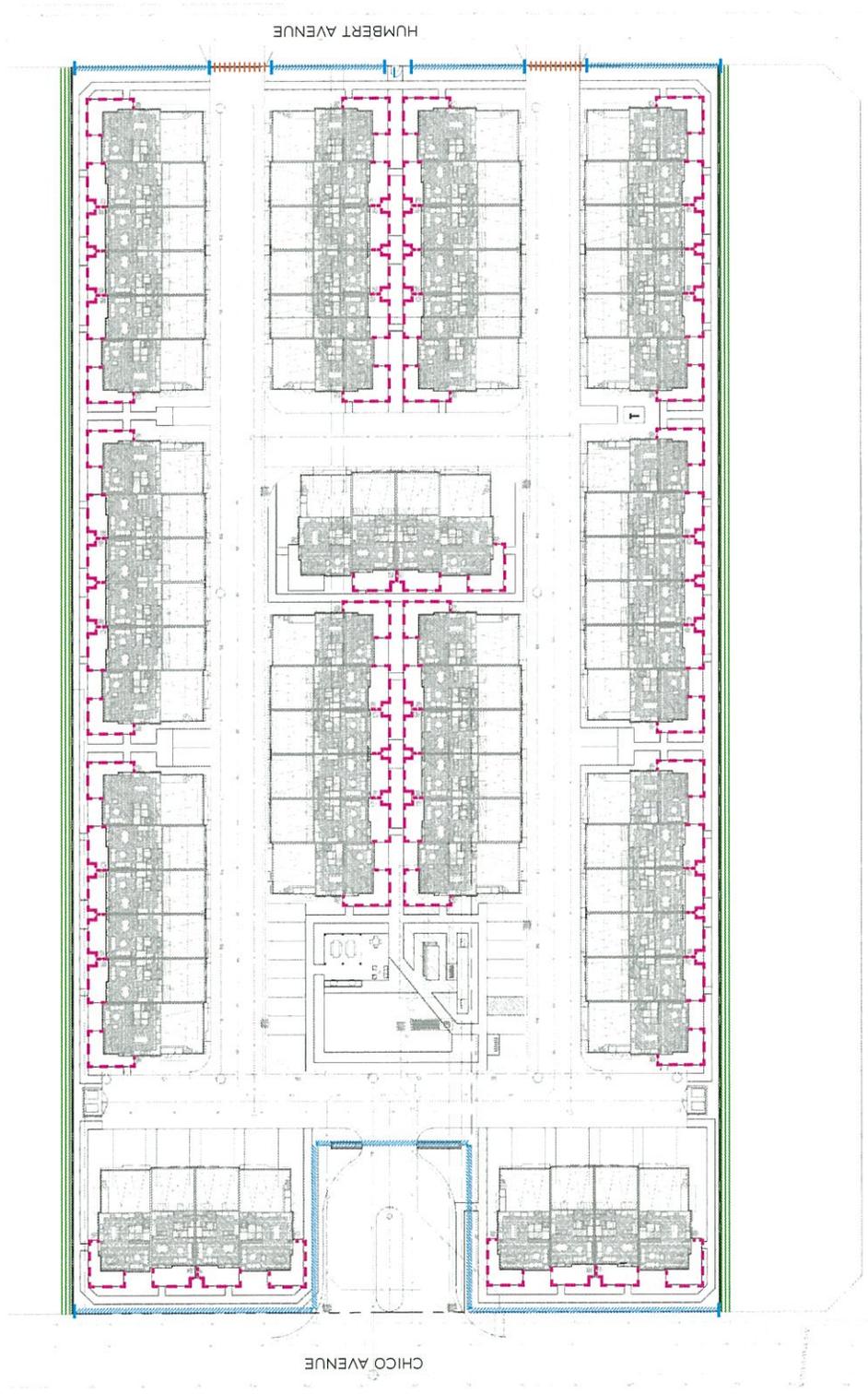
PLAN VIEW



LEGEND

- 1 ENTRY PEDESTRIAN ACCESS GATE
- 2 ACCESS WALKWAY
- 3 ENTRY/ORNAMENTAL TREES
- 4 SCREENING TREES
- 5 INTERIOR TREES FULL SUN
- 6 PARKING



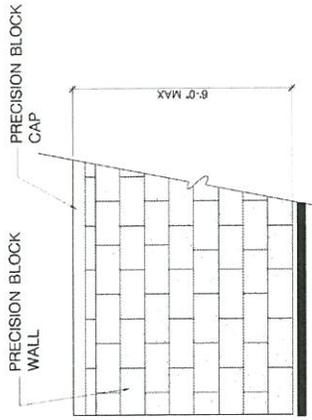


- WALL AND FENCE LEGEND**
-  EAST AND WEST PERIMETER FENCE - 6" TUBULAR STEEL FENCE
 -  NORTH AND SOUTH PERIMETER WALL - 6" CMU BLOCK WALL
 -  INTERIOR LOW PATIO FENCE - 3/4" WOODEN FENCE
 -  VEHICULAR GATE - 6" SLIDING TUBULAR STEEL GATE
 -  PEDESTRIAN GATE - SWINGING TUBULAR STEEL GATE

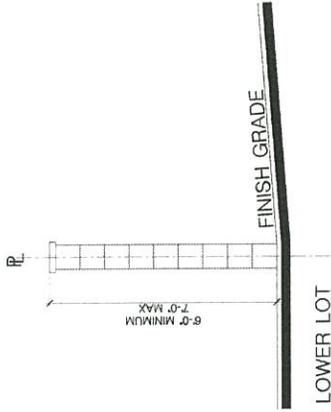
FERN STREET

HUMBERT AVENUE

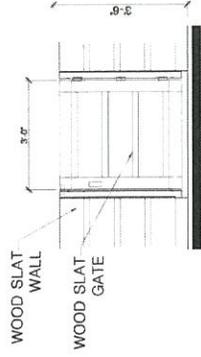
CHICO AVENUE



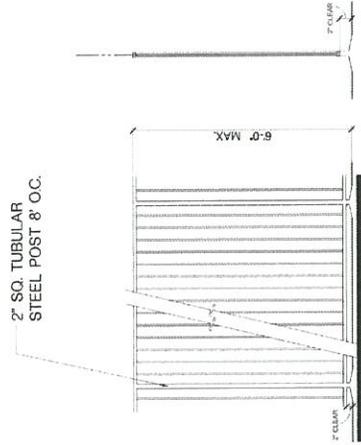
PERIMETER / PRODUCTION BLOCK WALL
NOT TO SCALE



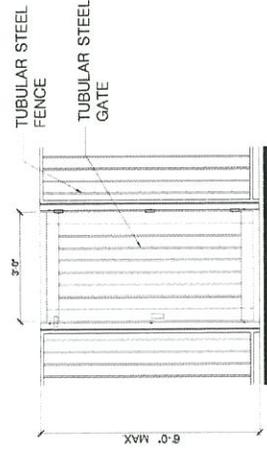
LOWER LOT



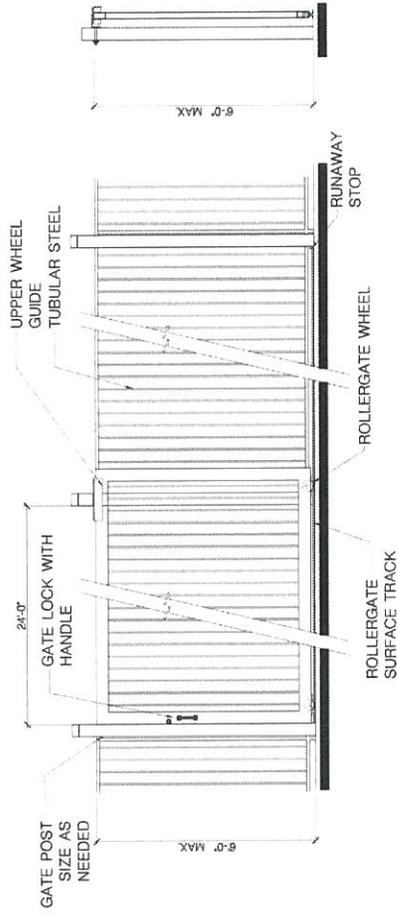
INTERIOR PATIO LOW FENCE + GATE
NOT TO SCALE



TUBULAR STEEL VIEW FENCE
NOT TO SCALE



PEDESTRIAN FENCE + GATE
NOT TO SCALE



VEHICULAR SLIDING GATE ELEVATION + SECTION
NOT TO SCALE

**South El Monte-Chico Avenue
Warmington Residential
Frequently Asked Questions
March 11, 2020 – Planning Commission**

Leo Barrera—Meeting Complete 2/8/20, 9:45 a.m.
Rudy Bojorquez –Meeting Complete 2/8/20, 9 a.m.
Jeff M. Ortiz—Meeting Complete 2/8/20, 9:45 a.m.
Larry Rodriguez—Meeting complete, 2/20/20, 9 a.m.
Ruby Rose Yopez— Meeting complete, 2/20/20, 9 a.m.

Project Details

How many units are in each building?

- There are Ten 6-unit buildings & Three 4-unit buildings

What is the square footage of each plan?

- Plan 1 – 1,403 sf
- Plan 2 – 1776 sf

What is the setback distance from the southern and northern borders of the property?

- 16' 8" & 14'10" with an average of 15' 10"

What are the sizes of the patios for each plan?

- 150 sf min. with up to 205 sf

Will there be an HOA? What are the estimated dues?

- Yes there will be an HOA
- \$292 (HOA maintains all common areas including the roofs and exteriors of buildings)

Parking/Traffic

How many parking spaces total?

- 184 Total

How many parking spaces per unit?

- 2

Will each unit have a garage?

- Yes, 2 car garages for each unit

How many guest parking spaces are included?

- 32 Guest Parking Stalls + 8 units fronting Chico Ave provide parking for their guests w/in their driveways

Will residents be allowed to park on the streets?

- Not on the streets within the project

What impacts were revealed in the traffic study? What is the mitigation plan?

Is there a traffic study

- Yes there is a traffic study
- Less than significant impacts, no mitigations required
- Project is responsible to paint the curb red on East side of Chico Ave along the project frontage to provide proper "sightline" visibility for ingress/egress from project
- Project is responsible to provide pedestrian signage & crosswalk striping at the Northwest corner of Chico Ave and Fern St to the West side of Chico

What is the plan for parking for the swap meet?

- Swap Meet property owner is making room for parking at the drive-in by reorganizing the vendor spaces

Affordable Housing, Housing, etc.

Can the affordable component be limited to city residents? Can the affordable units be offered to city residents first?

- We have submitted a "Point System" plan to the City Attorney for review as follows:
 - 1 Point – Income level qualifying applicant is a resident of the City of South El Monte
 - 1 Point – Income level qualifying applicant is employed in the City of South El Monte
 - 1 Point – Income level qualifying applicant is employed in a critical work force job (Fire/Life Safety, Law Enforcement, Public Agency/Governmental Services, Public or Private School Teacher, Nursing/Health Technician, Emergency Medical Technician) – other similar job types may qualify
- Once application period closes the City will conduct a lottery of all pre-qualified eligible purchasers. Lottery establishes the order in which the applications are review and the three tiers to the lottery selection process is based on preference points as noted above.

What are the criteria for affordable housing?

- Criteria is a dictated by county guidelines.

How do you guarantee the project will not have transient occupancy?

- Screening of all applicants to provide the best opportunity for the community to largely be made up of Owner Occupants

What do you do about foreign investors?

- We do not participate with a true investor for the purpose of speculative buying, we are intent on having owner occupants within our communities

Was there any consideration for more affordable housing to be included?

- We have more than 10 percent offered within the project at Very Low and Low income levels

Who reviews the applications for the affordable units? What is the process?

- This is to be determined, it will likely be a combination of the City and the developer

Did you consider “live-work” instead? Why or why not?

- Based on the Chico Ave frontage we determined that “Live Work” units were not viable
- We have also found out that while a good concept, they are often not practical to the end user

How much will the homes sell for?

- To be determined, however we estimate between \$550,000 & \$600,000

Will owners be allowed to use the units as an Air BnB?

- No, the CC&R’s will prohibit

Apartment Resident Relocation

What is the plan for the apartments on site? How will the relocation work? How much money will be given, time, etc.?

- Apartments on site will be razed to clear the way for the new community
- Existing apartment occupants will be provide the following:
 - 1 Month Free Rent
 - Relocation funds in the amount of \$2,000
 - Have been provided 60 days’ notice

Water/Fire/Solar

Will the project be sub-metered?

- Yes

Will there be adequate water pressure for all units in the community?

- Yes

Where will hydrants be located?

- See Civil Plan

Will each unit have fire sprinklers installed?

- Yes

Is one access adequate for this number of units?

- Fire has reviewed the plan. One access is adequate for a project of this size

Will solar be included?

- Yes

Will the homes be built to today's standards for energy efficiency – Title 24?

- Yes

Utilities

Where will utility lines be relocated to on the property?

- There are six power poles presently on the property, five of the six will be removed as they will no longer provide service, there are two poles on the southerly property boundary that will be removed and the services will be undergrounded

Will utility poles on the south side be undergrounded or relocated?

- Undergrounded

Will utility poles in the yards of our southern neighbors be relocated/undergrounded?

- The two utility poles closest to Chico Ave that are in or adjacent to the southern neighbor's yards will be removed and those services will be fed from a new transformer on the project.

Remediation

Will there be remediation on the property from the manufacturing use?

- Remediation will occur as the manufacturing building is demolished. Additionally clean-up has already been completed, however as the grading operation is underway onsite monitoring will be present to ensure the property is clean

Timeline

What is the estimated timeline for construction to begin? What is the duration of construction? When will homes be made available for purchase? When is the project expected to be built out? Will you build in phases? If so, how many?

- The site work is expected to commence in the 3rd Quarter of this year and will last approx. 4 to 6 months. The construction of the homes will commence in the 4th Quarter of this year and homes will be available to purchase in the beginning of the 2nd Quarter of 2021
- The buildout of the project will occur in 2022
- The site work will be completed all at once, the building of the homes will be done in up to 5 phases depending on velocity of sales

Construction Hours

What will the construction hours be?

- As dictated by the City regulations



Planning Commission Agenda Report

Agenda
Item No.
7.b.

DATE: May 19, 2020

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Rachel Barbosa, City Manager

REVIEWED BY: Rene Salas, Public Works Director

PREPARED BY: Ian McAleese, Assistant Planner

SUBJECT: Consideration of Resolution No. 20-02 approving a Conditional Use Permit (CUP) (No. 20-02), allowing for the operation of an automotive body shop.

PUBLIC NOTICE: Notice was posted on May 7, 2020 for a Public Hearing before the Planning Commission.

ENVIRONMENTAL DETERMINATION: Categorical Exemption, Section 15301 Class 1 – Existing Facilities.

PROJECT

LOCATION:

Address:	2022 Seaman Avenue Unit B
Project Applicant:	Joel Rangel Zavala
Property Owner:	Kenny Tran
Zone:	“M” (Manufacturing)
Lot Size:	12,775 square feet (0.29 acres)

SURROUNDING ZONING AND LAND USE:

	Zone	General Plan	Land Use
North	“M” (Manufacturing)	Industrial	Warehouse
South	“M” (Manufacturing)	Industrial	Apartments
East	“M” (Manufacturing)	Industrial	Wholesale
West	“M” (Manufacturing)	Industrial	Manufacturing

BACKGROUND: The applicant, Joel Rangel Zavala (“Applicant”), is applying to operate an automotive body and fender shop (“Project”) at 2022 Seaman Avenue Unit B, South El Monte, California 91733 (“Property”). The Property consists of one parcel having an area of approximately 12,775 square feet (0.29 acres) and three existing attached buildings measuring approximately 1,628, 1,395, and 3,037 square feet. These three buildings are divided up into a total of four units, with the unit that the Applicant will operate in measuring 1,493 square feet. The Property is located on the east side of Seaman Avenue just north of Rush Street and is zoned “M”

(Manufacturing). The site has been utilized as manufacturing and wholesale for most of the recent years.

RECOMMENDATION: Staff RECOMMENDS that the Planning Commission adopt Resolution No. 20-02, approving Conditional Use Permit (No. 20-02), as conditioned.

ANALYSIS:

General Plan/Zoning Consistency

The Property is designated as “Industrial” in the City of South El Monte’s (“City”) General Plan and is zoned “M” (Manufacturing) in the City’s Zoning Code. The Project falls within the scope of the General Plan’s “Industrial” land use designation and is also a conditionally permitted use in the “M” Zone. The Project will help further the City’s goals and objectives found in the General Plan and satisfy all development requirements within the Zoning Code.

Land Use Element

Goal 1.0: Maintain a balanced mix and distribution of land uses throughout South El Monte *by allowing for the establishment of a small body and fender shop to provide services.*

Policy 1.5: Continue to provide opportunities for establishment and expansion of a broad range of industrial businesses within those areas of the City designated for industrial use *by providing a use that is compatible with the industrial uses in the surrounding area.*

Economic Development Element

Goal 1.0: Continue to provide opportunities for a wide range of industries to operate in South El Monte *by allowing for the establishment of an auto body shop.*

The auto body shop will make for a viable commercial asset to the City’s economy. The Project will also promote balanced and dynamic economic growth in the area and the City as a whole. Considering all of the above, the Project is consistent with both the General Plan and the Zoning Code.

Conditional Use Permit (CUP)

In order to grant a CUP, the Commission must make the following findings pursuant to South El Monte Municipal Code (“SEMMC”) Section 17.68.040:

The commission shall find that the proposed use shall not be detrimental to persons or properties in the immediate vicinity nor to the city in general.

The parcels directly surrounding the Property are all developed as industrial uses, except the property directly south which currently is developed as a legal nonconforming apartment complex. Staff believes the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general because of the conditions that are included in the resolution, as well as most of the surrounding parcels being utilized as industrial uses.

Proposed Project

The Project consists of an automotive workshop along with complimentary tools within an existing industrial building. No lifts are installed or will be installed in the building, all work will be done at ground level. The Project is consistent with conditional uses found in SEMMC Chapter 17.18 Manufacturing (M) zone. Vehicles in the process of being repaired will be kept on site, and will not be parked on the street so as to not impact the residents living across the street. The hours of operation will be Monday through Friday 8 a.m. to 5 p.m. The Project is an owner-operated shop with only a single employee working the body shop one shift a day.

Floor Plan

The unit that the Applicant will occupy is approximately 1,493 square feet. The repair and storage area takes up approximately three-quarters of the building, and the remaining area is used for an office.

Off-Street Parking

As mentioned above, the building is approximately 1,493 square feet of floor area. Per SEMMC Section 17.60.020, automotive body facilities require one parking stall per every three hundred square feet. The building requires the following number of parking spaces:

Proposed Use	Size of Area	Required	Proposed
Automotive Repair	1,493 sq. ft.	5	5
		Total Proposed	5
		Total Required	5

Outdoor Vehicle Storage and Maintenance

One of the concerns with automotive body facilities is the storage of inoperative vehicles and parts. To ensure that this does not become a problem, Condition #17 has been added requiring that the automotive body facility will not be allowed to store any in-operable vehicles on the Property, unless the facility is in the immediate process of repairing them. This condition will prevent vehicle storage from becoming a nuisance on the Property.

Under SEMMC Chapter 9.16, businesses are required to maintain their property free from any litter and graffiti. This helps ensure that the property maintains a pleasurable appearance and prevents the property from becoming a visual blight in the City. It is in the best interest of the property owner to have the business owner maintain the property to keep up the appearance of the property, which in turn keeps up the value of the property. Condition #9 has been added to ensure that the Property stays free of litter and graffiti.

Proximity to Sensitive Areas

As the apartments located immediately south are a legal nonconforming land use, SEMMC Section 8.20.020 applies the noise limitations for Manufacturing uses during the hours of 7 a.m. to 10 p.m.

and applies the noise levels for multi-family residential uses between the hours of 10 p.m. to 7 a.m. The noise created by the proposed automotive body facility should not negatively impact the surrounding area because of their hours of operation (8:00am to 5:00pm). Regardless, the automotive body facility will still be required to comply with the noise regulations found in Section 8.20.020 of the SEMMC. Condition #6 has been added to ensure that noise levels do not negatively impact the residents to the south.

Outdoor Operations

Per SEMMC Section 17.18.170, any work performed by the automotive body facility are required to be conducted within an enclosed building. This requirement prohibits outdoor operations which can easily diminish the appearance of the property. Condition #19 requires the proposed automotive body facility will be required to continuously be in compliance with this requirement.

ENVIRONMENTAL REVIEW: The Project is categorically exempt from environmental review pursuant to Section 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines. The Project satisfies the criteria for the Class 1 categorical exemption for existing facilities. The criteria is the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Project falls within the criteria of operation of an existing building.

CONCLUSION: Staff has reviewed the Applicant's request and has determined that the Project meets all of the development standards as set forth in SEMMC Chapters 17.18 (Manufacturing Zone). Approval of the Conditional Use Permit, as conditioned, will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. Additionally, Staff finds that the automotive body facility is consistent with the City's General Plan and Zoning Ordinance, and the automotive body facility complies with the development standards imposed on such uses. Staff recommends the Planning Commission adopt Resolution 20-02 to approve Conditional Use Permit No. 20-02 for the proposed automotive body at 2022 Seaman Avenue.

ATTACHMENTS:

- A – Draft Resolution No. 20-02
- B – Relevant Code Sections
- C – Location Maps and Site Aerials
- D – Project Plans

ATTACHMENT A

PLANNING COMMISSION

RESOLUTION NO. 20-02

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING AN APPLICATION FOR CONDITIONAL USE PERMIT (NO. 20-02) ALLOWING FOR THE OPERATION OF AN AUTOMOTIVE BODY SHOP AT 2022 SEAMAN AVENUE UNIT B

WHEREAS, Joel Rangel Zavala (“Applicant”) seeks a Conditional Use Permit (“CUP”) for the operation of an automotive body and fender shop (“Project” or “proposed Project”) at 2022 Seaman Avenue Unit B, South El Monte, CA 91733 (“Property” or “project site”); and

WHEREAS, pursuant to South El Monte Municipal Code (“SEMMC”) Sections 17.18.050(F), the Project requires Planning Commission review and approval because the Project consists of an automotive body shop; and

WHEREAS, a public hearing was held before the Planning Commission on May 19, 2020, to consider the application. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination.

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1: The proposed Project is categorically exempt from environmental review pursuant to Section 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines. The proposed Project satisfies the criteria for the Class 1 categorical exemption for existing facilities. The criteria is the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The proposed project falls within the criteria of operation of an existing building. The Planning Commission finds that the proposed Project is exempt from the provisions of CEQA. The documents and other material, which constitute the record on which this decision is based, are located in the Department of Community Development and are in the custody of the Director of Community Development.

SECTION 2: A record of the public hearing indicates the following:

A. With regard to the application for a CUP, SEMMC Section 17.68.040 requires that the Planning Commission find that the proposed use shall not be detrimental to persons or properties in the immediate vicinity nor to the City in general. State law requires that the Project be compatible with surrounding uses.

B. The General Plan Land Use designation for the Property is “Industrial.” The Zoning Code designation is “M” (Manufacturing).

C. The proposed Project promotes the City’s goals and objectives stated in the General Plan. No goal or policy will be impaired.

D. Outdoor vehicle storage and auto body work done by the Applicant will be regulated by conditions of approval to prevent vehicle and part storage from becoming a nuisance on the subject property.

SECTION 3: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated May 19, 2020, which is hereby incorporated into this Resolution 20-02 by reference, the Planning Commission hereby finds:

A. As conditioned, the Project meets the requirements of SEMMC Chapters 17.18, and will not be detrimental to the public health, safety or welfare, nor will it adversely affect property values or the present or future development of the surrounding areas. This is because the Project fits with the surrounding uses.

B. Pursuant to SEMMC Section 17.68.040, the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. This is so because the Project is consistent with neighboring uses since it is mostly surrounded by manufacturing uses and will be required to perform all operations within a building and not store vehicles outside of the Property.

C. As conditioned, the Project represents a quality establishment that will be compatible with surrounding manufacturing uses, the surrounding area, and the goals of the City. The Project will contribute to the general well-being of the city in that the Project benefits neighboring uses and will be an asset to the surrounding area, as well as to the rest of the City. As a result, approving this application will not adversely affect the General Plan or the Zoning Ordinance.

D. As conditioned, the proposed Project is consistent with the City’s General Plan. The proposed Project is compatible with the objectives, policies, general land uses, economic development, and programs specified in the General Plan which includes, but is not limited to, the following goals:

- (1) Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte* by allowing for an automotive body repair shop;
- (2) Policy 1.5: *Continue to provide opportunities for establishment and expansion of a broad range of industrial businesses within those areas of the City designated for industrial use* by providing a use that would complement existing uses surrounding the property; and

- (3) Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte* by allowing the opportunity for the automotive body business.

SECTION 4: Based on the aforementioned findings, the Planning Commission hereby approves CUP (No 20-02) to operate an automotive body and fender business, subject to the following conditions:

General Conditions

1. The Applicant shall indemnify, defend and hold harmless the City, its officers, agents, employees, and volunteers from any and all claims, lawsuits or actions arising from the granting of, or the exercise of, the rights permitted by this approval, and from any and all claims or losses occurring or resulting to any person, firm, corporation or property for damage, injury, or death arising out of, or connected in anyway, with the performance of the use permitted hereby. The Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited to, paying all legal fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits or actions, and any award of damages or attorney's fees in any such lawsuit or action.
2. The Applicant shall execute an Affidavit of Acceptance of these conditions in the presence of a Notary Public and return the Affidavit to the Director of Community Development within ten calendar days of the date of the Planning Commission's approval.
3. The approval shall lapse and become void if the privilege authorized herein is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within one year from the date of this approval.
4. Applicant and its employees, agents, and contractors shall comply with all Municipal Code provisions.

Planning Conditions

5. The Property shall be maintained in a safe and clean condition and the Applicant shall ensure that no trash or litter originating from the site is deposited on neighboring properties or the public right-of-way. At the end of each business day, the Applicant shall pick up any and all litter that may have collected in the Property's parking area.
6. Noise levels measured at the property line shall not exceed the levels prescribed by the City's noise regulations as set forth in SEMMC Chapter 8.20.
7. The Applicant and all operators shall each take all necessary steps to assure the orderly conduct of employees, patrons, and visitors when they are present on the Property.
8. The Applicant shall maintain all required permits and licenses in good standing.

9. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Applicant shall be removed or painted over within 24 hours of discovery.
10. A copy of the approved resolution shall be kept on the premises at all times and presented to any Sheriff, or Business License or Community Development Staff person.
11. The Applicant understands that any violation of the foregoing conditions shall be grounds for the modification, suspension, or revocation of the Conditional Use Permit.
12. The operations of the proposed Project shall be limited to the hours between 8:00 a.m. to 5:00 p.m., Monday through Friday.
13. All signage for the proposed Project shall be approved separately by the Planning Division under a separate sign and building permit.
14. The Applicant shall properly maintain the parking area and any other impermeable surface free of grease and oil.
15. The Applicant shall provide the required five parking spaces for the proposed Project at all times. All parking spaces shall be left unobstructed and available for the temporary parking of vehicles.
16. The Applicant shall obtain a City business license and occupancy permit prior to the commencement of any of the proposed Project's operations.
17. The Applicant shall not store any inoperable or operable vehicles, which it is not in the process of immediately repairing, in the customer parking lot area. All inoperable or operable vehicles, which are not in the process of being immediately repaired, shall be stored inside of the building screened from public view. All vehicles shall be stored on the Property. No vehicles shall be stored on the public right-of-way.
18. The Applicant shall ensure that all parts and equipment are stored within the designated storage area as shown on the site plan. No automotive parts or mechanical equipment shall be stored outside the storage area or in the parking area.
19. All body/fender work must be conducted within an enclosed structure at all times.
20. The Applicant shall maintain overgrown foliage on the perimeter of the Property at all times.
21. The Property shall be maintained in a safe and clean condition and the Applicant shall ensure that no trash or litter originating from the site is deposited on neighboring properties or the public right-of-way. At the end of each business day, the Applicant shall pick up any and all litter including but not limited to large discarded items that may have collected in the Property's parking area and public right-of-way.

Building Conditions

22. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
23. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
24. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
25. The use of a tenant space for a repair garage shall be classified as Storage Group S-1 Occupancy. Plans shall be prepared to show how to convert the existing garment manufacturing facility of Factory Group F-1 Occupancy to Group S-1 Occupancy and to comply with Section 506 in the California Existing Building Code regarding change of occupancy.
26. Plans shall identify the anticipated quantities of hazardous material in Group S-1 storage areas and show compliance with Section Table 307.1 of the California Building Code.
27. Plans shall demonstrate how to comply with all applicable requirements in the California Building Code for design of a repair garage per Section 406.2, and mechanical ventilation and gas detection system per Section 406.8.
28. Mechanical plan check for any proposed ventilation system is required. The Paint shop located in Group S-1 Occupancy shall be separated and protected per Table 509 of the California Building Code.
29. When required by Fire Department, all fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-poundpoint load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.

Engineering Conditions

30. Remove and replace broken and off grade sidewalk in accordance with SPPWC Standard Plan 113-2, and as directed by the City Engineer or his/her designee.
31. Remove and replace broken and off grade curb and gutter in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.

SECTION 5: Any interested party may appeal this decision to the City Council pursuant to SEMMC Section 17.74.050.

ADOPTED this 19th day of May, 2020.

Chairman, Rudy Bojorquez

ATTEST:

Secretary, Angie Hernandez

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Angie Hernandez, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution No. 20-02 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 19th day of May 2020.

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary, Angie Hernandez

ATTACHMENT B

Chapter 17.18 - MANUFACTURING ZONE (M)

17.18.010 - Intent and purpose.

The purpose of the manufacturing zone (M) is to provide for and encourage the development of industrial uses in suitable areas throughout the city, and to promote a desirable and attractive working environment with a minimum of detriment to surrounding properties and a maximum of protection for the permitted uses through the prohibition of incompatible uses.

(Ord. 822 § 1(part), 1989)

17.18.020 - Permitted uses.

No building or structure shall be erected, reconstructed or structurally altered or enlarged, nor shall any building, structure or land be used for any purpose except as provided in this chapter.

(Ord. 822 § 1(part), 1989)

17.18.030 - Principal permitted uses.

When conducted entirely within an enclosed building(s), except for businesses that, by their nature, require operations outside of a building, the following are primary uses permitted within the manufacturing zone (M). Any permitted use which is located adjacent to, or directly across a public or private street from a residential zone district shall be subject to the development standards contained in Chapters 17.24 through 17.58 of these regulations:

- A. Manufacturing, repair, maintenance, preparation, compounding, processing, packaging, treatment, fabrication or assembly when not specified as a conditional use in the zone or prohibited by Section 17.18.060;
- B. Warehousing and bulk storage;
- C. Wholesaling;
- D. Laboratories, commercial testing, experimental research or similar operations, except that any experimental or research use of animals shall be prohibited;
- E. Offices related to, or supportive of, uses permitted in the manufacturing zone (M);
- F. On-site advertising in accordance with the provisions of Chapter 17.62 of these regulations;
- G. The manufacture of metal alloys, asphalt or asphalt products, cement, lime gypsum or plaster of Paris, coal, coke, charcoal, fuel briquettes and similar products, gas, rubber (natural or synthetic), soap, tallow, grease, lard and similar products, paints and paint products, acetylene, chemicals and chemical products, cellulose and cellophane, and plastics;

- H. Manufacture or processing of perfumes, vinegar, yeast, sauerkraut, and similar highly aromatic provided that no odors are allowed to emanate from the building(s) in which the operations are conducted on the property in general;
- I. Heavy metal works including drop forges, drop hammers, punch presses, forges and forging works;
- J. The refining or rerefining of petroleum or petroleum products;
- K. Radio, television or cellular telephone transmission towers or telephone switching and relay facilities, in accordance with Chapter 17.33 of these regulations;
- L. Water pumping and treatment plants, reservoirs, wells and appurtenant facilities;
- M. Public utility facilities;
- N. Catering housing;
- O. Medical marijuana dispensaries in accordance with Chapter 17.31 of these regulations.

(Ord. 1095 § 1, 2007; Ord. 963 § 12, 1995; Ord. 822 § 1(part), 1989)

(Ord. No. 1131, § 2, 1-26-2010)

17.18.035 - Residential uses.

- A. Each residential use and structure legally existing as of January 1, 1980, is a permitted use in the manufacturing zone.
- B. Residential uses and structures as set forth in this chapter are defined herein as single-family residential dwellings, two-family dwellings, three-family dwellings, multiple-family dwellings, and mobile homes or trailers designed and used for residential occupancy located within a mobile home park legally established prior to January 1, 1980. Each such mobile home park legally established prior to January 1, 1980, shall comply with the provisions of Chapter 17.42.
- C. The development standards set forth in Chapter 17.08 of this code shall apply to each single-family residential dwelling permitted by this section.
- D. The development standards set forth in Chapter 17.10 of this code shall apply to each two-family dwelling and three-family dwelling permitted by this section.
- E. The development standards set forth in the applicable sections of Chapter 17.12 pertaining to multiple-family dwellings shall apply to all multiple-family dwellings permitted by this section, except townhouses and condominiums.
- F. The development standards set forth in Chapter 17.44 of this code shall apply to each townhouse and condominium permitted by this section.
- G. The development standards set forth in the applicable sections of Chapter 17.42 that are applicable to mobile home sites and structures shall apply to each mobile home and trailer permitted by this section.

(Ord. 984 § 8, 1996)

17.18.040 - Secondary uses.

The following are secondary uses permitted within the manufacturing zone:

- A. Existing single-family residence when such residence is occupied either by the owner of the property or the owner of a business when such is located on the site. The residence shall comply with regulations of the R-1 zone district and when any such structure is no longer occupied in accordance with the provisions of this chapter, it shall be removed within sixty days of notification that it is in violation of these regulations.
- B. Accessory buildings and uses normally associated with any permitted use (see Chapters 17.24 through 17.58 for development standards).
- C. Open storage, provided that the only materials, products, or equipment stored are necessary to the operation of the use being conducted on the site, that all storage is located within a fence, screened area, that storage does not exceed the height of any fence or wall permitted or required, and that storage is not placed within any required yard or parking area.
- D. Living quarters for switchboard or security personnel subject to planning commission approval.
- E. Personal and business services serving the building or complex in which they are located. Such services may include cafeterias, barber and beauty shops, travel services and similar businesses.
- F. Retail sales associated with the principal use in a building or complex in which they are located. Such uses shall not exceed twenty-five percent of the gross floor area occupied by the principal use and shall be subject to approval by the director of planning and community development.
- G. Gateway signs, subject to the provisions of Section 17.62.130 (A)(6).

(Ord. 940 §4, 1993; Ord. 822 §1(part), 1989)

17.18.050 - Conditional uses.

The following uses are permitted subject to obtaining a conditional use permit in accordance with the provisions of Chapter 17.68 of these regulations:

- A. The manufacturing of explosives;
- B. Support services such as: truck and automobile sales, leasing or rental and appurtenant facilities; restaurants; banks and other financial institutions, excluding check cashing services; business, trade and technical schools; labor or trade organizations and business offices; child care centers, when related to the industrial community; industrial medical clinics; and automobile service stations (minor repair only);
- C. Drive-in movie theaters;
- D. Outdoor market when conducted on a single site having an area of five acres or more in addition to the required parking area;
- E. On-sale of alcoholic beverages in association with restaurants, cafes, cafeterias and other similar eating establishments;

- F. Automotive repair facilities, including body and fender shops, auto paint shops, engine rebuild, overhaul or repair;
- G. Massage establishment;
- H. Recreational facilities including, but not limited to, soccer facilities, basketball courts, and water polo facilities;
- I. Any use proposed for any property that is one acre or larger in size;
- J. Any use proposed for any building or structure that is twenty-five thousand square feet of gross floor area or larger;
- K. Any proposed use or resumption, reestablishment, reopening, or replacement of a use that is proposed for any building or structure that is twenty-five thousand square feet of gross floor area or larger where the building or structure has been vacant for more than ninety days, or the use has been abandoned or discontinued for more than ninety days;
- L. Any other use not specifically permitted or prohibited, which is determined to be compatible with the permitted uses of the manufacturing zone.

(Ord. 978 §3, 1996; Ord. 963 §13, 1995; Ord. 822 §1(part), 1989)

(Ord. No. 1151, § 2, 3-22-2011; Ord. No. 1152, § 3, 3-22-2011; Ord. No. 1195, § 13, 2-24-2015; Ord. No. 1237, § 5, 7-23-2019)

17.18.060 - Prohibited uses.

The following are prohibited uses in the manufacturing zone:

- A. Residential uses and structures except as specifically permitted by either Section 17.18.035 or Section 17.18.040;
- B. Commercial uses except as specifically permitted by Sections 17.18.030, 17.18.040 and 17.18.050;
- C. Churches and schools (public and private);
- D. Industrial uses when such uses are determined to be hazardous in nature, either by virtue of process or product or through the emission of hazardous effluents, offensive odors or pollutants;
- E. The slaughter, dressing, butchering or similar operations involving animals, seafood, poultry or fowl, or the tanning or other treatment of hides, skins, or the like;
- F. Mini-warehouses or mini-storage facilities;
- G. Trucking, transit and transportation terminals and related repair and storage facilities;
- H. Junk yards, salvage yards, contractors' equipment yards, building material yards, machinery and equipment storage yards;
- I. Uses prohibited on property located adjacent to or across a public or private street from a residential zone:

1. Ambulance services,
 2. Any use which involves the mixing or handling of hazardous or toxic chemicals or products or requires the construction of any H-1 or H-2 structure,
 3. Any use which would involve heavy truck uses. Heavy truck uses meaning any use in which the movement of goods by truck on a regular basis is a major or principal part of the daily operation such as, but not limited to, distribution centers, moving and storage firms, steel distribution or any firm engaged primarily in transshipment of goods,
 4. Machine shops employing such operations as deburring, the use of high speed drilling, sawing or cutting of metals; the use of any punch press over twenty tons capacity, and the use of brakes or other equipment capable of producing excessive noise or vibration, including drop hammers,
 5. Any use which involves the use of cyclones or other similar methods of moving materials which would create excessive or irritating noise,
 6. Any use listed as a conditional use in this section, except that swap meets, drive-in movie theaters, public utility facilities and on-sale of alcoholic beverages in association with restaurants, cafes, cafeterias and similar eating establishments may be permitted with a conditional use permit;
- J. Off-site advertising signs and sign structures;
- K. Reserved;
- L. Any use not specifically permitted by these regulations unless determined by the planning commission to be the same as, or similar to, a permitted use;
- M. Metal buildings as defined and regulated by Chapter 17.56.

(Ord. 984 § 9, 1996; Ord. 822 §1(part), 1989)

17.18.070 - Property development standards.

The following standards shall apply to uses within the manufacturing zone (M) provided that automobile service stations, day care centers and any use located adjacent to or directly across a public or private street from a residentially zoned district shall be subject to development standards contained in Chapter 17.48, and provided further, that any lot or parcel which is substandard in width, depth, or area and was legally recorded as a separate lot as of July 1, 1988, may be used for any use permitted by the manufacturing zone district regulations. Notwithstanding the above, residential uses and structures permitted by Section 17.18.035 shall be subject to development standards contained therein.

(Ord. 984 § 10, 1996; Ord. 822 §1(part), 1989)

17.18.080 - Minimum lot area.

Minimum lot area is ten thousand square feet.

(Ord. 822 §1(part), 1989)

17.18.090 - Maximum building coverage.

See Figure 17.14.080 for allowable building coverages.

(Ord. 963 §14, 1995; Ord. 822 §1(part), 1989)

17.18.100 - Minimum lot width.

Minimum lot width is one hundred feet.

(Ord. 822 §1(part), 1989)

17.18.110 - Minimum lot depth.

Minimum lot depth is one hundred feet.

(Ord. 822 §1(part), 1989)

17.18.120 - Maximum building height.

No requirement except that any building constructed adjacent to a residentially zoned lot shall have a maximum allowable height of twenty-eight feet when located within fifty feet of the zone district boundary.

(Ord. 822 §1(part), 1989)

17.18.130 - Minimum yard requirements.

- A. Front yard: five feet, measured from the front property line. This setback area shall be landscaped.
- B. Side Yard.
 - 1. Interior or key lot: none required;
 - 2. Corner or reversed corner lot: five feet, measured from the front property line. This setback area shall be landscaped;
- C. Rear yard: none required.

(Ord. 822 §1(part), 1989)

17.18.140 - Accessory buildings.

Accessory buildings and structures shall conform to the standards contained in Chapters 17.24 through 17.58 of these regulations.

(Ord. 822 §1(part), 1989)

17.18.150 - Off-street parking and loading.

- A. Off- street parking and loading shall be provided in accordance with Chapter 17.60.
- B. No parking, whether the provision of parking spaces, or other parking, shall be permitted on unpaved areas, including the storage of trucks or other types of equipment.

(Ord. 822 §1(part), 1989)

17.18.160 - Loading docks and truck maneuvering.

- A. All loading docks and doors facing a public or private street shall be located in such a way that all truck maneuvering shall take place on site whenever possible.
- B. All drive approaches shall be so designed as to preclude direct access to a loading door or loading dock from a public or private street wherever possible.

(Ord. 822 §1 (part), 1989)

17.18.170 - Vehicle maintenance and repair.

Must take place within a solid masonry structure enclosed on at least three sides with any openings, other than windows or fire exits, facing away from any public or private street.

(Ord. 822 §1(part), 1989)

17.18.180 - Landscaping.

A minimum of five percent of the total area devoted to parking shall be landscaped as well as other areas not designated for parking, structures, or pedestrian walkways. Landscaping shall consist of grass, groundcover, or other plant material and shall include an accepted automatic irrigation system (sprinklers, bubblers or diffuser heads) or hose bibs not over fifty feet from any portion of a planted area and all landscaping shall be contained within six-inch concrete or eight-inch masonry curbing. Provision of landscaping within parking areas shall be in accordance with Section 17.16.020.

- A. A solid masonry wall, eight feet in height, shall be constructed and maintained along any side or rear property line which adjoins a residential zone, school, church or park, except that the wall shall not exceed forty-two inches in height when it adjoins the front setback of the adjacent residential property, except that the fence may be increased to a height of eight feet if the increase in height consists of wrought iron, chain link or other "see-through" material and the design is approved by the director of planning and community development.
- B. On property which is located in a block which is entirely zoned C-M or M and developed in permitted manufacturing uses, fences or walls shall not exceed eight feet in height on sides, front or rear, provided that any wall located in the front or on the side, in the case of

a corner or reversed corner lot, shall be constructed to the rear of the required setback. If outdoor storage is conducted on the property, all fences must be sight-obscuring.

- C. Corner or Reversed Corner Lot. On property at any corner formed by intersecting streets it shall be prohibited to construct, install or maintain any fence, hedge or wall or any other obstruction to view higher than forty inches above the reference point located at either:
1. The point of intersection with the prolongation of the curblines; or
 2. The point of intersection of the prolongation of the edge of the paved roadway when curblines do not exist.

Within the triangular area between the curb or edge of the paved roadway lines and a diagonal line joining points on the curb or edge of paved roadway lines forty feet from the point of their intersection, or in the case of rounded corners, the triangular area included between the reference point and the curblines or edge of paved roadway line forty feet from the point of their intersection (see Figure 17.08.200);

- D. When parking is so located that vehicles are facing a public or private street, a forty-two inch high decorative block wall shall be installed to the rear of the required setback.

(Ord. 822 §1(part), 1989)

17.18.190 - Outdoor storage and operations.

Except as permitted by Section 17.14.205, all business operations in the manufacturing zone must be conducted entirely within a completely enclosed building. However, automobile and light truck sales, automobile service stations, outdoor dining, and other businesses which, by their nature, require operations outside of a building may be conducted outside of a building. Also, certain ancillary operations, such as the immediate loading and unloading of merchandise and supplies, routine property and building maintenance and permitted advertising may be conducted out of doors. Non-spoilable trash and/or recyclable material may be temporarily stored in approved and permitted trash enclosure area(s) for not more than seven days.

(Ord. 1057 §5, 2004; Ord. 822 §1(part), 1989)

17.18.195 - Outdoor display of merchandise for sale.

Businesses selling merchandise at retail in the manufacturing zone may display sale or promotional items outdoors subject to the following regulations:

- A. The merchandise must be displayed on the same lot as the principal location of the business;
- B. The area occupied by the outside display of merchandise shall not exceed an area greater than the gross square footage of the principal building on the lot multiplied by a factor of .025. The maximum permissible area occupied by outdoor display of merchandise shall be five hundred square feet;

- C. The displayed merchandise must be grouped into a single area and visible from the public street. The displayed merchandise shall not block, or diminish the public view of, or physical access to, or use.
- D. The merchandise may not be displayed on, or over, any public right-of-way and may not be located within ten linear feet of any public right-of-way.
- E. The displayed merchandise may not be located in, or encroach into, any required yard or setback, or unpaved area.
- F. The displayed merchandise must not be located in, or encroach into, any designated driveway, required parking space, or designated fire lane.
- G. The displayed merchandise may not block any doorway, designated private pedestrian walkway or access for the handicapped.
- H. The merchandise may not be displayed on top of any portion of any building, hung from, or affixed to building walls, rafters or eaves. Nor may any merchandise be hung from, or affixed to, any fence or wall or inflatable device.
- I. The outdoor display of merchandise shall be subject to all applicable health, safety and fire codes.
- J. The outdoor display of merchandise for sale, is in and of itself, a form of advertising and no additional signage shall be permitted for the displayed merchandise except price signs measuring no larger than three inches by five inches may be affixed to the items displayed for sale.
- K. The outdoor display of merchandise shall be subject to an outdoor display site plan review and approval by the planning commission and said approval shall be subject to conditions, if any, that may be imposed by the planning commission as needed to mitigate any potential negative effects created by the proposed outdoor display, and the planning commission shall deny the application if the planning commission finds that the outdoor display would be detrimental to persons or properties in the immediate vicinity of the subject property or to the city in general. The planning commission may revoke any approval for cause.
- L. Application for an outdoor display site plan approval shall be made on application forms supplied by the city and pursuant to the instructions provided by the city. At the time of submittal, applicant shall pay an application fee in the same amount as the application fees established for development site plan review.

(Ord. 1057 §6, 2004)

17.18.200 - Exterior lighting facilities.

Shall be arranged in a manner that will not provide a direct glare or create hazardous interference with highways and neighboring properties.

(Ord. 822 §1(part), 1989)

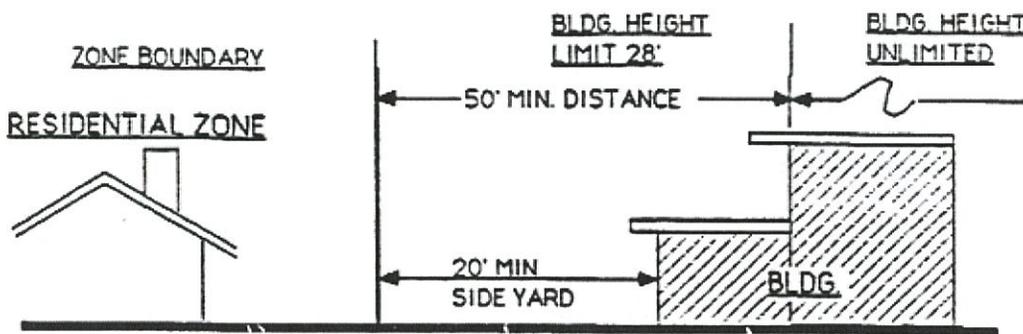
17.18.210 - Refuse enclosures.

There shall be sufficient refuse enclosures provided to serve each development.

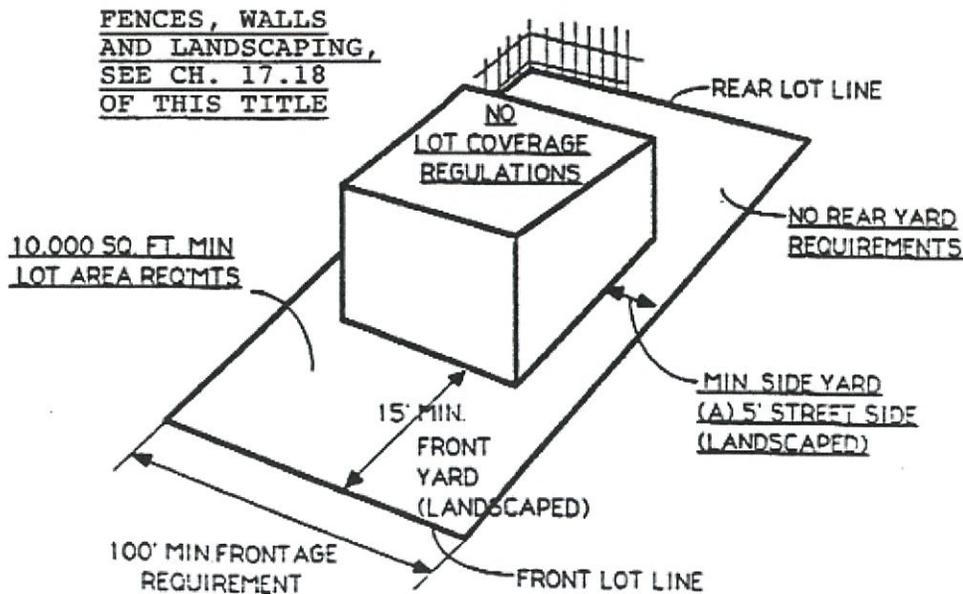
Each enclosure shall have minimum interior dimensions of five feet by seven feet and shall be constructed of wood, masonry, block, or a combination of such materials and shall be designed to be compatible with the principal structure or structures on the site. The number, placement and design of such enclosures shall be determined during review of the proposed development.

(Ord. 822 §1(part), 1989)

SUMMARY M ZONE



1. For property development standards, see Chs. 17.24--17.58 of this title.
2. Parking requirements, see Ch. 17.60 of this title.



Chapter 8.20 - NOISE REGULATIONS

Sections:

8.20.010 - Definitions.

For the purposes of this chapter, the words, terms and phrases set forth below shall have the meanings and construction therein given, except where used in a context which clearly indicates a different meaning or construction:

- A. "A-weighted sound level" means the sound level in decibels as measured on a sound level meter using the A-weighted network. The level so read is designated db(A) or dbA.
- B. "Ambient noise level" means the normal or existing level of environmental noise at a given location, not including the particular noise being measured or considered.
- C. "Decibel" means a unit for measuring the amplitude of a sound, equal to twenty times the logarithm to the base ten of the ratio of the pressure of the sound measured to a reference pressure of twenty micropascals.
- D. "Impulsive sound" means a sound of short duration, usually less than one second, with an abrupt onset and a rapid decay. Examples of sources of impulsive sound include explosions, drop forge impacts, and the discharge of firearms.
- E. "Intrusive noise" means noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency and time of occurrence, and tonal or information content as well as the prevailing ambient noise level.
- F. "Noise disturbance" means any sound which (i) endangers or injures the safety or health of human beings or animals, or (ii) annoys or disturbs reasonable persons of normal sensitivities, or (iii) endangers or injures personal or real property or (iv) violates the limits set forth in Section 8.20.020.
- G. "Public property" means any property or structures owned or controlled by a governmental entity, including easements for road purposes.
- H. "Real property boundary" means an imaginary line along the ground surface, and its vertical extension, which separates the real property owned by one party from that owned by another.
- I. "Sound level meter" means an instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement of sound levels, which meets or exceeds the requirements for type S2A meters in American National Standards Institute (ANSI) specifications for sound level meters, SI.4-1971, or the most recent revision thereof.
- J. "Vibration perception threshold" means the minimum ground or structure borne vibrational

motion necessary to cause a normal person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects. A motion velocity 0.01 inches per second over the range of 1 to 100 hz shall create a rebuttable presumption that the vibration perception threshold has been met.

(Prior code §5-13-1)

8.20.020 - Exterior noise limits.

A. Maximum Permissible Sound Levels By Receiving Land Use.

1. No person shall operate or cause to be operated any source of sound at any location within the city or allow the creation of any noise on property owned, leased or occupied or otherwise controlled by such person, which causes the noise level when measured on any other property to exceed:
 - a. The exterior noise limit for that land use or zone as specified in Table 1 or Table 2 for a cumulative period of more than thirty minutes in any hour; or
 - b. The exterior noise limit for that land use or zone as specified in Table 1 or Table 2 plus 5 dbA for a cumulative period of more than fifteen minutes in any hour; or
 - c. The exterior noise limit for that land use or zone as specified in Table 1 or Table 2 plus 10 dbA for a cumulative period of more than five minutes in any hour; or
 - d. The exterior noise limit plus 15 dbA for a cumulative period of more than one minute in any hour; or
 - e. The exterior noise limit for that land use or zone as specified in Table 1 or Table 2 plus 20 dbA for any period of time.
2. In the event the alleged offensive noise contains a steady , audible tone such as a whine, screech, or hum, or it is a repetitive noise such as a hammering or riveting, or contains music or speech conveying informational content, the exterior noise limits set forth in Tables 1 and 2 shall be reduced by 5 dbA.
3. If the measured ambient noise level exceeds that permissible within any of the first four noise limit categories above, the allowable noise limits set forth in Table 1 or 2 shall be adjusted in 5 dbA increments in each category as appropriate to encompass or reflect the ambient noise level. In the event the ambient noise level exceeds the fifth noise limit category, the exterior noise limit under the fifth category shall be increased to reflect the maximum ambient noise level.
4. Noise Measurement Procedure. The noise level shall be measured as a position or positions at any point on the receivers property utilizing the A~weighting scale of the sound level meter and the "slow" meter response for non-impulsive type noises and "fast" response for impulsive type sounds. When feasible, the microphone shall be located approximately four to five feet above the ground and ten feet or more from the

nearest reflective surface. In those cases where the standard elevation is not feasible, the most closely approximate elevation possible shall be utilized. Calibration of the measurement equipment, utilizing an acoustical calibrator, shall be performed immediately prior to recording any noise data.

TABLE 1

EXTERIOR NOISE LIMITS BY ZONE

RECEIVING LAND ZONING CATEGORY	TIME PERIOD	NOISE LEVEL STANDARD (dba)
One or Two Family Residential Zone	10 p.m.--7 a.m.	45
	7 a.m.--10 p.m.	55
Multiple Dwelling Residential Zone, Public Zone	10 p.m.--7 a.m.	50
	7 a.m.--10 p.m.	60
Commercial Zone or Commercial- Manufacturing Zone	10 p.m.--7 a.m.	55
	7 a.m.--10 p.m.	60
Manufacturing Zone	Any time	70

TABLE 2

EXTERIOR NOISE LIMITS BY USE

RECEIVING LAND ZONING CATEGORY	TIME PERIOD	NOISE LEVEL STANDARD (dba)
Property Partially or Entirely Developed for One or Two Family Residential Uses	10 p.m.--7 a.m.	45
Property Partially or Entirely Developed for Multi-Family Residential Uses	10 p.m.--7 a.m.	50

- B. Vibration. No person shall operate or permit the operation of any device or machine that creates a vibration above the vibration perception threshold when measured at or beyond the property boundary of the source.

(Ord. 742 §1, 1985; prior code §5-13-2)

8.20.030 - Prohibited acts.

- A. No person shall offer for sale, sell, or advertise by shouting or outcry within any residential or commercially developed portion of the city. The provisions of this section shall not be construed to prohibit the selling by outcry of merchandise, food and beverages at licensed sporting events, parades, fairs, circuses or other similar licensed public entertainment.
- B. No person shall permit any animal owned or possessed by that person frequently or for extended periods of time to make any sound or sounds which create a noise disturbance across a residential or commercial real property line.
- C. No person shall load, unload, open, close or handle boxes, crates, containers, building materials, metal, equipment or other objects or personal property between the hours of ten p.m. and seven a.m. in such manner as to cause a noise disturbance across the real property line of an adjacent or nearby property developed entirely or partially for residential use.
- D. No person shall operate or cause or authorize the operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between the hours of ten p.m. and seven a.m., or at any time on weekends or holidays, such that the sound therefrom creates a noise disturbance across the real property line of an adjacent or nearby property developed entirely or partially for residential use.
- E. No person shall sound or permit the sounding of any electronically amplified signal from any stationary bell, chime, siren, whistle, or similar device, for more than ten seconds in any hourly period. Houses of religious worship shall be exempt from this provision.
- F. No person shall intentionally sound or authorize the sounding outdoors of any fire, burglar, or civil defense alarm, siren, whistle, or similar stationary emergency signaling device, except for emergency or testing purposes.
- G. No person shall test a stationary emergency signaling device before seven a.m. or after seven p.m. nor test any such device for more than sixty seconds.
- H. No person shall operate or permit the operation of any mechanically powered saw, sander, drill, grinder, lawn or garden tool, or any tool involved in any manufacturing process, so as to create a noise disturbance across a real property boundary line of property developed entirely or partially for residential use.
- I. No person shall operate any motor, machinery or pump including, but not limited to, swimming pool equipment or any machinery involved in any manufacturing process, so as to create a noise disturbance across a real property boundary line of property developed entirely or partially for residential uses.
- J. No person shall operate or permit the operation of any loudspeaker, musical instrument, motorized racing vehicle, or other source of sound in any place of public entertainment that exceeds 95 dbA as read on the slow response of a sound level meter at any point normally

occupied by a customer, without a conspicuous and legible sign stating: "WARNING! SOUND LEVELS WITHIN MAY CAUSE HEARING IMPAIRMENT."

- K. No person shall operate or permit the operation of any air conditioning or air handling equipment in such a manner as to exceed the following sound levels:

MEASUREMENT LOCATION	UNITS MFG. BEFORE 1-1-80 dbA	UNITS MFG. ON OR AFTER 1-1-80 dbA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet to any wall	60	55
Center of neighboring patio, 5 feet above grade level, no closer than 3 feet to any wall	55	50

<p>Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface</p>	<p>55</p>	<p>50</p>
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- L. No person shall repair, rebuild, modify or test any motor vehicle, motorboat or aircraft in such a manner as to create a noise disturbance across a residential real property line. Nothing in this section shall be construed to prohibit the movement of aircraft which are in all respects conducted in accordance with, or pursuant to, applicable federal laws or regulations.
- M. No person shall operate or permit the operation of any motor vehicle with a gross vehicle weight rating (GVWR) in excess of ten thousand pounds, or any auxiliary equipment attached to such a vehicle, for a period longer than fifteen minutes in any hour while the vehicle is stationary, for reasons other than traffic congestion, on a public right-of-way or public space within one hundred fifty feet (forty-six meters) of a residentially developed property between the hours of ten p.m. and seven a.m.

(Ord. 757 §1, 1985; Ord. 742 §2, 1985; prior code §5-13-3)

8.20.040 - Special provisions.

- A. Emergency Exemption. The provisions of this chapter shall not apply to:
 - 1. The emission of sound for the purpose of alerting persons to the existence of an emergency threatening life or property, or
 - 2. The emission of sound in the performance of work necessary to be performed

immediately to prevent or correct any emergency threatening life or property.

- B. Special Exemption. The provisions of this chapter shall not preclude the construction, operation, maintenance and repairs of equipment, apparatus or facilities of park and recreation departments, public works projects, or essential public services and facilities, including those of public utilities subject to the regulatory jurisdiction of the Public Utilities Commission.
- C. Warning Devices. Warning devices necessary for the protection of public safety, including, but not limited to, police, fire and ambulance sirens, and train horns, shall be exempted from the provisions of this chapter when used for warning purposes.
- D. Outdoor Activities. The provisions of this chapter shall not apply to occasional outdoor gatherings, public dances, shows and sporting and entertainment events, provided these events are conducted in compliance with all applicable ordinances, statutes, laws and regulations of all governmental agencies.

(Prior code §5-13-4)

Chapter 17.60 - OFF-STREET PARKING AND LOADING

17.60.010 - General provisions.

- A. Off-street vehicle parking spaces shall be provided at the time of the use of the land, or at the time of the erection of the building or use of the land or building or structure is altered, enlarged converted or increased in capacity by the addition of uses, floor area, dwelling units guest rooms, beds or seats; provided however, that additional parking spaces shall not be required at the time of the erection of an addition to a single-family residence if the director of community development shall find all of the following:
1. The proposed addition is otherwise in conformity with the provisions of the zoning regulations;
 2. The provision of additional off-street parking of the lot is impossible or impractical because of the size or configuration of the lot and improvement; and
 3. The public safety and welfare will not be unreasonably jeopardized by waiving the requirements of additional off-street parking.
- B. All off-street parking spaces and areas required by these regulations, or otherwise provided, shall comply with all of the conditions, improvements and landscaping requirements set forth in these regulations, and shall be maintained as much as such thereafter in a reasonable and acceptable manner or condition.
- C. All vehicle parking spaces and areas required or otherwise provided shall comply with the following conditions:
1. The number of spaces shall be determined by the amount of use of land, dwelling units, floor area guest rooms, beds, or seats provided, and such parking spaces and areas shall be maintained thereafter without reduction in the number of spaces required in connection with such buildings, structures and uses of land.
 2. Each parking space shall be developed in accordance with standards established by written resolutions of the planning commission and Section 17.60.030.
 3. Adequate driveways and aisles shall be provided as set forth in these regulations and in any standards adopted by the planning commission.
 4. All vehicle parking spaces shall be on the same lot with the land use, building or structure except as otherwise provided in Section 17.60.040.
 5. Any carport or private garage which fronts upon a private street shall be located so as to provide for a minimum automobile ingress or egress of not less than twenty feet between the property line and the entrance to the garage or carport.
 6. No vehicle parking spaces shall occupy or be designed in a required front yard, or in a side yard on a side street, except as specifically provided in these regulations or in the zone district regulations for the zone in which the property is located.

7. No parking spaces or areas shall be so designed as to require vehicles to back into a street except family or duplex buildings.
 8. No more than twenty feet of the width of the front yard in residential zones may be used or improved by paving or otherwise vehicle access. This area may be increased to a maximum of thirty feet if three covered spaces are provided in a single structure.
- D. In all zones, parking plans for off-street parking facilities shall be submitted for approval to the planning division prior to the issuance of building permits or certificates of occupancy. All plans shall clearly indicate the proposed development, including parking location, size, design, lighting, landscaping, curb cuts, ingress and egress.
 - E. Parking shall be based upon gross floor area, except for office buildings in excess of one story, the parking ratio shall be based on net floor area, which is gross floor area minus elevator shafts, stairwells, open courtyards and balconies. Fractional spaces may be rounded to the nearest whole parking space.
 - F. Whenever a nonresidential structure is enlarged or increased in capacity, or when a change in use creates an increase in the amount of off-street parking or loading area required, additional spaces shall be provided. Furthermore, for all existing uses or structures, including residential, hereafter expanded by fifty percent or more of the existing gross floor area, the required off-street parking for the entire property or development shall conform to the most current parking standards.
 - G. All required parking spaces shall be used exclusively for operable, currently licensed motor vehicles of tenants, occupants, or visitors of the property.
 - H. No parking area shall be counted as both a required parking stall and a loading space.
 - I. Requirements for uses not specifically listed herein shall be determined by the community development director, based upon the requirements for comparable uses and upon particular characteristics of the use. Additional parking over and above that required herein may be required upon determination of the planning commission that the specific type of business or user generates a greater demand for more parking than the requirement herein.
 - J. No tandem parking shall be allowed within private residential areas anywhere in the city, it would adversely impact the aesthetic appeal and character of the city.

(Ord. 1120 § 2, 2008; Ord. 822 § 1(part), 1989)

17.60.020 - Parking requirements.

Required vehicle parking shall be provided in accordance with the following schedule. Except that in cases of development for which no specific parking requirements have been established, the planning commission shall establish and approve parking requirements.

Land Use	Required Parking
Residential:	
Single-family dwelling	Two standard spaces within a garage.
Duplex (two-family) or triplex (three-family) dwelling	Two standard spaces per dwelling unit within a garage.
Multiple dwelling	Two standard spaces per dwelling unit with a garage, plus one guest parking for every four units.
Mobile home park	Two standard spaces for each mobile home site or space. The parking may be tandem. One additional space per each five mobile home sites or spaces shall be provided for guests.
Senior housing and very low/low income	0.5 spaces per unit.

Land Use	Required Parking
Commercial:	
General retail or services	One space for each three hundred square feet of gross floor area. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
General professional offices	One space for each three hundred square feet of gross floor area. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
Restaurants, cafes and similar establishments dispensing food and beverages (including drive-ins, drive-through and take out establishments with designated seating areas	One space for each four fixed seats or for each four persons of occupant load in the dining area. There shall also be provided additional ten percent of the required parking with parking to be designated for use by employees. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.

<p>Drive-in, drive-through and take out business with no designated interior or exterior seating areas (including automobile service stations)</p>	<p>One space for each two hundred fifty feet of gross floor area provided, a minimum of five spaces shall be provided. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.</p>
<p>Hotels, motels, boardinghouses, clubs, and lodges</p>	<p>One space for each guest room, suite or dwelling unit, and two spaces for any dwelling unit used by a residential manager. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.</p>
<p>Assemblies such as theaters, auditoriums, arenas, stadiums and similar places of assembly including churches and private schools</p>	<p>One space for each three permanent seats, or if movable or temporary seats are used, one space for each three persons of occupant load. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.</p>

Land Use	Required Parking
Industrial:*	

General manufacturing	One space for each seven hundred fifty square feet of gross floor area up to ten thousand square feet and one for each seven hundred fifty square feet of gross floor area over ten thousand square feet plus one loading area for each five thousand square feet of gross floor area. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
Research and scientific manufacturing	One space per seven hundred fifty square feet of gross floor area plus one space for each vehicle owned or leased by any occupant and operated from the site. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
Warehousing	One space per thousand square feet of gross floor area plus one space for each vehicle owned or leased by any occupant and operated from the site. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
Office	One space for each three hundred square feet of gross floor area. Handicapped parking spaces shall be provided in accordance with Title 24 of the California Building Code.
Self-storage	Parking shall be provided along thirty-foot wide parking/driving lanes adjacent to the storage buildings and a minimum of ten spaces adjacent to the leasing office.
Vehicle related use:	
Auto repair	One space per three hundred square feet of gross floor area.

Auto sales/leasing	One space per seven hundred fifty square feet of lot size plus one space per two thousand five hundred square feet of outdoor display and storage area.
RVs and related	One space per seven hundred fifty square feet of gross floor area plus one space per two thousand five hundred square feet of outdoor display and storage area.

(Ord. 1120 § 3, 2008; Ord. 822 § 1(part), 1989)

17.60.030 - Development standards.

- A. Paving. All parking spaces, maneuvering, turnaround areas, and any driveways shall be paved with asphalt or concrete to city standards.
- B. Marking of Parking Spaces. All parking spaces, except those within private garages or carport, shall be marked with distinguishable materials. Handicapped spaces shall be clearly identified to preclude their use by unauthorized vehicles.
- C. Bumper Guards or Wheel Stops. Bumper guards or wheel stops shall be provided as necessary to protect any buildings, structures, landscaping or other vehicles.
- D. Illumination. All parking areas must be illuminated; lights shall be arranged so that there is no direct reflection of light toward any adjoining premises, public street, private street or alley.
- E. Parking Area. Any parking area, other than that used for single-family or two-family dwellings (duplex), shall be separated from any adjoining residential zone, church, school, or park by a masonry wall six feet in height, except within a required front setback or front yard on the site of adjoining property, in which case the solid wall shall not exceed forty-two inches in height, but may be increased to a total height of six feet if wrought iron, chain link, or other "see through" materials are used and the design is approved by the director of community development.
- F. Driveways and Aisles. The minimum driveway and aisle widths necessary for adequate ingress and egress shall be provided and maintained free and clear of all obstruction as follows:
 1. Minimum one-way driveway widths:
 - a. Single-family or duplex dwellings, ten feet,
 - b. Multiple dwellings, twelve feet,
 - c. All other uses, ten feet;
 2. Driveways affording ingress and egress to a parking area with twenty or more spaces shall be designed for one-way circulation or a double driveway system;

3. Aisle widths for parking areas shall be in accordance with parking standards adopted by the pl. commission.
- G. Landscaping. All parking areas required, or otherwise provided, except for residential zones, shall be landscaped as follows:
1. A minimum planter strip, as required by regulations of the zone district in which site is located, shall be provided on peripheral sides bounded by a public or private street, except for those areas devoted to crosswalks and traversing driveways.
 2. A minimum of five percent of the total parking area must be landscaped; provided, however, that any such planting beds shall have a minimum width of three feet and a minimum area of twenty square feet. These beds shall be drawn to scale and indicated on the plot plan.
 3. Any unused space resulting from the design of parking may be used for planting purposes; provided, however, that any such planting beds shall have a minimum width of three feet and a minimum area of twenty square feet. These beds shall be drawn to scale and indicated on the plot plan.
 4. In complying with the five percent landscaping requirements, the landscaping shall be distributed throughout the parking area as evenly as possible. When parking areas are not visible from the public right-of-way, the director of community development shall have the option of incorporating the required parking area landscaping into other areas of the site including, but not limited to, the landscape front setback.
 5. Planter curbing shall be used for landscaping containment. The height of such curbing shall be not less than six inches of concrete or eight inches in masonry.
 6. All landscaping areas shall contain an accepted irrigation system (sprinklers, bubblers, or diffuser heads) or hose bibs located within fifty feet of all parts of a planted area, and the system shall be shown on the plot plan or on a separate drawing.

(Ord. 1120 § 4, 2008; Ord. 822 § 1(part), 1989)

17.60.040 - Remote parking.

Remote parking (parking located on a site other than that on which the use is located) may be utilized for multiple dwellings and commercial and industrial facilities under the following conditions:

- A. That the lot or parcel to be utilized for remote parking adjoins the lot or parcel it is to serve;
or
- B. That the lot or parcel to be utilized for remote parking is separated only by an alley from the lot or parcel it is to serve; and in both cases;
- C. The lot or parcel utilized for remote parking is in the same ownership as the parcel being served or is held in a long-term (twenty-year) recorded lease providing that the owners or lessees and their heirs, assigns or successors in the interest shall maintain the parking facilities so long as the building or use they are intended to serve be maintained. The

covenant shall be prepared for the benefit of and in a form acceptable to the city, shall be recorded with the county recorder of Los Angeles County, and shall provided that the covenant may not be revoked, cancelled or modified without the written consent of the city;

- D. That the lot or parcel is located not more than one hundred fifty feet from the lot or parcel to be served, the requirement for a covenant running with the land as shown in subsection C of this section shall apply.

(Ord. 1120 § 5, 2008; Ord. 822 § 1(part), 1989)

17.60.050 - Loading facilities and truck maneuvering.

- A. All loading docks or loading doors facing upon a public or private street shall be located in such a manner that all truck maneuvering shall take place on the site whenever possible.
- B. All drive approaches shall be designed so as to preclude direct access to a loading dock or loading door from the street whenever possible.
- C. All areas used for parking, maneuvering, or vehicle storage shall be paved with asphalt or concrete to city standards.
- D. For every commercial or industrial building erected or established on a lot which abuts an alley, there shall be provided and maintained a twenty-five foot by ten foot by fourteen foot high loading space for each two thousand square feet of gross floor area. Each loading space shall be clearly marked and identified and shall be kept clear and unobstructed at all times.

(Ord. 822 § 1(part), 1989)

17.60.060 - Parking and loading facilities—Nonconforming.

Any use of property which, on the effective date of this section is nonconforming only as to the regulations in this chapter regulating off-street parking and loading facilities may be continued as if the off-street parking and loading facilities were conforming, provided that:

- A. There shall be no further reduction of off-street parking and loading facilities that do not exist on the property as of the effective date of this section; and
- B. The property complies with any applicable regulations requiring handicapped parking.

(Ord. 937 § 1, 1993)

17.60.070 - Maintenance of parking.

- A. Any parking spaces or loading zones that were required when the building was originally constructed or subsequently expanded shall be continually maintained.
- B. All parking areas shall be permanently maintained in a safe and clean condition free of physical obstructions and in good condition. All areas, including landscaping, shall be kept free of trash and weeds. Landscaped planters shall be permanently maintained with healthy nursery stock.

Any alteration, enlargement, maintenance or repairs shall be subject to the provisions of this chapter.

- C. Any restriping or other changes made to a parking lot shall be reviewed and approved by the planning division prior to such work being commenced.

(Ord. 1120 § 6, 2008)

Figure 17.60--STANDARD SPACES

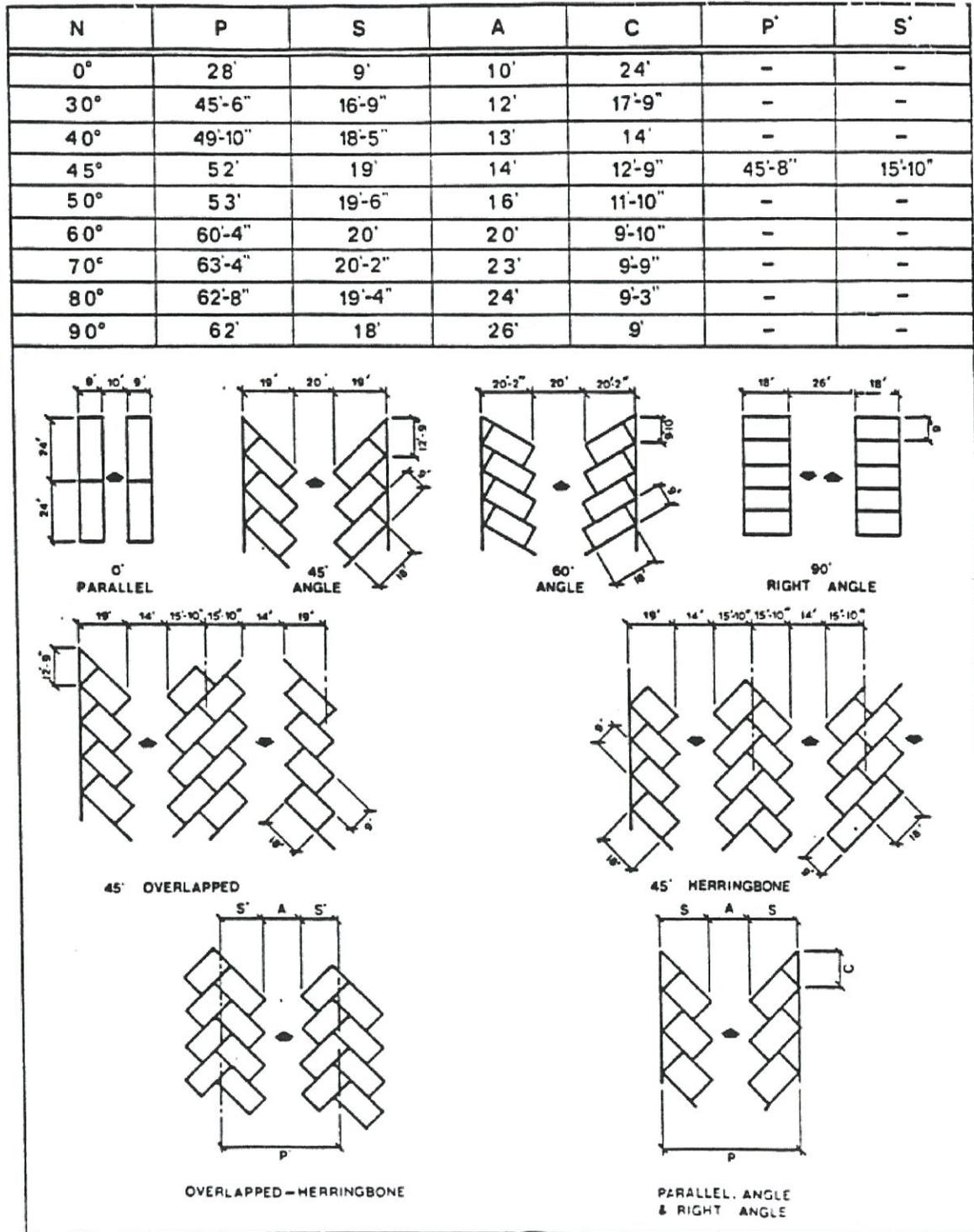
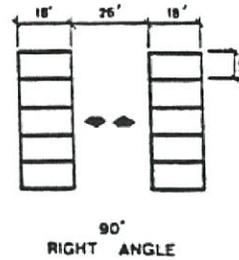
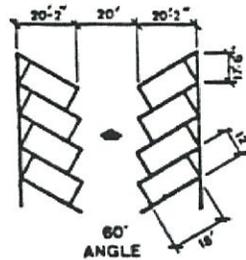
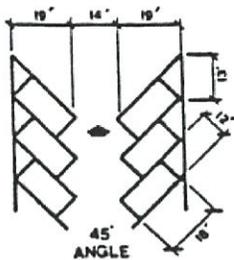
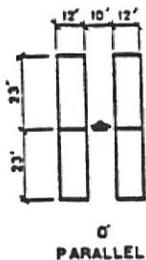
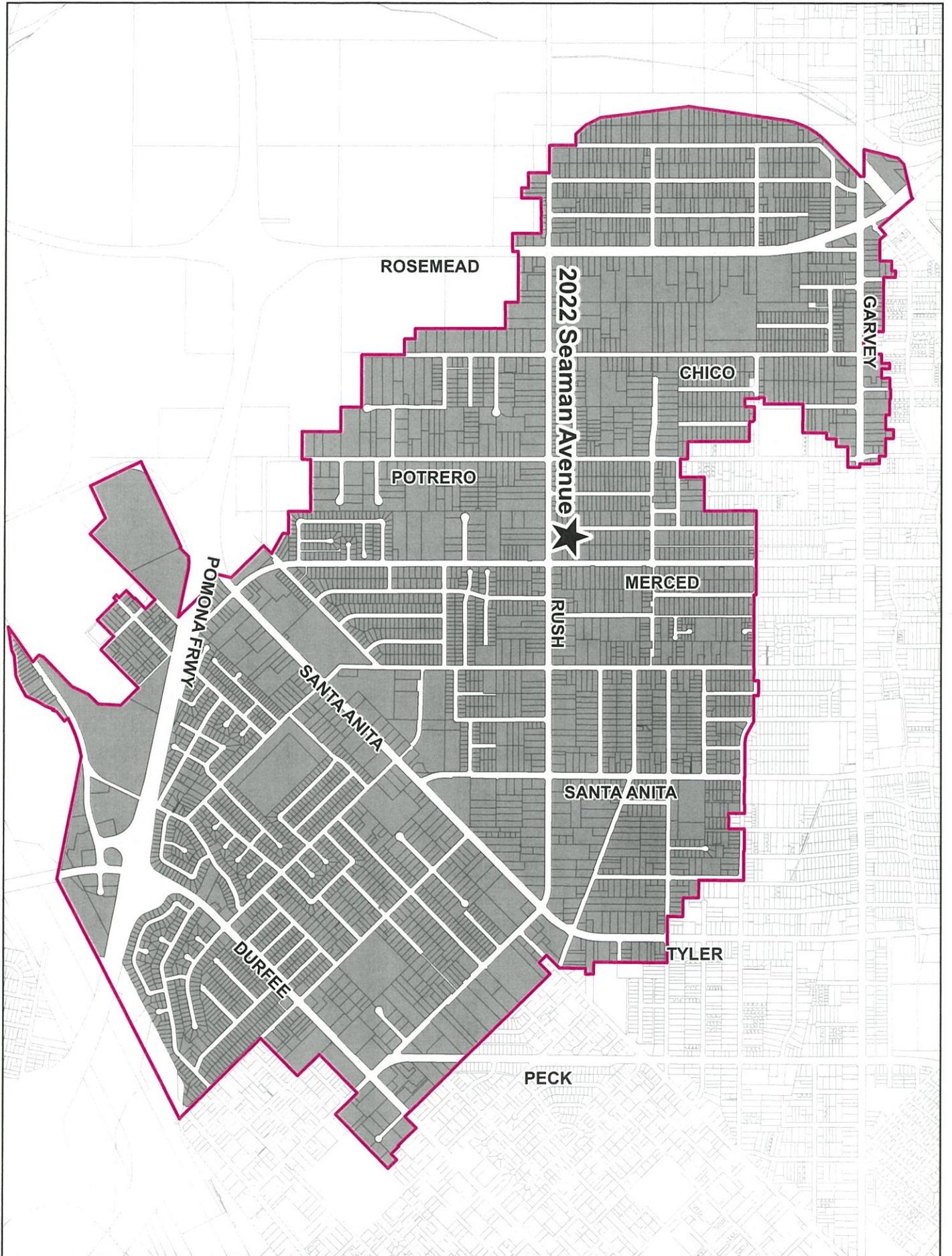


Figure 17.60--HANDICAPPED SPACES

N	P	S	A	C
0°	34'	12'	10'	24'
45°	52'	19'	14'	13'
60°	60'-4"	20'-2"	20'	17'-6"
90°	70'	18'	26'	12'



ATTACHMENT C



ROSEMEAD

2022 Seaman Avenue

GARVEY

CHICO

POTRERO

MERCED

RUSH

POMONA FRWY

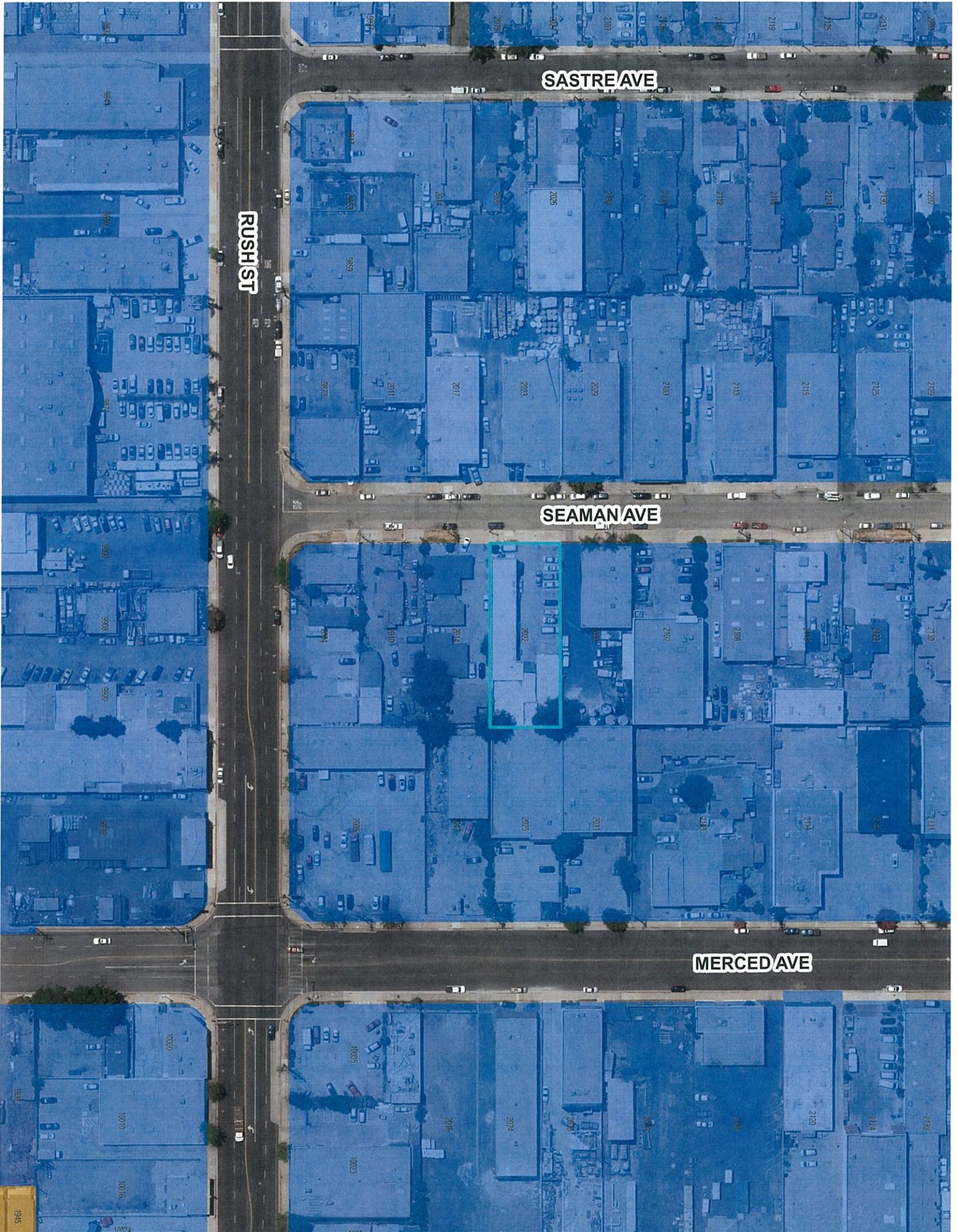
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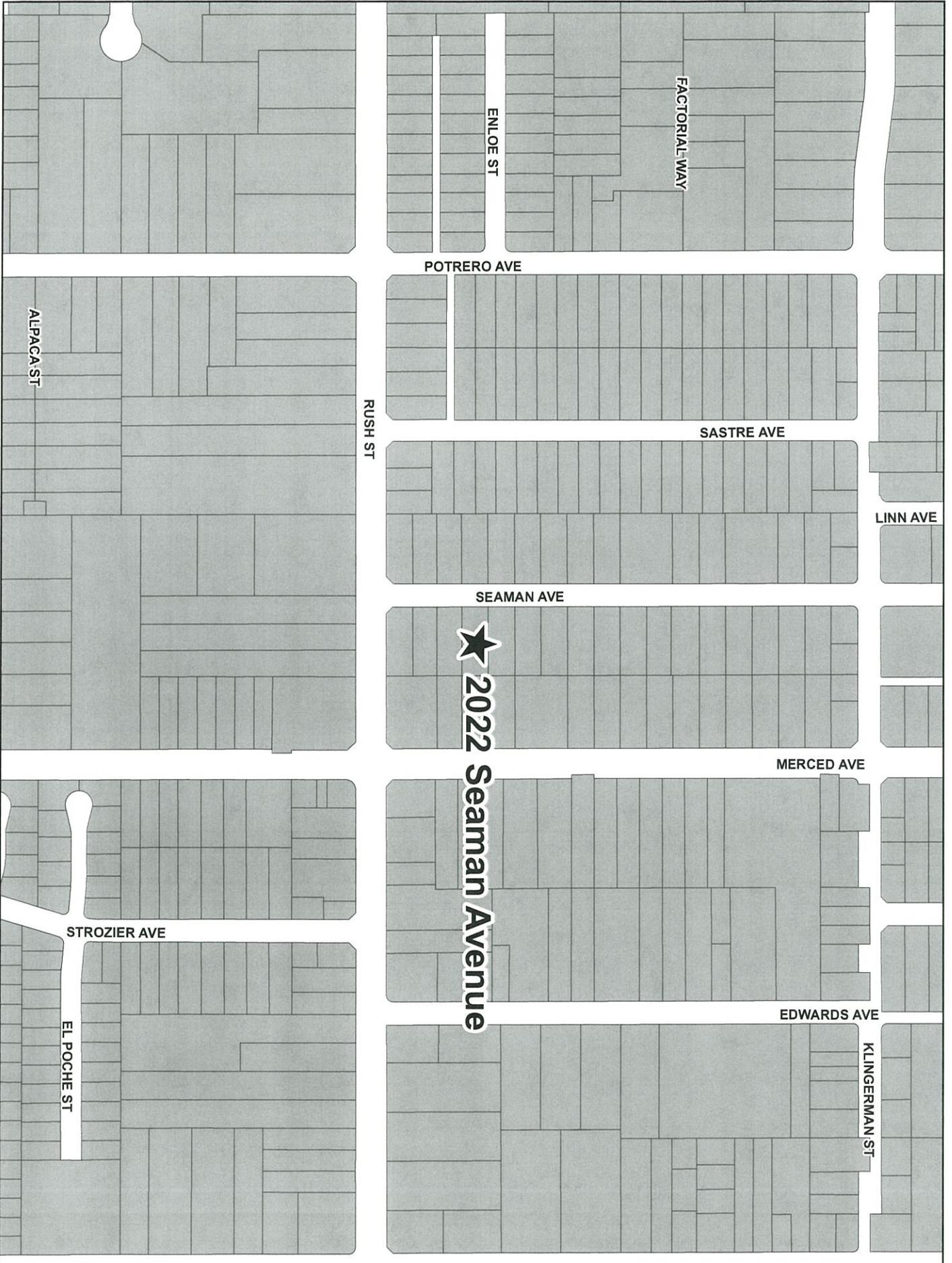
SANTA ANITA

DURFEE

TYLER

PECK





ENLOE ST

FACTORIAL WAY

POTRERO AVE

ALPACA ST

RUSH ST

SASTRE AVE

LINN AVE

SEAMAN AVE

★ 2022 Seaman Avenue

MERCED AVE

STROZIER AVE

EDWARDS AVE

EL POCHE ST

KLINGERMAN ST

ATTACHMENT D