ATTACHMENT 2

CITY COUNCIL RESOLUTION NO. 14-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL APPROVING PLANNING CASE NO. PL-14-060 AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN BY REVISING THE LAND USE MAP TO REFLECT THE CHANGE IN DESIGNATION FOR THE LOW DENSITY RESIDENTIAL PORTION OF THE LOT TO COMMERCIAL SPECIFIC PLAN FOR THE PROPERTY LOCATED AT APN # 5360-019-002 ON MANLEY DRIVE

WHEREAS, a proposal was filed with the City of San Gabriel to construct a 222 guestroom Hyatt Place Hotel and 85 residential units, along with 55,872 square feet of commercial space in a single building (the “Project”) at property located at 101-111 W. Valley Boulevard, 1549 Del Mar Avenue, 1540 Manley Drive and APN # 5360-019-002 (the “Property”); and

WHEREAS, the Property is located within what is commonly referred to as the Valley Boulevard Specific Plan Area; and

WHEREAS, approval of the project requires: a General Plan Amendment changing that portion of the Property identified by APN #5360-019-002 from Low Density Residential to Commercial Specific Plan; a specific plan amendment to the Valley Boulevard Specific Plan changing the zoning for that same portion of the Property covered by APN #5360-019-002 from Residential Neighborhood Conservation to Mixed-Use Transit; a Zone change for the underlying zoning for that same portion of the Property covered by APN #5360-019-002 from Single Family Residence to Mixed-Use Transit;
a conditional use permit for the hotel use; and a tract map consolidating the existing lots
and subdividing the airspace for the residential condominiums; and

WHEREAS, the City prepared an Initial Study and Mitigated Negative Declaration
for the Project which was circulated from November 6-25, 2014 and

WHEREAS, the Planning Commission of the City is authorized to approve tract
maps and conditional use permits and make recommendations to the City Council on
General Plan Amendments, Specific Plan Amendments and Zone Changes; and

WHEREAS, the Planning Commission of the City of San Gabriel conducted a
public hearing on December 1, 2014 to receive public testimony with respect to a
Conditional Use Permit and the Tentative Tract Map, and to consider the general plan
amendment, specific plan amendment/ zone change, along with the Mitigated Negative
Declaration (MND); and

WHEREAS, at the close of the public hearing the Planning Commission adopted
Resolution No. 14-05 which, in part, adopted the MND for purposes of the Tentative Tract
Map and Conditional Use Permit and recommended that the City Council do the same for
the General Plan Amendment, Specific Plan Amendment and Zone change and further
recommended that the City Council approve the General Plan Amendment, Specific Plan
Amendment, and Zone change; and

WHEREAS, on December 16, 2014, the City Council held a duly noticed public
hearing on the General Plan Amendment, Specific Plan Amendment, and Zone Change at
which time it also considered the Initial Study and Mitigated Negative Declaration and took
into consideration all testimony received, whether written or oral;
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN
GABRIEL DOES RESOLVE AS FOLLOWS:

Section 1. Prior to adopting this Resolution the City Council adopted
Resolution No. XXX adopting the Mitigated Negative Declaration and Mitigation
Monitoring Program for the General Plan Amendment, Specific Plan Amendment and
Zone change.

Section 2. The City Council hereby determines that Planning Case
No. PL-14-060 is compatible, consistent, and integrated with the Land Use Element and
all other elements of the City's General Plan. The City Council further determines that
the Valley Boulevard Specific Plan and Zoning Ordinance of the City, as the same will
be amended by Ordinance No. 615-C.S., will be consistent with this General Plan
Amendment. Although the property had previously been designated for low density
residential use, it had never been utilized as such; instead the property was used as a
playground for the preschool which had been located on the adjacent parcel. With the
demolition of the preschool, the parcel is currently vacant and underutilized. It is in the
public interest and consistent with good land use practices to amend the land use
designation of this property as this will allow the development of the Project which is
consistent with the intent of the Valley Boulevard Specific Plan.

Section 3. That based on the recommendation of the Planning
Commission and the testimony and evidence received at the public hearing, the City
Council hereby approves the General Plan Amendment changing the land use
designation for the property on Manley Drive identified as APN #5360-019-002 from
Low Density Residential to Commercial Specific Plan and further directs staff to amend
the Land Use Map to reflect this change, as depicted on Exhibit A and A-1, attached
hereto and incorporated herein by reference.

Section 4. This resolution shall take effect on the 30th day after
passage.

* * * * *

Resolution No. 14-37
PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE
CITY OF SAN GABRIEL THIS 16TH DAY OF DECEMBER 2014.

John R. Harrington, Mayor
City of San Gabriel

ATTEST:

________________________
Eleanor K. Andrews
City Clerk

Exhibit "A": Subject Property Map- Existing Land Use Designation
Exhibit "B": Proposed Land Use Designation
EXHIBIT "A"

SUBJECT PROPERTY MAP - Existing General Plan Land Use Designation

for

APN # 5360-019-002
EXHIBIT "B"
SUBJECT PROPERTY MAP - Proposed Land Use Designation for
APN # 5360-019-002

[Diagram showing proposed land use designation area labeled 'Commercial Specific Plan']

Marley Dr

Valley Blvd
ORDINANCE NO. 615-C.S.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN
GABRIEL AMENDING THE VALLEY BOULEVARD SPECIFIC
PLAN AND CHANGING THE ZONE FROM SINGLE FAMILY
RESIDENTIAL (R-1) FOR THE PROPERTY LOCATED AT APN #
5360-019-002 ON MANLEY DRIVE TO MU-T (MIXED USE
TRANSIT ORIENTED DEVELOPMENT.)

WHEREAS, a proposal was filed with the City of San Gabriel to construct a 222
guestroom Hyatt Place Hotel and 85 residential units, along with 55,872 square feet of
commercial space in a single building (the “Project”) at property located at 101-111 W.
Valley Boulevard, 1549 Del Mar Avenue, 1540 Manley Drive and APN # 5360-019-002
(the “Property”); and

WHEREAS, the Property is located within what is commonly referred to as the
Valley Boulevard Specific Plan Area; and

WHEREAS, approval of the project requires: a General Plan Amendment
changing that portion of the Property identified by APN #5360-019-002 from Low
Density Residential to Commercial Specific Plan; a specific plan amendment to the
Valley Boulevard Specific Plan changing the zoning for that same portion of the
Property covered by APN #5360-019-002 from Residential Neighborhood Conservation
to Mixed-Use Transit; a Zone change for the underlying zoning for that same portion of
the Property covered by APN #5360-019-002 from Single Family Residence to Mixed-
Use Transit; a conditional use permit for the hotel use; and a tract map consolidating the
existing lots and subdividing the airspace for the residential condominiums;
and WHEREAS, the City prepared an Initial Study and Mitigated Negative Declaration for the Project which was circulated from November 6-25, 2014 and
WHEREAS, the Planning Commission of the City is authorized to approve tract maps and conditional use permits and make recommendations to the City Council on General Plan Amendments, Specific Plan Amendments and Zone Changes; and
WHEREAS, the Planning Commission of the City of San Gabriel conducted a public hearing on December 1, 2014 to receive public testimony with respect to a Conditional Use Permit and the Tentative Tract Map, and to consider the general plan amendment, specific plan amendment/zone change, along with the Mitigated Negative Declaration (MND); and
WHEREAS, at the close of the public hearing the Planning Commission adopted Resolution No. 14-05 which, in part, adopted the MND for purposes of the Tentative Tract Map and Conditional Use Permit and recommended that the City Council do the same for the General Plan Amendment, Specific Plan Amendment and Zone change and recommended that the City Council approve the General Plan Amendment, Specific Plan Amendment and Zone change; and
WHEREAS, on December 16, 2014, the City Council held a duly noticed public hearing on the General Plan Amendment, Specific Plan Amendment, and Zone Change at which time it also considered the Initial Study and Mitigated Negative Declaration and took into consideration all testimony received, whether written or oral;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN GABRIEL DOES ORDAIN AS FOLLOWS:
SECTION 1. Prior to adopting this Ordinance the City Council adopted Resolution No. XXX adopting the Mitigated Negative Declaration and Mitigation Monitoring Program for the General Plan Amendment, Specific Plan Amendment and Zone change.

SECTION 2. The Valley Boulevard Specific Plan is hereby amended to change the zoning designation for the parcel identified as APN # 5360-019-002 from Residential Neighborhood Conservation to Mixed-Use Transit Oriented and staff is directed to make the appropriate changes in the Valley Boulevard Specific Plan map as depicted on Exhibit “A” and “B” attached hereto and incorporated herein by this reference.

SECTION 3. The Official Zoning Map of the City is hereby amended to reclassify the parcel identified as APN #5360-019-002 from Single Family Residential to Mixed Use - Transit (“MU-T”) (Mixed Use Transit Oriented Development) and staff is directed to amend the Zoning Map to reflect this change as depicted on Exhibit "A" and "B", attached hereto and incorporated herein by this reference.

SECTION 4. The City Council further finds, determines and declares:

A. This approval of a specific plan amendment and zone change to MU-T is for one (1) parcel only. Real property is deemed to be unique and the approval of this zone change does not establish a precedent for and is not a part of any other application; and

B. The Valley Boulevard Specific Plan amendment and Zone change are consistent with the General Plan as amended.

C. These amendments are in the public interest and reflect good planning practices in that it allows development consistent with the Valley Boulevard Specific Plan and makes use of property that is vacant and underutilized.

SECTION 5. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be processed in accordance with state law. This Ordinance shall take effect thirty (30) days after final passage.
THE FOREGOING ORDINANCE IS PASSED, APPROVED AND
ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN GABRIEL THIS
6TH DAY OF JANUARY, 2015.

_________________________
JOHN R. HARRINGTON, MAYOR
CITY OF SAN GABRIEL

ATTEST:

_________________________
ELEANOR K. ANDREWS
CITY CLERK
CITY OF SAN GABRIEL

Exhibit "A": Subject Property Map- Existing Zoning and Land Use
Exhibit "B": Proposed Zoning and Land Use
EXHIBIT "A"

SUBJECT PROPERTY MAP - Existing Zoning

VBSP Zoning: R-NC (Residential Neighborhood Conservation)
Underlying Zoning: R-1 (Single-Family Residence)

APN: 5360-019-002
1540 Marley Dr.

111 W. Valley Blvd.

APN: 5360-019-019

1549 S. Del Mar Ave.

101 W. Valley Blvd.

Valley Blvd.
EXHIBIT “B”

Proposed Zoning Designation

Mixed-Use Transit Oriented (MU-T)
ATTACHMENT 4

RESOLUTION NO. 14-05


WHEREAS, a proposal was filed with the City of San Gabriel to construct a 222 guestroom Hyatt Place Hotel and 85 residential units, along with 55,872 square feet of commercial space in a single building (the "Project") at property located at 101-111 W. Valley Boulevard, 1549 Del Mar Avenue, 1540 Manley Drive and APN # 5360-019-002 (the “Property”); and

WHEREAS, the Property is located within what is commonly referred to as the Valley Boulevard Specific Plan Area; and

WHEREAS, approval of the project requires: a General Plan Amendment changing that portion of the Property identified by APN #5360-019-002 from Low Density Residential to Commercial Specific Plan; a specific plan amendment to the Valley Boulevard Specific Plan changing the zoning for that same portion of the Property covered by APN #5360-019-002 from Residential Neighborhood Conservation to Mixed-Use Transit; a Zone change for the underlying zoning for that same portion of the Property covered by APN #5360-019-002 from Single Family Residence to Mixed-Use Transit Oriented; a conditional use permit for the hotel use; and a tract map consolidating the existing lots and subdividing the airspace for the residential condominiums; and

WHEREAS, the commercial space does not require any discretionary approval; and

WHEREAS, the City prepared an Initial Study and Mitigated Negative Declaration for the Project which was circulated from November 6-25, 2014 and
WHEREAS, the Planning Commission of the City is authorized to approve
tract maps and conditional use permits and make recommendations to the City
Council on General Plan Amendments, Specific Plan Amendments and Zone
Changes; and

WHEREAS, the Planning Commission of the City of San Gabriel
conducted a public hearing on December 1, 2014 to receive public testimony with
respect to a Conditional Use Permit and a Tentative Tract Map, and to consider
the general plan amendment, specific plan amendment/zone change, along with
the Mitigated Negative Declaration (MND);

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY
RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission hereby adopts the Initial
Study/Mitigated Negative Declaration attached hereto as Exhibit A and the
Mitigation Monitoring Program attached hereto as Exhibit B for purposes of
Tentative Tract Map 73095 and the Conditional Use Permit for the hotel and
recommends that the City Council adopt the same for the General Plan
Amendment, Specific Plan Amendment and Zone change for the Project. In
taking these actions the Planning Commission makes the following findings and
recommends that the City Council make the same findings:

a. The Initial Study/Mitigated Negative Declaration ("MND") was
prepared in accordance with the California Environmental Quality Act ("CEQA"),
the CEQA Guidelines, and the City's CEQA Guidelines.

b. The Project, as conditioned and with mitigation measures imposed,
will not have any significant impacts on the environment as set forth in the
analysis contained in the MND, which is incorporated herein by reference.

c. The MND, including the Appendices thereto, reflect the
independent judgment of the City.

d. The custodian of records for this Project, including the MND, is the
Community Development Director whose office is located at 425 South Mission
Drive, San Gabriel, CA.

SECTION 2. The Planning Commission hereby approves Tentative Tract
Map No. 73095, dated November 18, 2014.

a. In approving this map the Planning Commission makes the
following findings in accordance with Government Code section 66474 and
66473.1, which findings are based upon the staff report and MND which are
incorporated herein by reference:
ATTACHMENT 4

1. The proposed map is consistent with the applicable general and specific plans.

2. The design and improvement of the proposed subdivision will be consistent with the applicable general and specific plans.

3. The site is physically suitable for the type of development.

4. The site is physically suitable for the proposed density of the development.

5. The design of the subdivision and proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife in their habitat.

6. The design of the subdivision and improvements will not cause any serious health problems.

7. The design of the subdivision and the improvements will not conflict with public easements for access through or use of the property within the subdivision.

8. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

b. In approving Tentative Tract Map No. 73095, the Planning Commission has considered the effect of this approval on the housing needs of the region and has determined that the Map increases housing opportunities in the region. The Planning Commission has also balanced the housing needs against the public service needs of the residents and available fiscal and environmental resources and has determined that the Map should be approved and that approval is consistent with the region's housing needs.

c. The approval of Tentative Tract Map No. 73095 is subject to those conditions of approval attached hereto as Exhibit C and incorporated herein by reference.

SECTION 3. The Planning Commission hereby approves the Conditional Use Permit for the hotel use.

a. In approving this use, the Planning Commission makes the following findings which are based upon the staff report and the MND which are incorporated herein by reference:

1. That the proposed use is consistent with the General Plan.
2. That the site is adequate in size, shape, topography, and location to accommodate the proposed use.

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

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

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

b. The approval of the Conditional Use Permit is subject to those conditions of approval attached hereto as Exhibit C and incorporated herein by reference.

SECTION 4. The Planning Commission hereby recommends that the City Council approve the following actions with regard to the property located at APN # 5360-019-002 for the 6,850 square feet of the 2.2 acre site on the northwest portion of the Property: revise the General Plan land use designation from Low Density Residential to Commercial Specific Plan; amend the Valley Boulevard Specific Plan zoning from Residential Neighborhood Commercial to Mixed-Use Transit; and amend the underlying zoning from Single-Family Residence to Mixed-Use Transit. The Planning Commission finds that to make these changes is in the public interest as it will allow development of the Project, that the General Plan will remain internally consistent with these changes, and that the Specific Plan and Zoning will be consistent with the General Plan.

SECTION 5. This Resolution shall take effect only if the City Council approves the General Plan Amendment, Specific Plan Amendment and Zone Change.

PASSED, APPROVED, ADOPTED THIS 1ST DAY OF DECEMBER 2014 BY THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA.

Norman Garden
Chairman, Planning Commission
City of San Gabriel
Attest:

Jackie Wong
Planning Commission Secretary
City of San Gabriel
State of California
County of Los Angeles

Exhibit “A”: Initial Study/ Mitigated Negative Declaration
Exhibit “B”: Mitigation Monitoring Program
Exhibit “C”: Subject Property Map
STAFF REPORT

Date: Monday, December 1, 2014
To: Chairman Garden and Members of the Planning Commission
From: Larissa De La Cruz, Associate Planner
Subject: 101-111 W. Valley Blvd, 1549 S. Del Mar Ave., 1540 Manley Dr., and APN# 5360-019-002 on Manley Dr. Planning Case PL-14-060 (General Plan Amendment, Specific Plan Amendment, Zone Change, Conditional Use Permit and Tentative Tract Map# 73095)
Applicant: Landwin Corp. (Sunny Chen)
Architect: Kollin Altomare Architects

SUMMARY

This is a proposal to construct a 222 guestroom Hyatt Place Hotel and 85 residential units, along with 55,872 sq. ft. of commercial space in a single building. The project site totals 98,838 square feet (2.2 acres). The parcels are zoned Mixed-Use Transit Oriented Development (MU-T) with one of the parcels zoned Single Family Residential (R-1) and Residential Neighborhood Conservation (R-NC) under Valley Vision: The Valley Boulevard Neighborhoods Sustainability Plan (VBSP.) The project site is currently vacant. It was originally developed with a 6,080 sq. ft. restaurant and a 2,807 sq. ft. preschool. These buildings were demolished in October 2013 in anticipation of a previous version of this project which was later withdrawn by the applicant.

The City's General Plan Ingredients for Success designates the property north of 1540 Manley Dr. (APN 5360-019-002) as Low Density Residential. The VBSP also identifies the site as Residential Neighborhood Conservation (R-NC) with an underlying zoning designation of Single Family Residential (R-1.) The proposed project would require a General Plan Amendment, Specific Plan Amendment, and Zone Change to create land use and zoning uniformity among the parcels. These entitlements, along with the associated environmental review of a mitigated negative declaration will be reviewed by the City Council, upon the review and recommendation of the Planning Commission.

A conditional use permit is also required for the hotel use. The tentative tract map will consolidate the existing lots and subdivide the airspace for the residential condominiums.
The Design Review Commission will also review this project's design under a Precise Plan of Design (PPD) review upon approval by the Planning Commission. All staff concerns have been addressed in the attached recommended conditions of approval.

Based on the facts and findings of the project, staff recommends that the Planning Commission APPROVE Planning Case No. PL-14-060 (Conditional Use Permit and Tentative Tract Map only), ADOPT Planning Commission Resolution No. 14-05 approving the Mitigated Negative Declaration of Environmental Impact for the project for purposes of the conditional use permit, tentative tract map and the Precise Plan of Design, adopting a mitigation monitoring program recommending that the City Council take the same actions for the zone change, general plan amendment and specific plan amendment, and recommending to the City Council approval of a zone change general plan amendment and specific plan amendment for the property known as APN#5360-019-002 from R-1 (Single Family Residence) to MU-T (Mixed-Use Transit Oriented Development), and a general plan amendment from General Commercial to Commercial Specific Plan.

I. INTRODUCTION

A. BACKGROUND

The property is located on the north side of Valley Blvd. between Manley Drive and Del Mar Ave., within the boundaries of the VBSP area. The property is comprised of six parcels, five of which are zoned Mixed-Use Transit Oriented Development (MU-T) and the other Residential Neighborhood Conservation (R-NC) and Single Family Residential (R-1). The site is currently vacant, but was once the home of a 6,080 sq. ft. Norms Restaurant and a 2,080 sq.ft. preschool.

In 2012, the applicant submitted an application for two hotels totaling 345 rooms and approximately 30,000 square feet of commercial space. The applicant withdrew that application in December of 2013 and resubmitted a revised project earlier this year.

B. GENERAL INFORMATION

Table 1 summarizes the general information concerning this project.
Table 1

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>APN</td>
<td>5360-019-002,018,019,020,023,024</td>
</tr>
<tr>
<td>LOCATION</td>
<td>North side of Valley Blvd between Manley Dr. and Del Mar Ave.</td>
</tr>
<tr>
<td>ZONING AND LAND USE</td>
<td>Zoning is Mixed-Use Transit Oriented Development (MU-T) for 101-111 W. Valley Blvd., 1549 S. Del Mar Ave. and 1540 Manley Dr. and Residential Neighborhood Conservation (R-NC) for the property north of 1540 Manley Dr. (APN 5360-019-002). The General Plan designation of these lots is Commercial Specific Plan and Low Density Residential respectively.</td>
</tr>
</tbody>
</table>
| SURROUNDING LAND USES AND ZONING | North: Multi-family residential uses along Del Mar Ave (R-3) and Single Family (R-1) on Manley Dr.  
South: One- and two-story commercial buildings along Valley Boulevard (MU-T)  
East: One-story commercial buildings along Del Mar Ave. (MU-T)  
West: One-story automotive garage on corner of Valley Boulevard and Manley Dr., duplex and single family homes on Manley Dr. (MU-T) |
| CURRENT DEVELOPMENT   | N/A: Vacant                                                                |
| ENVIRONMENTAL REVIEW  | The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and staff determined that the project required a Mitigated Negative Declaration of Environmental Impact. The Mitigated Negative Declaration of Environmental Impact was prepared on November 6, 2014 posted with the Los Angeles County Clerk and is part of this report. |

C. VALLEY BLVD. SPECIFIC PLAN REQUIREMENTS

Because this site is located in the VBSP area, the Specific Plan is the document which governs its use and development. The VBSP was adopted by the City Council in December 2006 along with a Program Environmental Impact Report (PEIR). These documents envisioned that hotels would be among the types of land uses that could be developed within the Specific Plan area. A conditional use permit has been required for many years for hotels and motels in San Gabriel.

In December 2012, the City Council adopted a series of amendments to the Specific Plan and approved an Addendum to the PEIR.
These amendments clarified and modified language, deleted outdated references, included provisions for banks, standards for hotels, which continued to be allowed by conditional use permit, as well as standards for live/work units, which would now be allowed as of right, in the three mixed-use zones of the Specific Plan. The amendments did not modify the maximum development potential approved for the VBSP that was analyzed in the Final PEIR.

Prior to these amendments, if a hotel had been proposed on Valley Blvd. it would only have been subject to the minimum requirements found in the Municipal Code, requirements which date back to at least the mid-1960s and which were not geared to the type of urban, full-service, 3- or 4-star hotel flying the flag of a national brand which the City seeks to attract to Valley Blvd. Rather than rely on obsolete regulations, the City proactively began researching and drafting new hotel development standards for the Valley Blvd. Specific Plan area.

The number one concern of staff in drafting these amended standards was to ensure that they would not allow hotel development more intense than that permitted by the VBSP for mixed-use development. The reason for this was two-fold. First, had the amendments allowed for development more intensive than that already analyzed in the PEIR in 2006, it would have meant having to prepare a new PEIR at great cost to the City. Second, and most importantly, staying within the previously approved maximum development potential preserved the covenant with the community that was reached during the extensive public outreach component of the Specific Plan’s preparation.

Namely, that the community felt that the smartest way to develop the Valley Blvd. corridor was to allow the greatest densities closest to the major intersections served by public transit in exchange for reducing densities and building heights on the intervening blocks.

The table below summarizes how this project measures against the hotel development standards for Valley Blvd. adopted two years ago:

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Hotels in Specific Plan Area</th>
<th>Proposed Hyatt Place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>22,000 sq. ft.</td>
<td>98,838 sq. ft.</td>
</tr>
<tr>
<td>Minimum street frontage</td>
<td>90 ft.</td>
<td>398 ft.</td>
</tr>
<tr>
<td>Lot area/guest room size</td>
<td>275 sq. ft.</td>
<td>445 sq. ft.</td>
</tr>
<tr>
<td>Minimum guest room size</td>
<td>300 sq. ft., including bathroom</td>
<td>470 sq. ft.</td>
</tr>
<tr>
<td>Minimum guest room width</td>
<td>12 ft.</td>
<td>14’3” ft.</td>
</tr>
<tr>
<td>Maximum FAR</td>
<td>3.0 in MU-T zone</td>
<td>3.06 in MU-T zone (a Minor Modification for a 2% increase was requested- this is further discussed in report)</td>
</tr>
<tr>
<td>Maximum height (stories or feet)</td>
<td>5 stories or 68 ft.; 3 stories and 46 ft. on that portion of the site adjoining single family residential.</td>
<td>68ft. + 8ft. for screening of mechanical equipment (including 6 stories and one mezzanine level)</td>
</tr>
<tr>
<td></td>
<td>Additional 10 ft. allowed for screening of mechanical equipment</td>
<td>3 stories and 39 ft. on that portion of the site adjoining single family residential</td>
</tr>
<tr>
<td>--------------------------</td>
<td>---------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Front setback</strong></td>
<td>0 ft., except for areas used for public outdoor dining/arcade, where the maximum setback shall be 10 ft.</td>
<td>0 ft. except for areas used for public outdoor dining/arcade, where the maximum setback will be maximum 10 ft.</td>
</tr>
<tr>
<td><strong>Side setback</strong></td>
<td>0 ft., except for 10 ft. abutting any residential zone.</td>
<td>0 ft. on Manley and 0 ft. on Del Mar Ave.</td>
</tr>
<tr>
<td><strong>Rear setback</strong></td>
<td>Adjoining residential properties: 15 ft. minimum.</td>
<td>15 ft.</td>
</tr>
<tr>
<td><strong>Lot coverage</strong></td>
<td>Sites &gt;300 ft. depth: Minimum of 80% to a maximum of 90% required.</td>
<td>86%</td>
</tr>
</tbody>
</table>
| **Maximum story height (floor to floor)** | Retail or Restaurant: 22-24 ft.  
Mezzanine: 20 ft.  
Guest Rooms: 11 ft. | Retail or Restaurant: 15 ft.  
Mezzanine: 17'4 ft.  
Guest Rooms: 9 ft. 8 in. |
| **Minimum open space**   | A minimum of 10 percent of the net lot area shall be provided as programmed landscaped common open space. Open space plazas shall include 50 to 80 percent of hardscape areas. The balance of the open space (20 to 50 percent) shall be landscaped with turf, shrubs, or groundcover, and trees. | 15.9 percent of the net lot area is provided as programmed landscaped common open space. Open space plazas contain 70 percent hardscape areas and 30 percent landscaped areas. |
| **Open space height to width ratio** | In open areas and courtyards, the following minimum height to width ratio is required: 1 to 1 along at least one south or west elevation. | A minimum of 1.5 to 1 is provided. |
| **Minimum landscaping**  | All areas not devoted to paving or building shall be landscaped. | All areas not devoted to paving or building are landscaped. |
| **Parking**              | The required number of parking spaces shall be determined by the Planning Commission as part of the conditional use permit process or, on appeal, by the City Council. As an aide to this determination, a parking demand study estimates 591 spaces needed at peak hour (weekends at 9:00 p.m.). 619 parking spaces are proposed. |
study shall be provided as part of the entitlement application submittal. The parking demand study shall be reviewed by the Engineering and Planning Divisions, who shall make a recommendation on the required number of parking spaces to the Planning Commission.

Passenger drop-off area: The passenger drop-off area shall be a minimum of 24' wide and 80' long and allow for through traffic.

Tour bus/shuttle parking: Site plans shall address how parking for hotel tour buses/shuttles is being accommodated on site.

Truck loading: Site plans shall address how loading for trucks is being accommodated. Truck loading areas shall be screened from view of adjoining residences.

Driveways are limited to 2 curb cuts; 3 if a separate service entrance is required. Maximum driveway width shall be consistent with the existing Zoning Code.

Parking facilities shall be located below grade, in an enclosed structure or behind the building, except for street frontage devoted to vehicular access, drop off, or valet parking. No surface parking that is directly visible from the street is allowed in the MU-T zone.

| Trash/recycling enclosures | Trash/recycling enclosures shall be blocked from view from public streets, open spaces, and public parking lots | Trash/recycling enclosures are blocked from view from public streets, open spaces, and public parking lots |

Passenger drop-off area is 31'3 wide, 106'4 long and allows for through traffic.

Bus parking is provided on-site for one bus.

Truck loading areas are screened from view of adjoining residences by a combination of walls and landscaping.

2 curb cuts are proposed on Manley Dr., including one for a separate service entrance and one on Del Mar Ave. 24'4" to 31'2". Driveway widths are consistent with the existing Zoning Code.

Parking facilities are located below grade, within a mezzanine area and behind the building. No surface parking that is directly visible from the street is proposed.
As evidenced by this table, with the exception of the FAR, the proposed hotel fully complies with the hotel development standards of the VBSP and this exception is proposed to be addressed through a Minor Modification, as discussed on the following page.

D. COMMUNITY OUTREACH

Due to the size of the project, the City required that the developer hold at least one neighborhood meeting as part of the overall community outreach effort which includes mailings, postings, published notices and other means of soliciting input from the community. In this case, three neighborhood meetings were held. Outreach for this development began in December 2012 when the original two-hotel concept was presented to the community. The first two meetings in January and July 2013 drew approximately two dozen attendees. Residents expressed concerns regarding the access and traffic impacts along Manley Dr. and Valley Blvd. Some were also concerned that the project had no vehicular access from Valley Blvd and that the design was not reminiscent of San Gabriel’s architectural heritage.

The third meeting, however, held in September 2014, drew 13 people and the smaller group was more supportive of the project. The project architects provided an update on the proposed development and highlighted that the new project will have approximately 50,000 sq. ft. of commercial shops, 85 residential units, and one 222-room hotel. Residents were pleased with the new design and made several suggestions, such as eliminating northbound hotel traffic on Manley Dr. and including public art reflective of the City’s history. The applicant has subsequently incorporated these suggestions in the design.

II. ANALYSIS

A. General Plan Amendment and Zone Change

General Plan Amendment

The applicant is requesting permission to change the General Plan Land Use Map for the northwest portion of the property, APN# 5360-019-002 just north of 1540 Manley Dr. The existing land use map designation for this property is currently Low Density Residential, while the rest of the property is designated Commercial Specific Plan.
The requested general plan amendment would change the Low Density Residential parcel to Commercial Specific Plan.

**Tribal Consultation**

Senate Bill 18 (SB18) requires cities and counties to contact, and consult with California Native American tribes prior to amending or adopting any general plan or specific plan, or designating land as open space. The proposed project requires a General Plan Amendment and the tribal consultation requirement was met. As part of the process, staff was required to contact four of the local tribes to discuss the proposed amendment to the General Plan. Each of the tribal representatives agreed that the site was not an area of concern, but requested that they be contacted in the event that remains are found during site preparation and excavation. This will be included as part of the mitigation monitoring program.

**Specific Plan Amendment/Zone Change**

As indicated above, the VBSP designates the property at APN# 5360-019-002 just north of 1540 Manley as Residential Neighborhood Conservation (R-NC) with an underlying zone of Single Family Residential (R-1). The proposal includes changing the zoning on this parcel to Mixed Use Transit Oriented Development (MU-T) to create consistency throughout the parcel.

The VBSP established the R-NC zone to address the need for conservation of the underlying zoning designation and to encourage the preservation and respectful treatment of San Gabriel’s single family residential neighborhoods. The existing parcel was never developed as a single family residence, but it was used as a playground for the preschool located at 1540 Manley. With the demolition of the preschool in 2013, the parcel is now vacant and underutilized.

**CONCLUSION:**

Staff believes that the proposed amendments and zone change are supported for as follows:

- The proposed zone change and General Plan/Specific Plan amendment would unify the zoning and land use designations of the site by providing a single designation for all parcels;

- Changing the zoning and General Plan land use designation on this parcel to MU-T and Commercial Specific Plan will be consistent with the existing commercial neighborhoods along Valley Blvd.; and

- The rezoning and General Plan/Specific Plan amendment would allow the new development to fully enhance the site, improve economic vitality and increase the City’s housing stock.

The attached Planning Commission Resolution No. 14-05 recommends that the City Council approve the General Plan Amendment, Specific Plan Amendment and Zone Change.
B. MINOR MODIFICATION

In addition to the required entitlements, the applicant also requested the following two minor modifications:

- Increase the project’s floor area ratio (FAR) by 2 percent to 3.06 in lieu of the 3.0 FAR allowed in the MU-T (Mixed-Use Transit Oriented Development) zone in the Valley Boulevard Specific Plan; and

- Reduce the standard parking stall size depth by 10 percent to 18’ in lieu of the 20’ required by Section 153.224(C)(1) of the San Gabriel Municipal Code.

The San Gabriel Municipal Code Section 153.440 states that: "Modifications of the rear yard, side yard, lot coverage, floor area ratio, driveway, or parking stall size as may be necessary to secure an appropriate improvement of a lot to prevent unreasonable hardship or to promote uniformity of appearance, provided such modifications do not exceed a 20% variation from existing regulations." The applicant was required to submit an application and justify the need for the modifications.

The request for the increase in FAR from 3.0 to 3.06 was due to the requirement of the street widening at Del Mar Ave for a right turn lane. As a result of the widening, the size of the project site would decrease by 2,007 sq. ft., thus requiring an increase in FAR by 2% to fully utilize the allowable area that would have been allowed without the required dedication.

The request to decrease the parking stall size from 20 feet to 18 feet was due to the parking being located in structures at the mezzanine level and in the basement. The additional two feet of length is a burden to provide the total number of required spaces for underground and elevated parking decks that must accommodate structural elements and piping for the various mechanical systems.

A public hearing was held on November 7, 2014. The required findings for the modification were made and the application was approved.

C. ENVIRONMENTAL REVIEW

Since the adoption of the Valley Blvd. Specific Plan in 2006, environmental review for projects which fully complied with the Plan’s standards has taken the form of a Mitigated Negative Declaration (MND) rather than an Environmental Impact Report (EIR).

The preparation of an MND has several advantages as compared to an EIR. Not the least of these is faster processing time and lower cost. The typical MND can usually be prepared for under $80,000 and take less than six months to prepare and process. By comparison, it is not unusual for EIR costs to run into the hundreds of thousands of dollars.

Preparation and processing of an EIR may typically take a year or longer. The certainty that comes from knowing the development standards up front and from knowing that full compliance with them will result in a shorter, less costly process is an invaluable advantage for the City in trying to remain competitive with neighboring jurisdictions also trying to attract quality development and new businesses.
From the perspective of a resident or a member of the public, the fact that a project is reviewed under an MND instead of an EIR does not mean that the depth of analysis of project impacts on the environment is any less rigorous, nor does it mean fewer opportunities for the public to review or comment on the document. The table below compares the required contents of both and EIR and an MND.

<table>
<thead>
<tr>
<th>Environmental Impact Report</th>
<th>Mitigated Negative Declaration</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Table of Contents or Index</td>
<td>• A brief description of the project, including a commonly used name for the project, if any;</td>
</tr>
<tr>
<td>• Summary</td>
<td>• The location of the project, preferably shown on a map, and the name of the project proponent;</td>
</tr>
<tr>
<td>• Project description</td>
<td>• A proposed finding that the project will not have a significant effect on the environment;</td>
</tr>
<tr>
<td>• Description of the existing physical environmental conditions in the vicinity of the project (environmental setting)</td>
<td>• An attached copy of the Initial Study documenting reasons to support the finding; and</td>
</tr>
<tr>
<td>• Consideration and discussion of environmental impacts, including:</td>
<td>• Mitigation measures, if any, included in the project to avoid potentially significant effects.</td>
</tr>
<tr>
<td>• Significant environmental effects of the proposed project.</td>
<td><strong>Why an MND and not an EIR?</strong> A major factor in deciding that an MND was the appropriate level of environmental review for this project is the concept of tiering, which the California Environmental Quality Act (CEQA) encourages.</td>
</tr>
</tbody>
</table>
| • Significant environmental effects which cannot be avoided if the proposed project is implemented. | “Tiering” means the coverage of general matters and environmental effects in an EIR prepared for a policy, plan, program or ordinance followed by narrower or site-specific environmental reviews which incorporate by reference the discussion in any prior EIR and which concentrate on the environmental effects which (a) are capable of being mitigated, or (b) were not analyzed as significant effects on the environment in the prior EIR. The intent of tiering is to eliminate repetitive discussions of the same issues and focus the later environmental document on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, specific plan, policy,
or program to a site-specific EIR or negative declaration. Tiering does not excuse the lead agency from adequately analyzing reasonably foreseeable significant environmental effects of the project and does not justify deferring such analysis to a later tier environmental document.

On December 19, 2006, the City Council approved the Valley Boulevard Specific Plan. On this same date the City Council also certified the Final Program Environmental Impact Report (PEIR) for the Specific Plan. The Final PEIR analyzed implementation and buildout of the Specific Plan over a 20-year planning period. Although there were no specific development projects proposed in conjunction with the Specific Plan, the EIR analyzed a maximum development potential of 2.3 million square feet of retail commercial, professional office, restaurant, or hotel space and 4,851 dwelling units in the Specific Plan area at buildout. On December 18, 2012, the City Council approved amendments to the Specific Plan and approved an Addendum to the PEIR. These amendments, among other things, included standards for hotels, which continue to be subject to a conditional use permit. The amendments did not modify the maximum development potential approved for the Specific Plan that was analyzed in the Final PEIR.

**What the Law Says:** When a program EIR has been prepared, subsequent activities in the program are to be examined to determine whether an additional environmental document must be prepared and if so, what type. If a later activity would have effects that were not examined, a new initial study should be prepared, as was done for this proposed hotel/mixed use project. Under CEQA, once an EIR has been prepared for a project, there is a strong presumption against requiring further environmental review. Public Resources Code Section 21166 provides that once an EIR has been completed, the lead agency may not require a subsequent or supplemental EIR unless:

- Substantial changes are proposed in the project that will require major revisions of the EIR;
- Substantial changes have occurred in the circumstances under which the project is being undertaken that will require major revisions in the EIR; or
- New information of substantial importance to the project that was not known and could not have been known at the time the EIR was certified as complete becomes available.

The CEQA Guidelines further clarify these criteria by providing that further environmental review is required only if proposed changes to the project will require “major revisions” to the previously approved EIR because of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts (CEQA Guidelines Section 15162). Therefore, once an EIR has been certified, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

a) The project will have one or more significant effects not discussed in the previous EIR;

b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In this case, the Initial Study concludes that there are some new impacts from the project, but they can all be mitigated below a level of significance.

**The Initial Study:** The decision to prepare an MND or an EIR is based upon the findings of the Initial Study. The Initial Study is a preliminary analysis prepared by the City to determine if the project may have a significant effect on the environment.

In this case, an MND was determined to be the proper level of environmental review because, while the Initial Study identified potentially significant effects, the imposition of mitigation measures on the project would reduce those impacts to a less than significant level. As required by law, the Initial Study for this project analyzed the potential for impacts in the following categories:
Those categories for which the Initial Study found potentially significant impacts and required mitigation measures are highlighted with an asterisk (*) and boldfaced in the table to the left. The required mitigation monitoring and reporting program is attached to this report.

To aid in the preparation of the Initial Study, the project applicant was required to provide detailed technical studies, including a traffic study, a sewer study, a noise study, an air quality/greenhouse gas emissions study, a geotechnical report and a hydrology/drainage report.

Mitigation Measures: For each of the nine categories where project impacts were determined to be significant, a series of mitigation measures were prepared which will be imposed on the project in order to reduce these impacts to a less than significant level. The Initial Study/MND was prepared on November 6, 2014 and posted with the Los Angeles County Clerk and is attached to this report. All environmental documents relating to this project, including the Initial Study/MND and all technical reports were also posted on the City’s website. The public comment period for the MND ended on November 25, 2014.

D. SUSTAINABILITY MEASURES

The project has been designed to comply with all applicable sustainability requirements of the Specific Plan and CalGreen Building code Requirements. The plan spells out requirements for building site design, landscape techniques, building envelope, indoor air quality, conservation of materials, water, energy and HVAC resources, and construction management.

These and other sustainability requirements are typically shown on the construction plans and verified at the plan check stage. All applicable sustainability requirements of the Specific Plan have been made conditions of approval.

E. CONTEXT AND COMPATIBILITY

The project site is located in a heavily commercialized area with commercial uses to the south, east, and west. The adjoining residential neighborhood on Manley is characterized by mostly single family residences dating from the 1940’s to the present day. The properties located to the east and west of the site are mostly single story commercial buildings.
Southeast view towards Del Mar Ave

Southwest view towards Manley Dr.

Other mixed-use developments, similar in size are proposed within the vicinity of this project. While this structure will be more dense than others presently in the neighborhood, there is a variation of heights throughout the project, ranging from 29'4" to 76'6". The highest portions of the building are on Valley Blvd and the building steps down to three stories as it nears the single family residence to the north on Manley Dr.

The main six-story portions sit almost right on the sidewalks of Valley and Del Mar Ave. The lower portion of the building sits approximately 25 feet away from the residential buildings to the north. It should be noted that the height of the building is reduced to three stories at the northwest corner of the site, where it borders a single-family residential neighborhood. The combination of corner massing and height reduction near single-family homes serves to minimize the shadows cast by the project on neighboring properties, limiting them primarily to the afternoon hours of the shortest days of the year around the winter solstice.

A shade and shadow analysis was prepared for the project. The issue of shade and shadow pertains to the blockage of direct sunlight by onsite buildings or structures, which affect adjacent properties. Shading is an important environmental issue because the users or occupants of certain land uses, such as residential, recreational, plaza, and park areas are considered shadow sensitive and have expectations for direct sunlight and warmth from the sun for function and physical comfort.
The longest shadows are cast during the winter months, when the sun is lowest on the horizon, and the shortest shadows are cast during the summer months. Shadows are longer in the early morning and late afternoon. Consequences of shadows upon land uses may be positive, including cooling effects during warm weather, or negative, such as the loss of natural light necessary for solar energy purposes or the loss of warming influences during cool weather. The relative effects of shading from structures are site specific.

The analysis shows that one adjacent single-family residence to the north would be shaded for a good portion on any day around the winter solstice. While several adjacent residences would be shaded for some portion of the winter, the number of residences/residents affected by this change is relatively small, and shading effects are mainly limited to the times just before and after the solstice. For the remainder of the winter, these homes and their yards would receive partial sun, although less than they receive at present. While this effect may be considered adverse, it does not rise to the level of a significant impact on a community scale.

The building is situated adjacent to the sidewalk to reinforce continuous public street space, with outdoor dining terraces and active frontages whose doors and windows face the street. Facades are articulated, with changes in window composition and wall materials. The architectural articulation and visual quality of the street facades are continued on those sides of the building not visible from the street, reflecting a 360-degree approach to the building’s architecture.

G. TRAFFIC, PARKING AND MOBILITY

A key component of the environmental review for this project is the traffic impact study. In the community meetings held by the developer, traffic and parking were the concerns most frequently mentioned by residents. In order to evaluate the potential impacts to the local street system, a total of seven key intersections were analyzed during weekday and weekend (Saturday) conditions to determine changes in operations following completion and occupancy of the project. The seven intersections studied were:

- Valley Boulevard and Del Mar Avenue (Signalized)
- Valley Boulevard and San Gabriel Boulevard (Signalized)
- Valley Boulevard and New Avenue (Signalized)
- Del Mar Avenue and I-10 W/B Ramps (Signalized)
- New Avenue and I-10 W/B Ramps (Unsignalized)
- San Gabriel Boulevard and I-10 W/B Ramps (Unsignalized)
- Valley Boulevard and Manley Drive (Unsignalized)
The City of San Gabriel's *Traffic Study Guidelines for Development Projects* defines an acceptable intersection operation as operating at Level of Service (LOS) “D” or better during a.m. and p.m. peak hours. Therefore, any intersection operating at level of service “E” or “F” will be considered deficient.

The traffic study shows four of the study intersections will continue to operate at acceptable LOS D or better under 2016 cumulative traffic conditions with the project during the AM and PM peak hours. The intersection of Valley Boulevard and Del Mar Avenue will deteriorate to deficient LOS E in the AM and LOS F in the PM. The intersection of Valley Boulevard and San Gabriel Boulevard and the intersection of Valley Boulevard and New Avenue will continue to operate at a deficient LOS of E in the AM and LOS F in the PM.

Because the project's traffic impacts would be significant at three of the study intersections, off-site mitigation measures at these intersections would be required for the development of this project.

**Trip Generation:** The proposed project is expected to generate 3,731 vehicle trips with 205 AM peak hour (109 inbound and 96 outbound), and 297 trips during the PM peak hour (168 inbound and 129 outbound).

**Traffic Mitigation Measures:** Mitigation measures have been developed for each of the three intersections studied on which the project was found to have significant impacts. With the imposition of these measures, the project's impact on these intersections is reduced to a less than significant level. The mitigation measures are described below:

- The improvements on Manley Drive and the project driveway on Manley Drive shall be designed and constructed in a manner to prohibit the left-turn in and right-turn out movements to eliminate project impacts on this residential street north of the project.

- Install an on-site transportation information area, preferential carpool/vanpool parking, parking designed to admit vanpools, bicycle parking, carpool/vanpool loading zones, efficient pedestrian access, bus stop improvements, and safe bike access from street to bike parking areas.

- Design and construct a raised center median island of sufficient length to prevent left turns into the project site from northbound Del Mar Avenue and to prevent left turns from the project site to northbound Del Mar Avenue.

  The median shall extend north of the project site to prevent drivers from making u-turns at the north end of the median to gain access to the project driveway.

- Design and install improvements, signage, and striping on Del Mar Avenue at the intersections of Hovey, Fisk, and Lime Avenues to prevent u-turns and discourage left turns by drivers heading to the project site.

- Design and construct a center median island of sufficient length at Valley Boulevard at Manley Drive to prevent left turns from Manley Drive to eastbound Valley Blvd.
• Dedicate ten feet of right of way, design, and construct an exclusive right-turn lane on southbound Del Mar Avenue, north of Valley Boulevard.

• The developer shall make a fair share contribution toward the cost of a project for extending the six lane cross-section of Valley Blvd. and San Gabriel Blvd.

With the imposition of the mitigation measures outlined above, intersection level of service at Del Mar and Valley would slightly improve the existing LOS D during the P.M. peak hour and from LOS E to LOS D during the Saturday midday peak hour. The intersection of Valley and New Ave. would remain at LOS E in the midday and LOS F in the evening peak hour. However, with the recommended mitigation, there would be an improvement at the intersection. The intersection of Valley and San Gabriel Blvd. would decrease to a LOS D from an existing LOS E in the midday. The LOS in the evening would remain at LOS F but with mitigation, the condition would also improve the vehicular flow at the intersection.

In addition to the mitigation measures set forth above, traffic impacts in the City are further reduced by the requirement that the developer pay $865,592.00 in traffic mitigation fees.

Traffic Calming on Residential Streets: The site will be designed to minimize the project impact on the streets through the residential neighborhoods by orienting project trips to and from Valley Blvd and restricting project turning movements to and from the north.

As shown in the diagram below, turning movements at the driveways on Manley Dr. will be restricted from turning to the right. This will be accomplished through directional signage, along with a physical curving feature at the driveway that will only allow for a left turn only, heading southbound on Manley.

To further minimize potential neighborhood intrusion, the applicant will be required to provide detailed information and signage to hotel guests and visitors, employees, and vendors that the project vehicular site access and circulation scheme is limited to right-turn ingress and left-turn egress turning movements to and from the project site driveways. This is also a mitigation measure in the Mitigation Monitoring Program.

Finally, the applicant will be required to provide detailed information and signage on-site for hotel guests, non-guests (e.g., meeting attendees), employees and vendors indicating that they may park only within the facility and that parking in the adjacent residential neighborhood is not allowed.
Access: Access to the project site is to be provided via two driveways on Manley Dr. and one on Del Mar Ave. No driveways for the project will be provided via Valley Boulevard. This is because the Valley Blvd. Specific Plan strongly discourages the placement of driveways on Valley. According to the plan “Curb cuts and driveways providing access to development projects along Valley Boulevard should be located on side streets wherever possible.” Driveway consolidation on Valley Boulevard improves traffic mobility. Access management strategies that reduce the number of driveways on major streets have been shown to both reduce crashes and to improve the uniformity of traffic flow.

Additionally, reducing the number of driveways enhances the pedestrian realm by providing for longer stretches of uninterrupted walkway that support more consistent plantings and streetscaping. Tradeoffs are necessary to achieve a reduction in the number of driveways and involve coordination with parking strategies that address sharing spaces. Rear and side access is preferred in the Specific Plan over direct access to major streets, particularly in areas designated for Transit-Oriented and Mixed-Use, where street-fronting buildings are important elements of walkability.

• Manley Drive
This access point will be located along the east side of Manley Dr., north of Valley Boulevard. Right-turn ingress and left-turn egress turning movements to and from the project site will be allowed. This site access and circulation scheme will be reinforced with appropriate signing and directions/maps to be contained on the hotel’s website. This is also a condition of approval.

Additionally, vehicles exiting the site from this driveway will only be able to turn left and go south towards Valley Blvd. due to the angled design of the driveway. This design feature was in direct response to concerns from neighbors on Manley Dr. about cut-through traffic in their neighborhood.

The surface parking lot and ramp leading down to the subterranean level parking as well as the ramp leading up to the mezzanine level parking will be directly accessed via Manley Dr.

• Pedestrian Access
The project has been designed to encourage pedestrian activity and walking as a transportation mode. Walkways and plaza areas are planned within the proposed project which will connect to adjacent sidewalks in a manner that promotes walkability.

The interior of the project is planned to provide a combination of landscape and hardscape that facilitates internal accessibility as well as connectivity to a broad range of uses beyond its boundaries. The project is situated adjacent to and accessible from nearby commercial uses (e.g., retail, coffee cafes, restaurants, etc.) and other amenities along the Valley Boulevard corridor, as well as nearby public bus transit stops. The pedestrian walkways within the site and the adjacent sidewalks will be appropriately landscaped and designed to provide a friendly walking environment. Additionally, the walkways will be well lit and include appropriate wayfinding signage.

Parking: As part of the adoption of hotel development standards in the Valley Blvd. Specific Plan area, the required parking for hotel projects is now determined by a parking demand study.
The reason why a parking demand study is used rather than the traditional method of adding up the requirements for the individual uses on site is the concept of shared parking. Shared parking is a widely recognized concept within the transportation planning industry and accounts for the changes in parking demand over time for different types of land uses within a project. Furthermore, accumulated experience in parking demand characteristics indicates that a mixing of land uses (i.e., hotels and restaurants) results in an overall parking need that is less than the sum of the individual peak requirements for each land use.

Due to the proposed multiuse characteristics of project, opportunities to share parking can be expected. While the old method of adding all the requirements for the individual uses would have yielded a total parking requirement of 699 spaces, the shared parking analysis demonstrates that peak demand for all the uses in the project is 591 spaces. The project will provide 619 parking spaces, leaving a comfortable surplus when compared to the number of spaces provided.

Customer, hotel and resident parking will be located on parking levels 1 and 2. Employee parking will be provided on the mezzanine parking level, where two tiered parking lifts will be utilized to maximize the parking spaces. A condition of approval is included to require that the mezzanine parking spaces be used for hotel employees only.

Service/Delivery Driveway: The service and delivery activities for the site will be accommodated at the northern portion of the site, via a driveway located accessed from Manley Dr. All receiving functions will occur behind the development and will not be visible from the street or from any open space areas. This site access and circulation scheme will be reinforced with all vendors servicing the hotel and via appropriate signing and directions/maps.

Parking Management: During times when the parking demand is high, effective parking management strategies may address any potential peak parking demands as well as accomplish a number of outcomes consistent with the VBSP, including:

- Implementation of managed parking would ensure that on-site parking is always available for hotel guests and visitors;
- With an increase in the effective hotel parking supply through managed parking, shared parking opportunities for third parties would be possible during weekday and weekend morning hours; and
- Effective management of the hotel parking facilities contributes to good urban design and sustainability.

A condition of approval has been included requiring the applicant to prepare and submit a parking management plan to the City. As part of the parking supply, the project must also provide a minimum of 13 accessible spaces to comply with the Americans With Disabilities Act.

Bicycle and Pedestrian Amenities: Non-motorized forms of transportation have also been given consideration in this project's design. Parking for 70 bicycles has been provided, equal to 11% of the required vehicle parking. Pedestrians will benefit from the streetscape improvements accompanying the project. The project will result in the installation of new sidewalks, pedestrian light fixtures, benches, trash receptacles, street trees and enhanced crosswalk paving.
Transportation Demand Management: As required by the Municipal Code for all developments greater than 100,000 square feet, the project must comply with Transportation Demand Management (TDM) measures. This requires developments in excess of 100,000 square feet to implement on-site programs to reduce drive-alone trips and encourage alternate modes of transportation.

These measures include providing an on-site transportation information area, preferential carpool/vanpool parking, parking designed to admit vanpools, bicycle parking, carpool/vanpool loading zones, efficient pedestrian access, bus stop improvements, and safe bike access from the street to bike parking areas.

H. OFF-SITE IMPROVEMENTS

The project will be transformative for the currently bland and uninviting public spaces on Valley Blvd., Manley Dr. and Del Mar Ave. The improvements brought by this project will provide a pedestrian friendly and inviting walking experience along Valley Blvd. Most importantly, the project will bring needed upgrades to neighborhood infrastructure, such as street paving, sewer upgrades, sidewalks and lighting, all paid for by the developer and not the City's general fund. Among the upgrades in the public right-of-way will be:

- Replace/repair curb, gutter, and sidewalk on Valley Blvd., Manley Dr., and Del Mar Ave.;
- Construct streetscape improvements along the Valley Blvd. frontage in accordance with the Valley Blvd. Streetscape Standards;
- Install mast arm and pedestrian street lights on Del Mar Ave., Valley Blvd., and Manley Dr., per the Valley Blvd. Streetscape Standards;
- Plant street trees on Valley Blvd., Del Mar Ave. and Manley Dr.; and
- Deposit funds for new street name signs;

As a backdrop to the streetscape improvements, the building façade will feature large street front windows along with outdoor dining terraces that will be incorporated into the design along Valley Blvd. The streetscape improvements, public art, building signage, landscaping and architectural design of the project will be reviewed by the Design Review Commission.

I. LANDSCAPING

The project provides sufficient landscaping in and around the site. Buffering of adjacent residential uses is accomplished with landscaped setbacks of at least 15’ wide. The plantings in these buffer zones include 24”-box Longleaf Yellowwood and Tulip trees, interspersed among Idaho Blue Fescue and shrub Bougainvillea. The combined effect is one of layering creating varied heights, colors and textures that are both pleasing to the eye and effective in preserving the privacy of the neighbors.

There will be approximately 15,701 square feet of open space spread throughout the site in the form of a residential courtyard, a garden area for the hotel, a pool area, and outdoor gathering spaces within a retail courtyard.
Other exterior improvements include new landscaped street frontages along Valley Boulevard, Del Mar Ave. and Manley Dr. As a backdrop to the streetscape, the building façade will feature large street front windows and a contemporary design styling. An outdoor dining terrace will be incorporated into the design along Valley Boulevard at Manley Dr. In addition, decorative pedestrian lighting will be incorporated.

There are presently no trees on the site. Originally, there were several mature trees on the property, but were removed without the City’s knowledge. An arborist report was prepared on August 7, 2013, prior to the removal of those trees and identified required mitigation for the loss of those trees. The Mitigation included the installation of 86 replacement trees. The developer paid a deposit in the amount of $10,500 that ensures installation of the required trees within the development or at some other location within the City. This requirement will be reviewed by the City’s Landscape Architect Consultant at the time of plan check.

J. ECONOMIC IMPACT

The conditions of the commercial real estate market on Valley Boulevard have changed since the specific plan was first envisioned and adopted in the middle of the last decade. With international business travel and tourism increasing, market interest has turned to the development of hotels, attracting the attention of major names in the hospitality industry, including Marriott, Hyatt and Crowne Plaza.

Tourism and Job Creation: San Gabriel has seen a significant increase in tourism over the last five years. Recent articles in the Los Angeles Times have reported on the upsurge in demand for hotel rooms in Southern California. No fewer than 21 hotel projects are under development in Los Angeles County alone and demand is estimated at 5,900 rooms. Visitor numbers are expected to increase again this year, rising to 50 million people by 2020. That would translate to an additional $14 billion in economic activity, bringing the total amount generated by tourism to $44.5 billion. This growth would mean 68,000 additional jobs for the L.A. region, for a total of 392,000 jobs supported by the tourism industry.

A project of this size will mean hundreds are employed in the design and construction of the hotel. In addition to construction jobs, full- and part-time jobs will be created in the staffing of the hotel and the throughout the commercial businesses. These are all jobs which will go to Southern California residents, undoubtedly including some who live in San Gabriel now.

Plan Check, Permit and Development Impact Fees: The applicant will have to pay a number of fees to the City, including plan check, permit and development impact fees. It has been conservatively estimated that plan check fees would total over $500,000 and that permit fees would be nearly $800,000, funds which go directly into the City’s general fund to pay for the services the City provides to its residents.

This project will be subject to the City’s five development impact fees. These fees are designed to offset the impacts created by new development on City facilities and infrastructure. Below is an itemization of all those fees:
Description: Amount:
Police Facilities: $ 116,671.10
Fire Facilities: $ 251,370.00
Open Space $ 195,840.00
Traffic: $ 865,592.00
Sewer: $ 961,864.05
Total: $ 2,391,337.35

Prior to issuance of building permits, the applicant will also be required to pay school impact fees to the San Gabriel Unified School District.

In March of 2013, the voters of San Gabriel, perhaps anticipating the growth in hotel demand, voted to increase the City’s Transient Occupancy Tax (TOT) from 10% to 12%. TOT is notable among the taxes and fees that the City collects in that it is overwhelmingly paid by non-San Gabriel residents visiting the city on business or leisure. The opening of the proposed Hyatt Place Hotel will result in a reliable permanent source of top-line revenue for the City’s general fund.

In addition to the significant TOT revenue, the City’s general fund with also benefit from sales tax revenue from the project’s commercial component. The proposed development is also expected to be an economic catalyst for the surrounding neighborhood, as hotel guests and residents of the condominiums patronize the shops and restaurants of Valley Blvd.

This project has the potential to fulfill a long-stated goal of many in the community, the inclusion of mainstream tenants. The applicant has already begun conversations with well-known tenants looking to locate in this development.

K. TENTATIVE TRACT MAP

Approval of a tentative tract map is required to consolidate the six parcels that make up the site into a single parcel and to subdivide the airspace for the 85 condominium units.

L. CONDITIONS, COVENANTS, & RESTRICTIONS

The developer will prepare Conditions, Covenants, & Restrictions (CC&R’s) that will govern the 85 residential. The CC&R’s will address the establishment of a homeowner’s association with a mechanism for collecting fees. The City will not process the final map until the City Attorney, City Engineer, and project planner have approved the CC&R’s and they are recorded by the developer.

M. CONSTRUCTION

A number of conditions of approval have been added to minimize the disruption caused by construction activities in the neighborhood. City staff will monitor the site to ensure construction debris is not placed on the street and is not allowed to accumulate on-site. Trash pickup for the businesses and residences adjacent to the site must not be disrupted or impeded in any way by construction activities.
Construction times are limited by the City code to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 4:00 p.m. on Saturday. No construction will take place on Sunday or holidays. All construction activities shall comply with the City's Stormwater Management Ordinance. Construction activities shall require installation of "Best Management Practices" to minimize impacts of stormwater runoff as well as compliance with the new MS4 stormwater permit. Additionally, the project will have to comply with the City's construction and demolition waste ordinance requiring that at least 50% of the construction and demolition wastes generated be diverted from landfilling by using recycling, reuse or other diversion programs.

N. PUBLIC NOTICE

Because of the scale and significance of this project, the Planning Division mailed all property owners within 500 feet of this property a notice informing them of this application request. This is above and beyond the legal requirement for noticing all property owners within a 300 foot radius. Notices were also sent to everyone who attended community meetings hosted by the developer. This hearing was also advertised in the San Gabriel Sun on November 20, 2014. Notices were also posted at City Hall, San Gabriel Post Office, and the San Gabriel Fire Department, at the project site on both Valley Blvd., Manley Dr. and Del Mar Ave. and on the City's website and social media.

III. TENTATIVE TRACT MAP FINDINGS

Subdivision Map Act Findings: Section 66473 of the Subdivision Map Act requires the City of San Gabriel to deny approval of a tentative map, if it makes any of the required findings for denial.

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

The Land Use Element in the City's General Plan expresses a preference for commercial parcels to be grouped together along major arterial roadways, which can be accomplished through a tract map. Additionally, the General Plan, Valley Blvd Specific Plan and zoning code designates APN#5360-019-002 on Manley Dr. as Single Family (R-1) and Residential Neighborhood Conservation (R-NC.) However, a general plan amendment, specific plan amendment and zone change are being sought to create consistency throughout the site. While the project will involve the development of 85 new residential condominiums, the development will conform to all applicable development standards of the Valley Blvd Specific Plan and the goals of the Housing Element of the San Gabriel General Plan.

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

The proposed improvements to the site comply with the provisions of City and State requirements. At almost two acres, the site far exceeds the minimum 22,000 square foot area required for hotel developments in this zone. The site contains adequate parking, on-site circulation, ample open space, and good site design to compliment the site and the neighboring properties.

(c) That the site is not physically suitable for the proposed density of development.
The applicant requested a minor modification for a 2% increase in FAR from 3.0 to 3.06 and the required finding were made. The development meets the all other applicable development standards of the Valley Blvd. Specific Plan. All impacts resulting from this project are to be reduced to a level less than significant with the implementation of mitigation measures. Therefore, the proposed density of development is suitable for the proposed site.

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

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

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

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

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

The project will not conflict with any existing easements.

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

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

IV. CONDITIONAL USE PERMIT FINDINGS

To grant a Conditional Use Permit, the Planning Commission must make all of the following findings related to the property:

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

The parcels are zoned Mixed-Use Transit Oriented Development (MU-T) and Single Family Residence (R-1) under the Valley Boulevard Specific Plan. The project includes a General Plan Amendment, Specific Plan Amendment/Zone Change to create a single MU-T zone and Commercial Specific Plan designation for the entire site. Hotel uses are specifically allowed in the MU-T zone with a conditional use permit, thus the proposed use will be consistent with the Commercial Specific Plan land use designation in the General Plan.
(b) That the site is adequate in size, shape, topography, and location to accommodate the proposed use:

The project site has been previously developed. The site is of sufficient size to allow the proposed project to meet all development standards. The location is appropriate as this area has been specifically identified in the Specific Plan as appropriate for hotel uses subject to a conditional use permit.

(c) That there will be adequate street access to and from the site for the proposed use and the proposed use will not create hazardous traffic conditions:

Adequate street access is provided to and from the site via Manley Drive and Del Mar Ave. The driveways are designed so as to prohibit right turns by vehicles leaving the project, thus eliminating cut through traffic in the adjoining residential neighborhood. The project will also include medians and traffic calming measures to ensure that there will be adequate access to and from the site.

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

The proposed development has been designed to minimize its impact on surrounding properties and uses to the greatest extent feasible. The tallest portion of the building has been located as far away from neighboring single family homes as possible and is 30 feet away from the nearest multifamily neighbor. The building's height is reduced to three stories adjoining the single family homes and there are 15-foot wide landscaped buffers where the project site abuts residential uses. Driveway design and traffic calming measures have been incorporated to protect the neighborhood from traffic impacts. Loading and service areas have been screened and designed to minimize noise and restricted hours for loading and unloading have been established.

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

As demonstrated by the environmental review, this project will not have any significant impacts which will not be mitigated below a level of significance. Furthermore, the project will benefit the public health, safety and general welfare by implementing the Specific Plan, the primary goal of which is to maintain and enhance the quality of life for San Gabriel residents, especially those in the Plan area, through the integration of sustainable practices.

V. RECOMMENDATION

The Community Development Department recommends that the Planning Commission:

A. Adopt Planning Commission Resolution No. 14-05 approving the Mitigated Negative Declaration of Environmental Impact for the project for purposes of the conditional use permit, tentative tract map and the Precise Plan of Design, adopting a mitigation monitoring program recommending that the City Council take the same actions for the zone change, general plan amendment and specific plan amendment, and recommending to the City Council approval of a zone change general plan amendment and specific plan amendment for the property known as APN#5360-019-002 from R-1 (Single Family Residence) to MU-T (Mixed-Use Transit Oriented Development), and a general plan amendment from General Commercial to Commercial Specific Plan.
B. Find the design of the subdivision, together with the provisions for its design and improvements consistent with the General Plan and;

C. Find that none of the findings for denial contained in Section 55474 of the Government Code (Subdivision Map Act) are made and;

D. Find that the subdivision is consistent with Section 55412.3 of the Government Code (Subdivision Map Act) and that the City's actions are consistent with the region's housing needs; and

E. Approve Tentative Tract Map No. 073095; and

F. Find that the findings for a Conditional Use Permit, contained in Section 153.246 of the San Gabriel Municipal Code are made; and

G. Approve Planning Case No. PL-14-060 (Conditional Use Permit and Tentative Tract Map), subject to the recommended conditions of approval; and

Attachments:
1. Recommended Conditions of Approval
2. Initial Study, Mitigated Negative Declaration of Environmental Impact and Mitigation Monitoring Program
3. Planning Commission Resolution No. 14-05
4. Architectural and Landscape Plans
5. Tentative Parcel Map No. 73095
## Attachment I

### RECOMMENDED CONDITIONS OF APPROVAL

**PROJECT ADDRESS:** 101-1111 W. VALLEY BLVD, 1549 S. DEL MAR AVE, 1540 MANLEY DR., AND APN# 5360-019-002 ON MANLEY DR.

**PROJECT NO.:** PLANNING CASE NO. PL-14-060

**PROJECT DESCRIPTION:** (GPA, SPA, ZC, CUP, TPM #73095)

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

<table>
<thead>
<tr>
<th>No.</th>
<th>CONDITION</th>
<th>VERIFIED BY</th>
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<tr>
<td><strong>General Notices Required by Law</strong></td>
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<tr>
<td>1.</td>
<td>Right to Appeal: You have the right to appeal this decision within 10 business days by filing a letter of appeal with the City Clerk and paying the appeal fee of $790. This appeal period expires on December 15, 2014, after which an appeal may not be filed.</td>
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<td>2.</td>
<td>Conditions are Binding: Once the appeal period has expired, all conditions of approval are final. No approval shall be valid until the applicant has signed the affidavit at the bottom of this document stating that (he/she) has received, read, understands and accepts the conditions of approval. All conditions are binding, and the City retains continuing jurisdiction to ensure that all requirements of an approved permit are met.</td>
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<td>3.</td>
<td>You Must Use Your Permit Within Six Months: Approval of a conditional use permit shall become null and void and of no effect if the applicant does not proceed with the actual construction work in accordance with the approved plans within six months after the date the permit is granted, unless an extension therefore has been granted by the Planning Commission, or by the City Council if the permit was granted by the City Council after denial by the Planning Commission. The applicant must submit a written request for an extension before the expiration of the six months period.</td>
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<td>4.</td>
<td>Follow the Law: The City’s approval of your application does not relieve you from compliance with other Federal, State or City requirements.</td>
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<td>5.</td>
<td>All Improvements Must Be Finished to Occupy: No occupancy permit can be granted, nor any building permit “fined,” until all improvements required by this approval have been properly constructed, inspected, and approved.</td>
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<td>6.</td>
<td>Changes Must Be Approved: Any revisions to an approved application shall be resubmitted to the Community Development Department for review and approval. Design Review under the Precise Plan of Design process may allow the change of the plans proposed under this Planning Commission action as long as they are in substantial conformance with plans dated November 19, 2014 and reviewed by the Planning Commission.</td>
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<td>7.</td>
<td>Compliance with City and State Requirements: The Tentative Tract Map shall be in compliance with all of the provisions of Title 6, Chapter 2 of the San Gabriel Municipal Code and the Subdivision Map Act.</td>
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<td>8.</td>
<td>Follow City Procedures: The Final Parcel Map shall be prepared in accordance with the policies and procedures of the City of San Gabriel. Such map shall be submitted to the Community Development Department and shall be approved for recording by the City Council and be recorded with the County Recorder. The Tentative Tract Map shall be valid for a period of two (2) years from the date of approval.</td>
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<td><strong>Planning Division Conditions (please call 626-308-2806)</strong></td>
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<td>9.</td>
<td>Construction Must Follow the Plans: All construction and development shall conform to the approved plans on file in the Community Development Department.</td>
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</table>
10. **Conditions of Approval:** All conditions of approval for the conditional use permit and tentative parcel map shall be included on the construction plans.

11. **Check Transformer Locations:** Prior to the issuance of building permits, the Community Development Department shall review and approve all Southern California Edison underground utility transformer locations for compatibility with the site design. All portions of the transformers that are above ground shall be adequately screened with landscaping and/or screen walls to the satisfaction of the Community Development Department.

12. **Screen Mechanical Equipment:** All ground level utility/mechanical equipment shall be screened by screen walls and/or landscaping to the satisfaction of the Community Development Department.

13. **Conceal Rooftop Equipment:** All roof top appurtenances shall be fully screened from view to the satisfaction of the Community Development Director or designee.

14. **Obtain a Permit for Walls, Fences:** A fence/wall plan indicating placement, height, and materials for proposed fencing and walls shall be subject to the approval of the Community Development Department. Design and placement of the block walls shall be reviewed and approved by the Design Review Commission during the Precise Plan of Design review. No fences or walls may be built without first securing a permit from the Community Development Department.

15. **Supply Trash Enclosure Plan:** Prior to issuance of permits, applicant shall submit a design for trash enclosures approved by the City waste hauler and the Community Development Department. For information concerning minimum standards, call Athens Disposal at (626) 336-6100.

16. **Light Fixtures:** Design and placement of exterior light fixtures shall be reviewed and approved by the Design Review Commission.

17. **Architectural Details:** Architectural details of doors and window muntins and mullions shall be approved by the Design Review Commission.

18. **Finishes & Roofing:** Exterior architectural finishes, colors, and roofing materials shall be approved by the Design Review Commission.

19. **Public Art:** The applicant shall install public art on the site or on the adjacent public right of way or, alternatively, shall contribute an amount equal to one percent (1%) of the project cost to the City for purposes of developing public art. All proposed public art shall be reviewed and approved by the Design Review Commission prior to installation.

20. **Water Meter Location:** All water meters shall be placed in subterranean utility rooms. Meter locations shall be approved in writing by the San Gabriel County Water District and shall be indicated on the plans prior to plan check submittal.

21. **Third Party Permission:** If any aspect of construction, including landscaping, requires the access to and use of a third party's property, the applicant must provide the City with correspondence documenting that permission has been granted before any building permits will be issued.

22. **Parking Management Plan:** Prior to issuance of a building permit, the applicant shall submit a parking management plan for the review and approval of the Planning and Engineering Divisions.

23. **Transportation Demand Management:** The applicant shall comply with the Transportation Demand Management requirements of Sections 153.400-153.404 of the San Gabriel Municipal Code.

24. **Hotel Standards and Operator:** The hotel shall be required to meet and maintain the minimum standards required for listing by the American Automobile Association (AAA, aka "The Auto Club") or a comparable nationally recognized rating system and shall maintain at least at AAA 3-Diamond rating and fly the flag of a national or international hotel chain, subject to City approval.

25. **Mezzanine Parking:** The mezzanine parking area shall be for hotel employees only.

26. **Water Assessment:** The applicant shall coordinate with the San Gabriel County Water District in performing a water supply assessment. The applicant shall implement all mitigation measures as required by the District in the water supply assessment. A "will serve" letter from the Water District shall be submitted prior to plan check submittal. If the water supply assessment finds that there will not be sufficient water supply to serve the project or otherwise fails to issue a "will serve" letter, no building permits shall be issued by the City.

27. **Covenants, Conditions and Restrictions:** The developer will prepare Conditions, Covenants, & Restrictions (CC&R’s) that will govern the 85 residential units. The CC&R’s will address the establishment of a homeowner’s association with a mechanism for collecting fees. The City will not process the final map until the City Attorney, City Engineer, and project planner have approved the CC&R’s and they are recorded by the developer.

28. **Loading and Unloading Hours:** All loading and unloading, including trash pick-up shall take place between 7:00 a.m. and 7:00 p.m.
<table>
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<tr>
<th><strong>Sustainability Conditions (please call 626-308-2806)</strong></th>
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<tr>
<td><strong>29. Shading for Walkways and Plazas:</strong> The applicant shall incorporate trellises or other shading devices and or plant trees that will shade 25 percent or more of the project’s non-roof impervious surfaces within 5 years of construction/planting.</td>
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<td><strong>30. Bicycle Racks:</strong> The applicant shall provide lockable bicycle racks for use by patrons, customers, visitors and employees with a capacity equal to 10 percent of the required number of parking spaces.</td>
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<td><strong>31. Solar Hot Water Production:</strong> All guestroom hot water production shall be achieved through solar water heaters mounted on the roof and appropriately screened or located on areas of the roof that are not visible from the street level, with a back-up boiler.</td>
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<td><strong>32. Landscape Water Conservation:</strong> Landscapes shall be designed and constructed to do the following:</td>
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<tr>
<td>a) Use plants that are drought-tolerant, including California natives and Mediterranean species. Use lawns selectively. Lawns are the largest users of irrigation water, so providing only as much lawn as is needed for the anticipated use or using perennial grasses or lawn-substitute groundcover can significantly reduce water use.</td>
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<td>b) Group plants by water needs and design the irrigation system by hydrozones. Place thirstier plants in relatively small, highly visible areas and in locations designed to collect runoff and stormwater. Plant drought tolerant plants in larger perimeter areas that are not as visible.</td>
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<tr>
<td>c) Minimize water waste by installing high-efficiency irrigation systems, including drip irrigation for trees and shrubs and low-angle spray heads for groundcover and lawns, and by irrigating in the early morning.</td>
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<td>d) Water only as needed by installing a moisture sensor in conjunction with each automatic controller.</td>
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<td>e) Collect rainwater on site by incorporating infiltration basins into the landscape.</td>
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<td>f) The applicant shall agree to the following maintenance practices. If the applicant deems any of these practices infeasible, alternate means or methods of compliance may be submitted for review and approval by the Community Development Director:</td>
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<tr>
<td>i. Leave plant debris on site in planting areas and supplement with compost and mulch to create drought-resistant soils.</td>
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<td>ii. Program controllers to water early when the wind is calm and before the sun is out to reduce losses due to evaporation.</td>
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<td>iii. For spray systems, check regularly to maintain matched precipitation rate (MPR) nozzles and full coverage; avoid low, buried or mismatched sprinklers, overspray, improper pressure and leaks.</td>
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<td>iv. Apply water slowly or intermittently (multiple start times), especially on slopes or clay soil, so it can soak in.</td>
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<td>v. Water deeply and infrequently. Wetting the soil surface without penetrating the root zone will not provide adequate water. At the same time, the root zone needs to dry out between waterings to allow air to reach the roots.</td>
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<td><strong>33. Landscape Energy Conservation:</strong> Plant trees to reduce solar heat gain into buildings, including the following:</td>
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<tr>
<td>Avoid planting trees that block solar collectors or south-facing windows that allow low winter sun to warm a building. Use evergreen trees as windbreaks.</td>
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<tr>
<td>Plant trees far enough from building foundations to avoid damage, for example, 10 feet for small trees and 20 feet for larger trees.</td>
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<tr>
<td>Design lighting to minimize energy use and light pollution, including the following:</td>
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<tr>
<td>Design the outdoor lighting system to provide adequate, not excessive lighting. For security, use motion sensor lights, as well as shades and focused lamps. Use low-voltage fixtures and energy-efficient bulbs.</td>
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</tbody>
</table>
### Landscape Water Quality Protection:
Landscapes shall be designed and constructed to:

- Use lawns selectively.
- Plant trees, which intercept rainfall and reduce stormwater runoff.
- Collect rainwater on site by incorporating infiltration basins into the landscape.
- During construction the following practices shall be implemented:
  - Locate all storm drains near the construction site.
  - Protect all storm drain inlets with filter fabric to prevent sediments from entering the storm drainage system.
  - Stabilize and cover exposed soil and stored soil during construction to prevent erosion by water and wind.
  - Keep materials out of the rain. Store waste materials in drums and covered bins and dispose of them properly.
  - Train employees not to dump anything down storm drains, including water used to clean equipment or containers.
- The applicant shall agree to the following maintenance practices. If the applicant deems any of these practices infeasible, alternate means or methods of compliance may be submitted for review and approval by the Community Development Director:
  - Leave plant debris on site in planting areas and supplement with compost and mulch to create erosion-resistant soils.
  - Use Integrated Pest Management (IPM), which, first and foremost, seeks to prevent pests by fostering a healthy environment in which plants have the strength to resist disease and pests and to out-compete weeds and, then, if a pest problem is identified, to consider all viable, non-toxic solutions before resorting to pesticides, of which the least toxic should be used. Examples of physical and mechanical alternatives to pesticides include spraying aphids with a jet of water, using sticky traps or tape around tree trunks to keep ants and other insects away, hand-picking adult insect nests and larvae, removing dead or diseased plants or plant parts. Examples of biological alternatives to pesticides include encouraging beneficial insects by planting a wide variety of plants that flower throughout the year and introducing natural predators obtained from reputable sources.

### Landscape Minimizing Waste:
Landscapes shall be designed and constructed to:

- Incorporate trees and shrubs that can grow to their natural size in the space allotted to them, therefore, reducing the need for pruning.
- Incorporate trees and shrubs whose natural form matches the design intent. For example, if an open canopy that allows some sunlight into an outdoor space is desired, do not plant a dense evergreen tree that has to be thinned frequently to maintain an open canopy; instead, select a tree that has an open canopy.
- Replace sheared hedges with plants that can grow to their natural shape and size.
- Exclude invasive species that spread rapidly, out-compete other plants and require ongoing removal.
- The applicant shall agree to the following maintenance practices. If the applicant deems any of these practices infeasible, alternate means or methods of compliance may be submitted for review and approval by the Community Development Director:
  - Retain plant debris on site as mulch or compost it.
  - Water and fertilize judiciously.
  - Prune selectively and properly. Do not head back or top trees as heading and topping both weakens the tree’s branching structure and results in dense regrowth which requires even more pruning. Trees shall be pruned in accordance with International Society of Arboriculture standards.
| 36. **Landscape Using Salvaged and Recycled Content Materials:** Landscapes shall be designed and constructed to do the following:  
   a) Use salvaged materials, such as broken concrete. Find materials for reuse by contacting the CalMax website at www.ci.wmb.ca.gov.  
   b) Use recycled content materials, such as plastic or composite lumber, or those made from rapidly renewable materials.  
   c) Use sustainably harvested wood (FSC Certified) if plastic or composite lumber is not appropriate. Use treated wood that does not contain chromium or arsenic for applications that specify treated lumber. |
|---|
| 37. **Landscape Providing Wildlife Habitat:** Landscapes shall be designed and constructed to do the following:  
   a) Maintain the soil to sustain beneficial, soil-based organisms.  
   b) Use a diverse selection of plant species that includes many California natives.  
   c) Select groundcovers, shrubs and trees that provide a variety of nesting sites or flower and bear fruit at different times of the year.  
   d) Avoid invasive species that out-compete natives and other species that provide food and shelter for wildlife.  
   e) Include water for birds, including water in shallow basins with gently sloping sides. |
| 38. **Building Enclosure—Wall Insulation and/or Thermal Mass:** All facades that receive direct sun exposure are required to be insulated. Acceptable insulating materials include but are not limited to the following:  
   - Generic R-13 blown cellulose  
   - Generic R-11 fiberglass batt  
   - Generic R-15 fiberglass batt  
   - Generic R-12 blown mineral wool  
   - Generic R-13 fiberglass batt |
| 39. **Building Enclosure—Roof Insulation:** All roof surface areas that receive direct sun exposure are required to be insulated. Acceptable roof insulating techniques include but are not limited to the following:  
   - Asphalt roll roofing  
   - Asphalt saturated organic felt roofing  
   - SBS modified roll roofing  
   - Generic R-30 blown cellulose insulation for ceilings  
   - Generic R-30 fiberglass batt insulation for ceilings  
   - Generic R-30 blown mineral wool insulation for ceilings  
   - Generic R-30 blown fiberglass insulation for ceilings |
| 40. **Building Enclosure—Wall Colors:** Lighter, reflective colors shall be applied to all facades that receive direct sun exposure. |
| 41. **Building Enclosure—Cool Roof & Reflective Colors:** The plans shall specify and install an Energy Star labeled roof. In such portions of the project where a green vegetated roof system and/or a photovoltaic array covers and protects roofing material, non-Energy Star labeled roofing may be installed. |
| 42. **Building Enclosure—Glazing:** The applicant shall specify and install dual pane, high-performance low-emissivity glazing with visible transmissivity greater than 0.6 and solar transmissivity less than 0.4. |
| 43. **Ventilation:** The applicant shall meet the minimum ventilation standard ASHRAE 62-1999, ventilation for acceptable indoor air quality, and approved addenda (See ASHRAE 62-2001, Appendix H) using the ventilation rate procedure. |
| 44. **Reduce Sources of Indoor Pollution:** Specify and install only adhesives and sealants that meet the current VOC content limits of the SCAQMD Rule #1168. Specify and install only paints and coatings that meet Green Seal's Standard GS-11. |
| 45. **Carpet:** Specify and install only materials that meet or exceed the requirements of the Carpet and Rug Institutes Green Label Indoor Air Quality Test Program. |
| 46. **Local Materials:** The applicant is required to select at least 50% of project materials made and/or harvested within 500 miles of the project site, whenever possible. |
| 47. **Wood Specifications:** Do not specify or install any tropical hardwoods such as ebony, rosewood and/or Honduras mahogany. |
### Water Conservation—Low-Flow Fixtures:
- **Toilets:** Specify and install 1.3 to 1.55 gallon per flush (gpf) gravity flush toilets or 1.6 gpf flushometer toilets or better
- **Urinals:** Specify and install 0.5 gpf urinals or waterless urinals
- **Lavatory Faucets:** Specify and install 1.5 to 2.0 gallon per minute lavatory faucets or better plus install spring-loaded or sensor-operated faucets that only activate when a hand is below the spout
- **Kitchen Faucets:** Specify and install 2.2 gpm kitchen faucets or better

### Electrical—Energy Efficiency Relative to Title 24 Performance Standards:
Submit performance based computer energy simulations signed by a licensed engineer or architect demonstrating that the project achieves the following level of energy conservation:
Exceed all Title 24 energy conservation standards that apply by a minimum of 10 to 15 percent.

### Electrical—Energy Star Appliances:
The applicant shall specify and install Energy Star-rated appliances (refrigerators, ranges, ovens, dishwashers, washers and dryers). All swimming pools and/or Jacuzzis shall be heated with solar water heaters.

### High Efficiency Heating & Cooling Equipment:
- **Packaged air conditioners and heat pumps—** specify and install equipment complying with the Consortium for Energy Efficiency's minimum efficiency standards.
- For projects that justify more sophisticated HVAC systems, incorporation of enhanced control systems addressing variable speed motor controllers, occupancy sensors and daylight harvesting is highly recommended.
- **Boilers—** specify and install Energy Star certified equipment.
- **Furnaces—** specify and install Energy Star certified equipment.

### Eliminate Chlorofluorocarbons (CFCs) and Hydro Chlorofluorocarbons (HCFCs) in Cooling Equipment:
Specify and install CFC and HCFC free equipment.

### Landscape Conditions (Please call 626-308-2806)

#### Plan Approval Required:
Final landscape and irrigation plans shall be reviewed and approved by the City's contract landscape architect prior to issuance of grading permits.

#### Install Erosion Control:
Applicant shall install all erosion control and slope stabilization measures as necessary to prevent silt and other debris from being carried offsite and entering the storm drain system prior to grading.

#### Maintenance:
A permanent maintenance program shall be implemented ensuring regular irrigation, fertilization, and weed removal. All landscaping shall be maintained in a healthy, neat and orderly condition, free of weeds and debris and with operating irrigation at all times.

#### Inspection:
The City Landscape Architect prior to final release of utilities shall inspect landscape materials and irrigation systems. The applicant shall install the landscape as indicated on the approved landscape plans. The applicant may not receive permission to occupy the facility until the landscape and irrigation have been installed per the approved plans.

#### Pruning:
The applicant shall prune all trees, including street trees with proper thinning; the city prohibits topping of street trees. Trees shall be pruned under the direct supervision of a Certified Arborist.

#### Trimming:
Trees shall not be topped. Trees shall be trimmed in accordance with the provisions of Sec. 95.37 of the San Gabriel Municipal Code. Nothing in this section shall authorize tree trimming in the absence of a valid tree trimming permit.

#### Automatic Irrigation System:
The applicant shall install automatic irrigation system with irrigation spray nozzles per the approved landscape plans.

#### Maintenance Guarantee:
Prior to permit issuance, the applicant shall provide a 5-year maintenance guarantee in the amount of $750 cash deposit per street tree. If any amount of the maintenance guarantee has not been utilized after five (5) years from the date the project is approved for occupancy, any remaining funds shall be returned to the applicant.

#### Street Trees:
The applicant shall provide street trees on the public right-of-way as indicated on the landscape plan. The applicant shall plant all street trees in a minimum twenty-four inch (24") box size. The street trees shall be supported by two two-inch (2") lodge poles on sides of the tree trunk, secured by wire ties with green rubber collars, with stakes and green color rubber ties. All street trees shall be planted in tree wells twice the diameter and as deep as the rootball.
<table>
<thead>
<tr>
<th>Article</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>62.</td>
<td><strong>Permits Required:</strong> Applicant shall obtain encroachment/public works permits for all work in or adjacent to a public right of way, prior to construction.</td>
</tr>
<tr>
<td>63.</td>
<td><strong>Curb Numbers:</strong> Applicant shall be required to provide painted curb numbers to the specifications of the Public Works Division, prior to occupancy.</td>
</tr>
<tr>
<td>64.</td>
<td><strong>Encroachments in the Public Right of Way:</strong> Overhangs, projects, and canopies are not allowed within the public right of way without a public right of way encroachment agreement and permit. Pay fees and submit plans, details, sections, and calculations for review. If tie backs within the public right of way are being considered, then plans, details, sections, calculations, and fees are required for review in connection with a public right of way encroachment permit.</td>
</tr>
<tr>
<td>65.</td>
<td><strong>Bench Mark:</strong> Los Angeles County Bench Mark is to be used for vertical control.</td>
</tr>
</tbody>
</table>
| 66. | **Center Line Ties:** The street centerline intersections shall be tied out prior to permit issuance and corner records shall be filed with the Los Angeles County Surveyor (Valley Blvd. and Palm Avenue; North Property Line and Palm Avenue; East Property Line and Valley Blvd.; Property Corners).  
- The City Engineer or Public Works Inspector must observe the tying out of all centerline monuments.  
- The City Engineer shall determine if additional ties or resetting of monuments is necessary on a case-by-case basis.  
- The Engineering Division will not accept the project until the county has recorded all corner records. |
| 67. | **Set Bench Mark:** Set a 3" brass disk on curb or catch basin.  
- The City Engineer shall determine the location of new bench mark.  
- The brass disk shall be provided by the surveyor of record.  
- Survey level notes must be provided to the City for review and acceptance. |
| 68. | **Performance and Materials Bond for the Setting of Survey Monuments:** A surety or cash deposit to the City of San Gabriel in the amount of $5,000 per monument shall be submitted to the City Engineering Division. The number of monuments shall be determined by the City Engineer using the pertinent tentative map as a reference. No permits shall be issues without the bond or surety. |
| 69. | **All Required Plans and Studies:** All required plans and studies shall be prepared by a Registered Professional Engineer and submitted to the City Engineer for review and approval. All drawings must be submitted on 24" X 36" sheets. |
| 70. | **Tract Map:** Prepare a tract map. Prepare and record a Final tract map or accomplish applicable requirements of the Subdivision Map Act (Government Code Section 66452) as may pertain to the project. Map must be accepted by City Council for recordation prior Final Building Permit approval. Final maps are reviewed and processed by the Los Angeles County Department of Public Works on behalf of the City. |
| 71. | **Title Report:** Provide recent title report, record maps to support proposed map, and any official records that are mentioned in the title reports that are shown on the proposed Final Map. The Tentative Map references shall be submitted and reviewed by the City Engineer prior to DRC or Planning Commission review. |
| 72. | **Underground Utilities:** All utilities shall be placed underground including both facilities and wires for the supply and distribution of electrical energy, telephone, data and cable. The existing and proposed underground utilities must be shown on the Building Plans and/or Engineering Plans prior to building permit issuance. Utility meters shall be placed in a mechanical room or out of the public sight and right of way. |
73. **Easements**: Draft Easement Documents and/or proper dedication on the final subdivision map are required by this section. Review fees must be paid and the documents must be submitted to the City Engineer prior to issuance of Building Permits. Final documents need to be recorded prior to Occupancy.
   A: Easements for the following underground utilities shall be provided prior to issuance of permits: Water Agency - if required for back flow devices or on-site water mains; electrical and gas if required.
   B: Show public right of way dedications and vacations on the parcel map and project civil engineering drawings.
   C: Easements may be required for on-site public sewer, storm drain, or ingress/egress.

74. **Sewers**: Provide a Sanitary Sewer Improvement Plan prepared by a registered civil engineer on 24-inch by 36-inch sheets for this project. Sanitary sewer facilities shall be installed to the satisfaction of the Engineering Division and the Public Works Department prior to occupancy and must be installed per the alignment shown on the approved plans with sewer cleanouts at the property line. If not already annexed to the County Sanitation District (CSD), then the project site shall be annexed to the CSD.

75. **Backflow Prevention**:
   A: Devices: Screened backflow prevention devices shall be installed to the satisfaction of the Planning and Engineering Divisions. Check valves and appurtenances must be placed in an underground vault.
   B: Valves: Backwater valves on sewer connections shall be installed to the satisfaction of the Engineering Division.
   C: Test: The applicant shall supply the City with a Backflow Device Test Form, completed by a licensed tester, before any final permits are released.

76. **Diversion of Construction and Demolition Waste**: The developer shall comply with Sections 54.01-54.15 of the San Gabriel Municipal Code requiring that at least 50% of the construction and demolition wastes generated be diverted from landfilling by using recycling, reuse or other diversion programs. Suggested that developer use the City’s franchised trash hauler.

77. **Erosion**: Prior to grading, applicant shall install all erosion control and site stabilization measures as necessary to prevent silt and other debris from being carried offsite, in gutters and swales, and eventually entering the storm drain system. Comply with ordinance 511 City of San Gabriel Municipal Code. Site will be sand bagged to prevent run-off onto public right of way. Use two (2) bags high. Additional “Best Management Practices” (BMP’s) devices may be required. Erosion Control Plans and any required Storm Water Pollution Prevention Plans must be submitted prior to or concurrent with the grading plans.

78. **Drainage Studies**: Prepare and submit a detailed drainage study, including supporting hydraulic and hydrological data to the City for review and acceptance. The study shall confirm or recommend changes to the City’s existing drainage system by identifying off-site and on-site storm water runoff impacts resulting from the project. In addition, the study shall identify the project’s contribution and shall provide locations and sizes of catchments and system connection points and all downstream drainage mitigation measures. Must be submitted with the grading plan. Comply with the Low Impact Development Measures and the new MS4 Permit adopted December 2012 by the State Regional Water Quality Control Board.

79. **Soils and Geology**: Submit a soils/geology report in accordance with the current edition of the California Building Code and the Los Angeles County Guidelines for Geotechnical Reports to the City Engineer for review and comment. A licensed Civil Engineer and a licensed Soils/Geotechnical Engineer shall certify that the project grading is in accordance with the grading and or drainage plans. This report along with shoring plans (if required) must be submitted and accepted by the City Engineer and the City Building Official prior to any grading or excavation.

80. **Demolition Plans**: Submit plan showing existing locations of all on site hardscape and underground utilities; indicate whether facilities are to be reused, removed, or abandoned in place. The Demolition Plans must be submitted prior to or concurrent with grading plans.
81. **Grading and Drainage:** Prepare and submit a final grading and drainage plan showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slopes, and other pertinent information in accordance with current edition of the California Building Code. Comply with the Green Building Code. The Grading and Drainage Plans, including excavation and shoring plans (if required) and all appurtenant reports must be reviewed and approved by the City Engineer prior to issuance of building permits.

**A: General Requirements:**
1) Show elevations a minimum of 15 feet from property line on adjacent property.
2) Show all street dimensions from centerline.
3) Show all existing and proposed utilities.
4) Property to include low impact development measures and shall comply with the new MS4 Permit. Any stormwater designed to drain to the public right of way shall drain to the existing public storm drain system.
5) No walls, fences, or shrubs greater than 42" in height within 9 feet of the driveway at the public right of way line.

**B: Rough Grading Certification:** Prior to the issuance of building permits the applicant must provide to the City Engineer or designee a completed City of San Gabriel Rough Grading Certification. The form must bear the Signature and stamp of a Registered Civil Engineer and Registered Geotechnical Engineer.

**C: Precise Grading Certification:** Prior to Engineering final for the project, the applicant must provide to the City Engineer or designee a completed City of San Gabriel Precise Grading Certification. The form must bear the Signature and stamp of a Registered Civil Engineer and Registered Geotechnical Engineer.

82. **Public Improvement Plans:** Applicant shall design, install and complete all necessary public improvements, including but not limited to pavement, curbs, gutters, sidewalks, street lights, driveway approaches, ADA ramps, sewers, storm drains, and domestic water and fire water construction in the public Right-of-Way along the entire street frontage of the development site. This includes facilities that will remain on private property but maintained by City forces.
<table>
<thead>
<tr>
<th>83. <strong>Right-Of-Way Improvements</strong>: Design and construction of all public improvements shall be in accordance with APWA Standards and City Codes. Improvements must be installed prior to Building Permit Final. Such public improvements shall include, but not be limited to the following: (Please coordinate and verify all requirements with the City Engineer.)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Right of Way Dedication / Easements</strong>: Include dedications/vacations/easements required for the project.</td>
</tr>
<tr>
<td><strong>Curb and Gutter</strong>:</td>
</tr>
<tr>
<td>a) Replace / repair damaged curb &amp; gutter as directed</td>
</tr>
<tr>
<td>b) Indicate adequate drainage flow and slope for gutters on project plans.</td>
</tr>
<tr>
<td><strong>Sidewalk</strong>:</td>
</tr>
<tr>
<td>a) Remove existing sidewalk and construct new concrete sidewalk along project street frontage on Manley Drive, on Del Mar Avenue and on Valley Blvd.</td>
</tr>
<tr>
<td>b) Provide adequate width for furniture and pedestrian zones.</td>
</tr>
<tr>
<td><strong>Driveway Size</strong>: Main /Primary driveways will use curb return-type driveways (maximum width for two way driveways is 26 feet; for one way driveways, it is 15 feet.) Parking ramps will follow City standards. Ramps shall be designed for 12% maximum grade (15% maximum allowed in restricted situations).</td>
</tr>
<tr>
<td><strong>Utility Meters</strong>: Install utility meters on-site. Any installation of meters in the public right of way must be approved by the City Engineer and shown on the composite utility plan. Adequate vaults and covers must be provided.</td>
</tr>
<tr>
<td><strong>Asphalt Concrete Overlays</strong>: Construct 2-inch thick grind and overlay (PG 64-10 Asphaltic Concrete) across project frontage on Manley Drive, Valley Blvd, and Del Mar Avenue. Utility cuts that extend past the centerline of any surrounding street will require a grind and overlay a minimum of five feet beyond the limits of the trench excavation on all side of the utility cut.</td>
</tr>
<tr>
<td><strong>Street and Streetscape Improvements</strong>: Widen Del Mar Avenue roadway ten feet from Valley Blvd. to the north property line in front of the project site. Construct streetscape improvements along Valley Blvd. and Del Mar Avenue frontage in accordance with the Valley Blvd. Streetscape Standards. Construct a landscaped median on Valley Blvd. between the intersections of Manley Drive/Valley Blvd. and Del Mar Avenue/Valley Blvd. Construct medians at the intersection of Manley Drive/Valley Blvd. to prevent left turns from southbound Manley to eastbound Valley. Construct a median of sufficient length to prevent left turns to and from Del Mar Avenue from and to the project driveway.</td>
</tr>
<tr>
<td><strong>Street Lights</strong>:</td>
</tr>
<tr>
<td>a) Install mast arm and pedestrian street lights on Del Mar Avenue, install -- mast arm and pedestrian street light on Valley Blvd. Valley Blvd., and install pedestrian street lights on Manley Drive. Streetscape Standard street lights and pedestrian lights shall be used.</td>
</tr>
<tr>
<td>b) Prepare and submit an street lighting plan signed by licensed engineer. All plans must be prepared on 24 inch by 36 inch sheets. Use City of San Gabriel Standard Improvement Plan Sheets for all public improvement plans.</td>
</tr>
<tr>
<td><strong>Parkway Landscaping</strong>: Plant parkway trees per the City's Master Plan of Trees and as directed by the City's Landscape Architect. Provide landscaping and irrigations plans for work in the public right of way. To be completed prior to final occupancy.</td>
</tr>
<tr>
<td><strong>Striping &amp; Traffic Controls</strong>: Upgrade traffic signals at Del Mar Avenue and Valley Blvd. Prepare a preliminary plan and memorandum, traffic/timing studies, County synchronization review and coordination, and special provisions required for installation of a City-standard signal system with video detection and Opticom vehicle preemption system (See condition # 188 below)</td>
</tr>
</tbody>
</table>
### Signal
Signal shall include a fully-wired 8 phase control system. All plans shall be prepared on 24 inch by 36 inch sheets. Obtain acceptance of preliminary design prior to beginning design of the traffic signal. Pay fair share costs of the mitigation measures at Valley/New intersection and at Valley/San Gabriel intersection as identified in the Traffic Study and Initial Study for this project.

### Prepare signing and striping plans for:
- Manley Drive from Valley Blvd. to at least the north end of project site.
- Del Mar Avenue from Valley Blvd. to at least the north end of the project site.
- Valley Blvd. from Manley Drive to Del Mar Avenue.
- Additional signing, striping, or traffic mitigation measures to be implemented pursuant to the traffic study.

### Bus Shelter:
If the existing bus shelter on Valley Blvd. in front of the project site will be relocated, then construct a new bus shelter per the Citywide Bus Shelter Project standards.

### Sewer:
- Pay sewer impact fees as required.
- Show location of existing and proposed sewers, show on plans at time of building permit. Grease interceptors are required for all restaurant/food service units.
- Show how main structures will be sewered.
- Provide new sewer location cards.
- Install new clean outs at property lines.
- Use a sewer back flow device (case by case basis)
- Use threaded sewer cap for all clean outs in hardscape area.

### Storm Drain Connection:
- Property shall discharge in Valley Blvd. Storm Drain.
- Connections to City storm drain facilities will require plans and permits.
- All storm drain catch basins shall be protected during construction.

### NPDES:
Pay the NPDES Construction Inspection Permit fee at time of grading permit.

### Other/Miscellaneous:
- Provide Vicinity Maps with North Arrow on all plan set title sheets.
- Show all dimensions from street centerlines. Show complete right of way widths for all streets.
- Provide quality control and spelling check on all plans. Incomplete or erroneous plans will not be accepted for review.
- All engineering and architectural plans shall be consistent with each other.
- Install stop signs, advance warning signs and all required striping and legends for on-site traffic control.
- Include all conditions of approval on building plans title sheet.

### “As Built”/Record Drawings:
No final approvals or acceptances will be given until as-built improvement plans have been furnished to the Engineering Division. As-built plans shall be submitted electronically in JPG and PDF file formats.

### Water Quality/Storm Water:
State Water Resource Control Board (SWRCB) has adopted a National Pollutant Discharge Elimination System (NPDES) general Permit for storm water discharges associated with construction activity. A Notice of Intent (NOI) must be filed with the SWRCB for construction activities with one (1) acre or more. The developer is to submit a completed NOI form with the appropriate fee and storm water pollution prevention plan directly to the SWRCB. Copies of the NOI, pollution prevention plan and method of payment shall be provided to the City prior to issuance of building permits. Comply with the new MS4 Permit issued by the State of California Los Angeles Regional Water Quality Control Board.

### Dust Mitigation:
Dust Mitigation: During construction all dust and debris shall be removed from sidewalks, parkways and streets on a daily basis. If this condition is not met, the City of San Gabriel will maintain the area and the cost will be charged to the property owner.

### Traffic Calming Measures:
Provide traffic calming measures for Manley Drive in accordance with the approved Traffic Study for this project prepared by Kimley Horn (dated October 2014).
89. **Exit Driveway Design:** Design driveways on Manley Drive to allow only left turns south on Manley Drive from the project site. Provide signing and striping to support this design. Provide exit driveway design in accordance with the approved Traffic Study for this project prepared by Kimley Horn (dated October 2014).

**Police Department Conditions (please call 626-308-2846)**

90. **Security Ordinance:** Applicant shall comply with the City of San Gabriel's security ordinance (SGMC Sec. 150.210 – 150.223). For more information, see SGMC Sec. 150.210 – 150.219.

91. **Private Rooms:** The following applies only to the proposed restaurants and bar that will be located on the premises; it does not apply to hotel conference rooms and other hotel facilities. No private rooms for public use shall be allowed (with the exception of restrooms). All public areas of the facility must allow visibility into the room from other areas of the interior of the facility.

92. **Video:** The applicant shall provide a video camera surveillance plan designating the camera locations in the interior, exterior, ground level parking areas, underground parking structure, and elevators. A video surveillance system shall be required. The video surveillance shall meet the following requirements:

   - All video surveillance systems shall be properly maintained in good working order at all times.
   - All systems shall have the ability to record all cameras for later playback in the event of an incident at the location.
   - The recording media shall be stored a minimum of 30 days before destruction or reuse and must be made available to law enforcement agencies for law enforcement purposes upon request.
   - Recording media shall be periodically replaced so that image deterioration does not occur due to excessively worn media.
   - The system used shall be capable of providing an image sufficient to identify faces under all lighting conditions at the location.
   - Video surveillance minimum coverage and placement shall be reviewed by Police Department upon submission of required video surveillance plan.

   Cameras shall be added at the following locations:

   - At grease trap.
   - At backflow connection.
   - At short-term bicycle parking with POV sufficient to capture faces and activity near parked bicycles.
   - Inside receiving room with POV to capture faces of entering subjects.
   - Interior in Hotel Lobby with POV towards main entrance door to capture entering subjects' faces at main entrance.
   - Interior in Hotel office with POV towards entrance to capture entering subjects' faces.
   - Additional camera at north driveway of Hotel drop-off.
   - Interior in Hotel Lobby with POV towards main entrance door to capture entering subjects' faces at main entrance.
   - At top of all "up" elevators with POV towards bottom to capture ascending subjects' faces.
   - All main entrances of first floor grand entrance on Valley with POV to capture facial images of entering subjects.
   - At bottom of stairs adjacent to trash room with POV to capture faces of descending subjects.
   - At roof access points with POV to see faces of subjects accessing roof.

93. **Cooperation with Law Enforcement:** The management shall immediately notify the San Gabriel Police Department of any crimes that occur inside the location, or in any areas under the control of the management, or to any patrons of the location, or at the request of any patrons of the location. The managers or employees of the location shall fully cooperate with any law enforcement agency that is conducting any lawful investigation in regard to that location.
94. **Permit Review:** The Police Department shall seek a review of any conditional use permit, and may request additional security measures, at any time that it appears to be in the best interest of the public safety. The following circumstances will be specifically monitored: criminal activity occurring inside or as a result of the location; loitering occurring as a result of the location; noise and/or nuisance complaints occurring as a result of the location; violation of any condition of approval in the conditional use permit.

95. **Lighting Plan:** The applicant shall provide a lighting plan designating the lighting locations and lighting types in the interior, exterior, ground level parking areas, underground parking structure, and elevators. Lighting shall be provided on all exterior aisles and passageways, including the service corridor and bicycle parking area, with vandal-resistant covers, minimum .25 f.c. at ground level.

96. **Parking Lot Lighting:** Open parking lot areas, and access thereto, providing parking spaces for use by the general public shall be provided with a maintained minimum of one (1) foot-candle of light or an energy efficient type, such as a high pressure sodium or low wattage system, on the parking surface from dusk until the termination of business every operating day. Weather and vandal resistant covers shall protect all exterior bulbs. Luminaries directed or shielded so as not to be visible to the surrounding neighborhood or cause off-site glare or nuisance.

97. **Security Guards (General):** A minimum of two (2) security guards, licensed pursuant to Chapter 11 of the Business and Professions Code of the State of California, shall be provided during evening hours (after 6:00 p.m.) and on weekends; one guard in the parking lot and two guards within the hotel. All security guards shall have appropriate Department of Consumer Affairs licenses, and be employed by a Private Patrol Operator (PPO) that has a valid City of San Gabriel license. In lieu of the Security Guard requirements as listed above, the applicant may submit a clearly written Security Plan for review and possible approval by the Chief of Police. The plan must minimally address the following issues:
   a. Training, supervision and attire of security personnel.
   b. Assigned duties and deployment schedule of security personnel.
   c. Criteria for special deployment plans for banquet events and large gatherings.
In the event the plan is approved, it will be incorporated in the Conditions of Approval.

98. **Vehicle Code Enforcement:** The applicant shall post the property for vehicle code enforcement and “No Trespassing.”

99. **Property Maintenance Program:** The property maintenance program shall include removal of graffiti within one (1) working day (24 hours); maintenance of all landscaped areas; maintenance, repair and security of all trash enclosures; maintenance of parking lot area, free from litter at all times and all inoperative lights repaired immediately. That landscaping shall not obscure any security lighting or any windows or view of the building.

100. **Elevators:** Passenger elevators, the interiors of which are not completely visible when the car door is open, shall have convex mirrors so placed as to make visible the whole elevator interior to prospective passengers outside the elevator.

101. **Elevator Emergency Stop:** Elevator emergency stop buttons shall be so installed and connected as to activate the elevator alarm. Direct dial telephone devices that directly dial the Police Department or any other City facility shall be prohibited.

102. **Door Viewers:** Door viewers shall be installed in all doors, minimum viewing angle of 180 degrees, not more than 58" from the bottom of the door.

103. **Landscaping:** Landscaping shall not obscure any security lighting or any windows or view of the building.

104. **Safes:** Special security measures shall include safes. Commercial establishments having five hundred dollars ($500.00) or more in cash on the premises shall lock the money in a Class "E" safe.

105. **Locks and Keys:** Each single unit in the hotel shall have locks using combinations which are interchangeable from locks used in all other units; or that an electronic key card system is utilized.

106. **Utility Poles:** All building(s) located within eight (8') feet of utility poles or similar structures that could be used to gain access to the building's roof, windows or other openings shall have such accessible area(s) properly barricaded or fenced.

107. **Business Alert Network:** The applicant shall enroll in the Police Department's Business Alert Network program.

108. **Occupancy Inspection:** The Police Department shall be notified by the Planning Division to participate in any walkthroughs at the location prior to granting occupancy.
109. **Alcohol Sales within the Hotel:** A Conditional Use Permit will be required to sell alcohol within the hotel.

110. **Further Regulations:** The Police Department reserves the right to add additional recommendations, as needed, based upon the type of businesses that will occupy the premises upon completion of the project as well as based upon the final plans submitted.

111. **Parking signs at Manley Dr:** Post both sides of Manley Drive from Valley Boulevard to 1524 Manley Drive with “No Parking” signs and maintain the current 20 minute parking zone at 1540 Manley Dr.

**Building Division Conditions (please call 626-308-2806)**

112. **Fees:** Building permits shall not be issued until all fees (plan check, building permit, processing or impact fees) are paid in full. This includes school impact fees. The applicant shall supply proof of payment of school fees from the San Gabriel Unified School District.

113. **Removal of Debris:** The developer shall provide for the timely removal of construction debris from the site. Accumulation of construction debris is prohibited. The City’s building inspectors will monitor the site for debris removal on a daily basis.

114. **Construction Times and Location:** Construction activities shall be limited between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. to 4:00 p.m. Saturday per SGMC Section 150.003. No construction activity is allowed on Sunday or on holidays. All construction activity and storage shall be confined to the subject property unless permitted otherwise by the City of San Gabriel.

115. **Access:** Access to Manley Dr., Del Mar Ave, and Valley Blvd. will be kept unobstructed at all times, with construction vehicles restricted to parking on site.

116. **Trash Pick Up:** Trash pickup for the properties on Manley Dr., Del Mar Ave. and Valley Blvd. shall not be disrupted or impeded in any way by construction activities.

117. **Dust Control:** The applicant shall implement dust control measures in accordance with the City’s Storm Water Management Ordinance. The City’s building inspectors will monitor the site for dust control on a daily basis.

118. **Sustainability:** The applicant shall comply with all applicable sustainability requirements of Chapter 4 of the Valley Blvd. Specific Plan.

119. **Accessible Parking:** Accessible parking stalls shall not have a slope of over 2% in any direction or cross-slope in the path of travel. Where paths of travel pass through a driveway or traffic aisle, design shall be provided for consideration of vehicular hazards and shall be approved in plan check.

120. **Egress:** Accessible means of egress shall be provided per CBC 11B-207 and 1007.

121. **Fire Rating:** Walls between units shall be fire and sound rated at least one-hour and with an STC and IIC of 50 minimum per CBC 420.2, 708, and 1207.

122. **Occupancy Separations:** Occupancy separations per CBC 508 and Table 508.4 are required. Penetrations shall be rated per CBC 707 and 708. Incidental uses shall meet CBC Table 509.

123. **Standpipes:** Standpipes are required per CBC 905.3.

124. **Building Codes:** Applicable codes shall be listed as the 2013 California Building Code series on plans. This includes seismic design values, energy code, Green Building criteria, etc.

125. **Pool Access:** There shall be at least two accessible means of access to the pool per CBC 11B-242.2

126. **North Elevation:** An analysis of the openings on the north side shall be provided to show the allowable openings and required fire ratings per CBC Table 705.8.

127. **ADA:** Disabled accessible parking levels shall have at least an 8'-2" clear headroom height. A breakdown of the accessible units shall be provided and all features shall be provided onto plans per CBC 11B-224. Accessible units shall be distributed for each type of unit and amenity.

128. **Grease Interceptors:** The location of the grease interceptor and utilities shall be shown on plans.

129. **Outside Agencies:** All outside agencies including LA County Health Department approval shall be obtained prior to permit issuance.

130. **Elevators:** Elevators shall be sized to accommodate a gurney.

131. **Exits:** All spaces shall be designed for required number of exits per CBC 1015.

132. **Garage Ventilation:** Garage ventilation shall be designed by a mechanical engineer per CBC 406.6.2.

133. **Shoring Plans:** The structural plan shall include a shoring plan for all underground work as well as design for the roof deck for a garden court.

134. **Glazing:** Safety glazing is required for all glass located in hazardous locations.
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
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<tbody>
<tr>
<td>135.</td>
<td>Title 24: Title 24 energy notes shall be provided on plans for laundry area or any heated areas.</td>
</tr>
<tr>
<td>136.</td>
<td>Trash Hauler: Construction waste shall be completed by the city franchise hauler, Athens. Alternatively a deposit shall be provided for self-hauling.</td>
</tr>
<tr>
<td>137.</td>
<td>Utilities: Location of all utilities including electrical shall be shown on plan.</td>
</tr>
<tr>
<td>138.</td>
<td>Deputy Inspections: Third party deputy inspection services shall be required for this project.</td>
</tr>
<tr>
<td><strong>Fire Department Conditions</strong> (please call 626-308-2883)</td>
<td><strong>If for any reason you cannot meet one or more of the above requirement, you must contact the San Gabriel Fire Prevention Bureau.</strong></td>
</tr>
<tr>
<td>139.</td>
<td>Applicable Codes: The contractor/architect are solely responsible to meet all required codes in the design and building of the project per the 2010 CFC, 2010 CBC, NFPA 1, NFPA 13, NFPA 14, NFPA 101 and NFPA 72.</td>
</tr>
<tr>
<td>140.</td>
<td>Fire Flow Requirements: In accordance with 2010 CFC Sec. 507.3. The builder will work closely with the San Gabriel County Water District and the City of San Gabriel Engineering Division in relation to the required number of additional hydrants and possible increased main sizes to meet required fire flow. This will be at the cost of the contractor.</td>
</tr>
<tr>
<td>141.</td>
<td>Drawings on File: A set of construction drawings approved by the Building Department must be on file with the Fire Department prior to the issuance of any permits.</td>
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<tr>
<td>142.</td>
<td>Fire Sprinklers: A complete automatic sprinkler system is required throughout the structure in accordance with the recommendations of NFPA 13 and possible additional requirements from the San Gabriel Fire Prevention Bureau. Quick response sprinkler heads are required throughout the structure unless contra-indicated. Flat concealed sprinkler heads are required in all habitable areas. All work and plans for sprinkler/standpipes to be completed by C16 licensed contractor.</td>
</tr>
</tbody>
</table>
| 143.    | Sprinkler Plans: Three (3) sets of sprinkler plans and hydraulic calculations shall be submitted for approval to the Fire Department prior to the start of installation. Automatic fire sprinkler plan submittal requirements are as follows:  
  a. Plan size shall be no smaller than 24" x 36".  
  b. Scale shall be no smaller than 1/8" = 1 foot.  
  c. A minimum of three (3) sets of plans is required.  
  d. A minimum of two (2) sets of hydraulic calculations is required.  
  e. Proof calculations may be required.  
  f. Full height section of the structure is required showing slopes, beams and other architectural features that may affect discharge patterns.  
  g. Current water availability documentation shall accompany all submittals of new systems and tenant improvement additions to MRA.  
  h. Installation must be performed by currently licensed C16 contractors.  
  i. A full set of sprinkler plans must be maintained on the job site for rough and final inspections.  
  j. Underground piping installations by other than sprinkler contractor must be approved prior to approval of fire sprinkler plans.  
  k. Smoke detectors are required. |
| 144.    | Fire Alarm: Provide a fire alarm system capable of notifying the occupants, audibly and visually, upon activation of the automatic fire sprinkler system. The fire alarm shall be installed by a licensed C10 U.L. listed fire alarm installation company. Upon completion of the installation a serialized certificate shall be issued in accordance with the listing agreement between the installer and Underwriters Laboratories. Work on the fire alarm system shall be done only by a qualified U.L. listed fire alarm contractor who will provide the San Gabriel Fire Department with a copy of a U.L. certificate certifying proper installation of the system and a minimum of one (1) year testing and maintenance agreement prior to final inspection. Such system shall be monitored by a U.L. listed central station in accordance with 2010 CFC Sec. 903.4. |
| 145.    | Fire Alarm and Detection Systems: The building shall meet the pertinent requirements for fire alarm and detection systems in accordance with 2010 CFC Sec. 907. |
| 146.    | Curb Line: FDC required 20 feet of the curb line on the address side of the building (keep clear of driveway). |
| 147.    | Fire Hydrant: Provide a fire hydrant in front of the property on Palm Avenue, location to be determined by the Fire Department. |
148. **Standpipes**: Class I standpipes shall be required in every stairwell on every floor above and below grade per NFPA 14 (Standard for the Installation of Standpipes and Hose Systems) and NFPA 101 (Life Safety Code). Class III standpipes shall be provided in recessed or semi-recessed cabinets with a minimum single 2½ male connection and 1½ reducer.

149. **Fire Department Connection**: The appropriate number of 2½ Fire Department Connections shall be located at the ground level of the building on the Valley Blvd. side of the building. This will be in accordance with all applicable NFPA requirements and the 2010 CFC Sec. 912. This is required due to the minimal width of Palm Avenue, decreasing our ability to park fire apparatus to the front of the building. Knox caps will be required for final sign off by the Fire Prevention Bureau.

150. **Fire Pumps**: Fire pumps will be required in accordance with 2010 CFC Sec. 913 and NFPA 20.

151. **Fire Command Center**: Will be required in accordance with 2010 CFC Sec. 508.1.5.

152. **Fire Protection Identification**: Rooms containing controls for HVAC systems (909.1 Smoke Control Systems), sprinkler risers, valve or other fire detection, suppression, or control elements shall be identified in accordance with 2010 CFC Sec. 509.1.

153. **Emergency Responder Radio Coverage**: In accordance with 2010 CFC Sec. 510, the building owner shall provide approved radio coverage for emergency responders within the building based on existing coverage levels of the public safety communication system of the jurisdiction at the exterior of the building. Per Sec. 510.2, the building shall be considered to have acceptable emergency radio coverage when signal strength measurements in 95% of all areas on each floor of the building meet the signal strength requirements of Sections 510.2.1 and 510.2.2.

154. **Type I Hoods**: Installation of restaurants Type I Hood Suppression systems shall be approved under a separate permit. U.L. 300 hood system must be tied into the fire alarm (sprinkler flow switch) system.

155. **Door Operations**: All exit doors shall be operable from the inside without key, special knowledge, or effort. The unlatching of any exit door shall not require more than one (1) operation.

156. **Locks and Latches**: The locking device for the main exterior door(s) shall be readily distinguishable as locked. Door shall also have advisable durable sign stating: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". The sign shall be in letters one inch high on contrasting background (above the door); posted on the egress side or adjacent to the door.

157. **Automatic Dampers/Power System**: Automatic dampers, regardless of the purpose for which they are installed within the smoke control system, shall be listed and conform to the requirements of approved recognized standards per 2010 CFC Sec. 909.10.4. In accordance with 2010 CFC Sec. 909.11, the smoke control system shall be supplied with two (2) sources of power. Primary power shall be from the normal building power systems. Secondary power shall be from an approved standby source complying with Section 604 and California Electrical Code. The standby power source and its transfer switches shall be in a room separate from the normal power transformers and switch gears and ventilated directly to and from the exterior. The transfer to full standby power shall be automatic and within 60 seconds of failure of the primary system.

158. **Engineer of Record**: Due to the complexity and expertise required on a project of this size, the builder/owner shall use a licensed/certified Fire Engineer to review plans and be on site for all critical components such as: hydraulics, emergency power, underground, etc.

159. **Emergency Generators**: Emergency generators shall be provided to power the building in the event of a power failure/emergency.

160. **Emergency Lighting**: Emergency lighting shall comply with the provisions of 2010 California Building Code Sec. 1006. The means of egress illumination shall not be less than one (1) foot-candle at the walking surface level. In the event of a power supply failure, an emergency electrical system shall automatically illuminate all areas per code.

161. **Fire Extinguishers**: Provide a fire extinguisher (minimum 3A-40BC) within a recessed or semi-recessed cabinet within 75 feet of travel distance from all points in the occupancy; the extinguisher shall be mounted on a hook within the cabinet (elevated off cabinet floor); the top of the extinguisher shall be no higher than 48 inches above the floor. Extinguisher shall be placed in easily accessible locations where they will be readily accessible and immediately available. Commercial kitchens shall have an acceptable sized "K" fire extinguisher.

162. **Fire Lane**: The Entry drop off point must provide a Fire Lane in accordance with 2010 CFC Sec. 502.1 and Sec. 503.3. In addition fire apparatus must have a minimum of 13' 6" of vertical clearance and the road surface must meet the requirements for the weight of fire apparatus.
<p>| | |</p>
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<tr>
<td>163. <strong>Fire Access Roads:</strong></td>
<td>There shall be a minimum of 2 fire access roads. The width shall be not less than 26 feet in width. At least one access road will be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. CFC Section D104., D105.</td>
</tr>
<tr>
<td>164. <strong>Exit Door:</strong></td>
<td>Every exit door shall be openable from the inside without the use of a key or any special knowledge or effort.</td>
</tr>
<tr>
<td>165. <strong>Exit Signs:</strong></td>
<td>Exit signs shall be readily visible from any direction of egress travel, be illuminated at all times and comply with provisions of the 2010 CBC 1011.</td>
</tr>
<tr>
<td>166. <strong>Exit Plan:</strong></td>
<td>Plans indicating the location and width of exit ways and aisles shall be submitted for approval, and an approved copy of the plan shall be kept on display on the premises.</td>
</tr>
<tr>
<td>167. <strong>Flame Retardancy:</strong></td>
<td>All drapes, hangings, curtains, drops and all other decorative materials are to comply with CFC Section 807.1. Decorative materials shall meet the requirements of the CFC section 807.1. Provide samples all materials and certificates of flame retardancy to Fire Department.</td>
</tr>
<tr>
<td>168. <strong>Knox Box:</strong></td>
<td>A Knox Company locked key box and/or Key switch shall be mounted at the main entrance on the right side not to exceed 6’ above the ground level/finished floor. Owner shall provide a set of keys (with permanent engraved identification) for all exterior doors, gates, electrical/mechanical room, fire alarm panel, and others as directed by the Deputy Fire Marshal.</td>
</tr>
<tr>
<td>169. <strong>Elevators:</strong></td>
<td>At least one elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches with not less than 5-inch radius corner, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches high and shall be placed inside on both sides of the hoistway door frame. CBC 3002.4</td>
</tr>
<tr>
<td>170. <strong>Elevator Recall:</strong></td>
<td>Elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with California Code of Regulations, Title 8, Division 1, Chapter 4, Subchapter 6, Elevator Safety Orders.</td>
</tr>
<tr>
<td>171. <strong>Enclosed Elevator Lobby:</strong></td>
<td>Enclosed elevator lobbies are not required where the elevator serves only open parking garages in accordance with Section 406.3. Enclosed elevator lobbies are required when the building is an R-1 occupancy, regardless if it is protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.</td>
</tr>
<tr>
<td>172. <strong>Elevator Call and Car Operation Buttons:</strong></td>
<td>Call and car operation buttons shall comply with CBC 3003.2.1.2.</td>
</tr>
<tr>
<td>173. <strong>Floor Numbers:</strong></td>
<td>Floor numbers shall comply with CBC 3003.2.1.</td>
</tr>
<tr>
<td>174. <strong>Address Numbers:</strong></td>
<td>Approved address numbers, building numbers or approved building identification shall be placed in a position that is plainly legible and visible from the street, road, alley, and walkways giving access to and within the property. These numbers shall contrast with their background. Number height and stroke width shall be increased as needed for legibility based on visibility distance. Numbers shall be illuminated in an approved manner per the San Gabriel Municipal Code.</td>
</tr>
<tr>
<td>175. <strong>Sprinkler Connection Caps:</strong></td>
<td>Install Knox Locking FDC caps for the sprinkler connection.</td>
</tr>
<tr>
<td>176. <strong>Fire Signs:</strong></td>
<td>Fire signs shall comply with CBC 3003.2.1.1.</td>
</tr>
<tr>
<td>177. <strong>Penetration Through Rated Walls and Floor:</strong></td>
<td>Penetration through rated walls and floor shall be sealed with a material capable of preventing the passage of flames and hot gases when subjected to the requirements of the test standard specific for fire stops ASTME-614.</td>
</tr>
<tr>
<td>178. <strong>Interior Finish:</strong></td>
<td>Interior finish shall be provided in accordance with Title 24, #4202.</td>
</tr>
<tr>
<td>179. <strong>Flame Spread Rating:</strong></td>
<td>Flame spread rating of Class I is required for vertical exit ways, Class II for all other areas.</td>
</tr>
<tr>
<td>180. <strong>Ventilation Air Supply for Parking Areas:</strong></td>
<td>Provide plans for Exhaust Ventilation for Enclosed Parking Garages CMC Sec. 403.9. Provide a mechanical ventilation system for the subterranean parking. California Building Code section 406.6.2</td>
</tr>
<tr>
<td>181. <strong>Swimming Pool:</strong></td>
<td>Swimming pools shall meet all requirements of the California Health and Safety Code and CBC.</td>
</tr>
<tr>
<td>182. <strong>Back-Up Electrical Generator:</strong></td>
<td>back-up electrical generator shall be provided for the use of Fire Pumps and emergency lighting per NFPA 101. The location of the generator shall meet the requirements of CBC Section 414.2.4 in relation to fire resistance rating of walls for hazardous materials and shall meet seismic requirements for the State of California.</td>
</tr>
</tbody>
</table>
183. **Installation of Opticom GPS System**: Prior to the issuance of an occupancy permit, the applicant will be required to pay and coordinate with the Fire Department on the installation of a Global Traffic Technologies Opticom GPS system at the intersections of Valley/Del Mar Ave, Valley/New Ave, Valley/San Gabriel Blvd., and on the Fire Department's Emergency Response Vehicles (ERV).

184. **Plans**: All Fire Department requirements shall be noted on the building plans.

185. **Plan Check Review**: Plan checks for this project are extensive and will be reviewed by a third party. Additional costs will be incurred by the developer at $125.00/hr.

186. **Further Regulations**: Pending the review of the final plans the San Gabriel Fire Department reserves the right to implement further regulations.

187. **Inspection**: Due to the additional time required to do inspections during this project, additional costs will be incurred by the developer at $125.00/hr. Fire Department final inspection required before the buildings are to be occupied.

Finance Department (please call 626-308-2800, ext. 4612)

188. **Licenses**: The applicant shall comply with the City's business license ordinance, and shall cooperate with the City to obtain compliance from contractors and subcontractors.

Environmental Mitigation Measure (please call 626-308-2806)

189. **Mitigation Monitoring Program**: The project shall comply with all environmental mitigation measures as identified in the Mitigation Monitoring Program (MMP). The MMP shall be copied onto the plans when submitting for plan check.

190. **Mitigation Measures**: Each of the Mitigation Measures set forth in Exhibit B to Resolution No. 14-05 is incorporated as a condition of approval.

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**Property Owner and Applicant Affidavit**

I have received, read, accept and understand the conditions of approval contained on the Standard List of Conditions for Planning Case No. PL-14-060 (Conditional Use Permit, Tentative Parcel Map No. 73095).

**PROPERTY OWNER NAME (PLEASE PRINT)**

**PROPERTY OWNER SIGNATURE**

**DATE**

**PHONE NO.**

**E-MAIL ADDRESS**

**APPLICANT NAME (PLEASE PRINT)**

**APPLICANT SIGNATURE**

**DATE**

**PHONE NO.**

**E-MAIL ADDRESS**
RESOLUTION NO. 14-05


WHEREAS, a proposal was filed with the City of San Gabriel to construct a 222 guestroom Hyatt Place Hotel and 85 residential units, along with 55,872 square feet of commercial space in a single building (the "Project") at property located at 101-111 W. Valley Boulevard, 1549 Del Mar Avenue, 1540 Manley Drive and APN # 5360-019-002 (the "Property"); and

WHEREAS, the Property is located within what is commonly referred to as the Valley Boulevard Specific Plan Area; and

WHEREAS, approval of the project requires: a General Plan Amendment changing that portion of the Property identified by APN #5360-019-002 from Low Density Residential to Commercial Specific Plan; a specific plan amendment to the Valley Boulevard Specific Plan changing the zoning for that same portion of the Property covered by APN #5360-019-002 from Residential Neighborhood Conservation to Mixed-Use Transit; a Zone change for the underlying zoning for that same portion of the Property covered by APN #5360-019-002 from Single Family Residence to Mixed-Use Transit Oriented; a conditional use permit for the hotel use; and a tract map consolidating the existing lots and subdividing the airspace for the residential condominiums; and

WHEREAS, the commercial space does not require any discretionary approval; and

WHEREAS, the City prepared an Initial Study and Mitigated Negative Declaration for the Project which was circulated from November 6-25, 2014 and
WHEREAS, the Planning Commission of the City is authorized to approve tract maps and conditional use permits and make recommendations to the City Council on General Plan Amendments, Specific Plan Amendments and Zone Changes; and

WHEREAS, the Planning Commission of the City of San Gabriel conducted a public hearing on December 1, 2014 to receive public testimony with respect to a Conditional Use Permit and a Tentative Tract Map, and to consider the general plan amendment, specific plan amendment/zone change, along with the Mitigated Negative Declaration (MND);

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission hereby adopts the Initial Study/Mitigated Negative Declaration attached hereto as Exhibit A and the Mitigation Monitoring Program attached hereto as Exhibit B for purposes of Tentative Tract Map 73095 and the Conditional Use Permit for the hotel and recommends that the City Council adopt the same for the General Plan Amendment, Specific Plan Amendment and Zone change for the Project. In taking these actions the Planning Commission makes the following findings and recommends that the City Council make the same findings:

a. The Initial Study/Mitigated Negative Declaration ("MND") was prepared in accordance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and the City's CEQA Guidelines.

b. The Project, as conditioned and with mitigation measures imposed, will not have any significant impacts on the environment as set forth in the analysis contained in the MND, which is incorporated herein by reference.

c. The MND, including the Appendices thereto, reflect the independent judgment of the City.

d. The custodian of records for this Project, including the MND, is the Community Development Director whose office is located at 425 South Mission Drive, San Gabriel, CA.


a. In approving this map the Planning Commission makes the following findings in accordance with Government Code section 66474 and 66473.1, which findings are based upon the staff report and MND which are incorporated herein by reference:
1. The proposed map is consistent with the applicable general and specific plans.

2. The design and improvement of the proposed subdivision will be consistent with the applicable general and specific plans.

3. The site is physically suitable for the type of development.

4. The site is physically suitable for the proposed density of the development.

5. The design of the subdivision and proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife in their habitat.

6. The design of the subdivision and improvements will not cause any serious health problems.

7. The design of the subdivision and the improvements will not conflict with public easements for access through or use of the property within the subdivision.

8. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

b. In approving Tentative Tract Map No. 73095, the Planning Commission has considered the effect of this approval on the housing needs of the region and has determined that the Map increases housing opportunities in the region. The Planning Commission has also balanced the housing needs against the public service needs of the residents and available fiscal and environmental resources and has determined that the Map should be approved and that approval is consistent with the region's housing needs.

c. The approval of Tentative Tract Map No. 73095 is subject to those conditions of approval attached hereto as Exhibit C and incorporated herein by reference.

SECTION 3. The Planning Commission hereby approves the Conditional Use Permit for the hotel use.

a. In approving this use, the Planning Commission makes the following findings which are based upon the staff report and the MND which are incorporated herein by reference:

1. That the proposed use is consistent with the General Plan.
2. That the site is adequate in size, shape, topography, and location to accommodate the proposed use.

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

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

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

b. The approval of the Conditional Use Permit is subject to those conditions of approval attached hereto as Exhibit C and incorporated herein by reference.

SECTION 4. The Planning Commission hereby recommends that the City Council approve the following actions with regard to the property located at APN # 5360-019-002 for the 6,850 square feet of the 2.2 acre site on the northwest portion of the Property: revise the General Plan land use designation from Low Density Residential to Commercial Specific Plan; amend the Valley Boulevard Specific Plan zoning from Residential Neighborhood Commercial to Mixed-Use Transit; and amend the underlying zoning from Single-Family Residence to Mixed-Use Transit. The Planning Commission finds that to make these changes is in the public interest as it will allow development of the Project, that the General Plan will remain internally consistent with these changes, and that the Specific Plan and Zoning will be consistent with the General Plan.

SECTION 5. This Resolution shall take effect only if the City Council approves the General Plan Amendment, Specific Plan Amendment and Zone Change.

PASSED, APPROVED, ADOPTED THIS 1ST DAY OF DECEMBER 2014 BY THE PLANNING COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA.

_________________________________
Norman Garden
Chairman, Planning Commission
City of San Gabriel
Attest:

Jackie Wong
Planning Commission Secretary
City of San Gabriel

State of California
County of Los Angeles

Exhibit “A”: Initial Study/ Mitigated Negative Declaration
Exhibit “B”: Mitigation Monitoring Program
Exhibit “C”: Subject Property Map
STAFF REPORT

Date: Monday, December 1, 2014
To: Chairman Cheng and Design Review Commissioners
From: Larissa De La Cruz, Associate Planner
Subject: 101-111 W. Valley Blvd, 1549 S. Del Mar Ave., 1540 Manley Dr., and APN 5360-019-002 on Manley Dr., Planning Case PL-014-060 (Precise Plan of Design)
Applicant: Landwin Corp.
Architect: Kollin/Altomare Architects

SUMMARY

This application is for approval of a Precise Plan of Design. The applicant proposes to construct a 222 guestroom Hyatt Place Hotel and 85 residential units, along with 55,872 sq. ft. of commercial space in a single building. The project site totals 98,838 square feet (2.2 acres). The parcels are zoned Mixed-Use Transit Oriented Development (MU-T) with one of the parcels zoned Single Family Residential (R-1) and Residential Neighborhood Conservation (R-NC) under Valley Vision: The Valley Boulevard Neighborhoods Sustainability Plan (VBSP.) The project site is currently vacant. It was originally developed with a 6,080 sq. ft. restaurant and a 2,807 sq. ft. preschool. These buildings were demolished in October 2013 in anticipation of a previous version of this project which was later withdrawn by the applicant.

Based on the facts and findings of the project, staff recommends that the Design Review Commission APPROVE Planning Case No. PL-14-060, subject to the recommended conditions of approval and contingent on the approval of the zone change, general plan amendment and specific plan amendment by the City Council.

I. INTRODUCTION

A. BACKGROUND

The property is located on the north side of Valley Blvd. between Manley Drive and Del Mar Ave., within the boundaries of the VBSP area. The property is comprised of six parcels, five of which are zoned Mixed-Use Transit Oriented Development (MU-T) and the other Residential Neighborhood Conservation (R-NC) and Single Family Residential (R-1.)
The site is currently vacant, but was once the home of a 6,080 sq. ft. Norms Restaurant and a 2,080 sq.ft. preschool.

In 2012, the applicant submitted an application for two hotels totaling 345 rooms and approximately 30,000 square feet of commercial space. The applicant withdrew that application in December of 2013 and resubmitted a revised project earlier this year.

B. GENERAL INFORMATION

Table 1 summarizes the general information concerning this project.

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
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<tr>
<td>APN</td>
<td>5360-019-002,018,019,020,023,024</td>
</tr>
<tr>
<td>LOCATION</td>
<td>North side of Valley Blvd between Manley Dr. and Del Mar Ave.</td>
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<tr>
<td>ZONING AND LAND USE</td>
<td>Zoning is Mixed-Use Transit Oriented Development (MU-T) for 101-111 W. Valley Blvd., 1549 S. Del Mar Ave. and 1540 Manley Dr. and Single Family Residence (R-1) and Residential Neighborhood Conservation (R-NC) for the property north of 1540 Manley Dr. (APN 5360-019-002). The General Plan designation of these lots is Commercial Specific Plan and Low Density Residential respectively.</td>
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</table>
| SURROUNDING LAND USES AND ZONING | North: Multi-family residential uses along Del Mar Ave (R-3) and Single Family (R-1) on Manley Dr.
South: One- and two-story commercial buildings along Valley Boulevard (MU-T)
East: One-story commercial buildings along Del Mar Ave. (MU-T)
West: One-story automotive garage on corner of Valley Boulevard and Manley Dr., duplex and single family homes on Manley Dr. (MU-T) |
| CURRENT DEVELOPMENT   | N/A: Vacant                                                                 |
| ENVIRONMENTAL REVIEW  | The project was reviewed for compliance with the California Environmental Quality Act (CEQA) and staff determined that the project required a Mitigated Negative Declaration of Environmental Impact. The Mitigated Negative Declaration of Environmental Impact was prepared on November 6, 2014 posted with the Los Angeles County Clerk and is part of this report. |

II ANALYSIS
A. CONTEXT AND COMPATIBILITY

The project site is located in a heavily commercialized area with commercial uses to the south, east, and west. The adjoining residential neighborhood on Manley is characterized by mostly single family residences dating from the 1940’s to the present day. The properties located to the east and west of the site are mostly single story commercial buildings. The mixed-use developments, similar in size are proposed within the vicinity of this project.

While this structure will be more dense than others presently in the neighborhood, there is a variation of heights throughout the project, ranging from 29’4’’ to 76’6’. The highest portions of the building are on Valley Blvd and the building steps down to three stories as it nears the single family residence to the north on Manley Dr.

The six-story portions sit adjacent to the sidewalks of Valley and Del Mar Ave. The lower portion of the building sits approximately 25 feet away from the residential buildings to the north. It should be noted that the height of the building is reduced to three stories at the northeast corner of the site, where it borders a single-family residential neighborhood. The combination of corner massing and height reduction near single-family homes serves to minimize the shadows cast by the project on neighboring properties, limiting them primarily to the afternoon hours of the shortest days of the year around the winter solstice.

A shade and shadow analysis was prepared for the project. The issue of shade and shadow pertains to the blockage of direct sunlight by onsite buildings or structures, which affect adjacent properties. Shading is an important environmental issue because the users or occupants of certain land uses, such as residential, recreational, plaza, and park areas are considered shadow sensitive and have expectations for direct sunlight and warmth from the sun for function and physical comfort.

The longest shadows are cast during the winter months, when the sun is lowest on the horizon, and the shortest shadows are cast during the summer months. Shadows are longer in the early morning and late afternoon. Consequences of shadows upon land uses may be positive, including cooling effects during warm weather, or negative, such as the loss of natural light necessary for solar energy purposes or the loss of warming influences during cool weather. The relative effects of shading from structures are site specific.

The analysis shows that one adjacent single-family residence to the north would be shaded for a good portion on any day around the winter solstice. While several adjacent residences would be shaded for some portion of the winter, the number of residences/residents affected by this change is relatively small, and shading effects are mainly limited to the times just before and after the solstice. For the remainder of the winter, these homes and their yards would receive partial sun, although less than they receive at present. While this effect may be considered adverse, it does not rise to the level of a significant impact on a community scale.

The building is situated adjacent to the sidewalk to reinforce continuous public street space, with outdoor dining terraces and active frontages whose doors and windows face the street.
Facades are articulated, with changes in window composition and wall materials. The architectural articulation and visual quality of the street facades are continued on those sides of the building not visible from the street, reflecting a 360-degree approach to the building’s architecture.

B. ACCESS/PARKING

Access: Access to the project site is to be provided via two driveways on Manley Dr. and one on Del Mar Ave. No driveways for the project will be provided via Valley Boulevard. This is because the VBSP strongly discourages the placement of driveways on Valley Blvd. According to the plan, “Curb cuts and driveways providing access to development projects along Valley Boulevard should be located on side streets wherever possible.” Driveway consolidation on Valley Boulevard improves traffic mobility. Access management strategies that reduce the number of driveways on major streets have been shown to both reduce traffic collisions and to improve the uniformity of traffic flow.

Additionally, reducing the number of driveways enhances the pedestrian realm by providing for longer stretches of uninterrupted walkway that support more consistent plantings and streetscaping. Tradeoffs are necessary to achieve a reduction in the number of driveways and involve coordination with parking strategies that address sharing spaces. Rear and side access is preferred in the VBSP over direct access to major streets, particularly in areas designated for Transit-Oriented and Mixed-Use Development, where street fronting buildings are important elements of walkability.

• Manley Drive- south driveway
This access point will be located along the east side of Manley Dr., north of Valley Boulevard. Right-turn ingress to the project site will be allowed, as this is a one-way driveway, entrance-only driveway leading to the hotels porte-cochere. This site access and circulation scheme will be reinforced with appropriate signing and directions/maps to be contained on the hotel’s website.

• Manley Drive- north driveway
This is a two way driveway leading to parking and service areas. Vehicles exiting the site from this driveway will be able to turn left only and go south towards Valley Blvd. due to the angled design of the driveway. This design feature was in direct response to concerns from neighbors on Manley Dr. about cut-through traffic in their neighborhood.
• **Del Mar Ave**
  This access point is only accessible if travelers are heading southbound on Del Mar Ave. Vehicles can turn right into the center; vehicles exiting would also turn right only and head southbound on Del Mar towards Valley Blvd.

• **Pedestrian Access**
  The project has been designed to encourage pedestrian activity and walking as a transportation mode. Walkways and plaza areas are planned within the proposed project which will connect to adjacent sidewalks in a manner that promotes walkability.

The interior of the project is planned to provide a combination of landscape and hardscape that facilitates internal accessibility as well as connectivity to a broad range of uses beyond its boundaries. The project is situated adjacent to and accessible from nearby commercial uses (e.g., retail, coffee cafes, restaurants, etc.) and other amenities along the Valley Boulevard corridor, as well as nearby public bus transit stops. The pedestrian walkways within the site and the adjacent sidewalks will be appropriately landscaped and designed to provide a friendly walking environment. Additionally, the walkways will be well lit and include appropriate wayfinding signage.

**Parking:** As part of the adoption of hotel development standards in the Valley Blvd. Specific Plan area, the required parking for hotel projects is now determined by a parking demand study. The reason that a parking demand study is used rather than the traditional method of adding up the requirements for the individual uses on site is the concept of shared parking. Shared parking is a widely recognized concept within the transportation planning industry and accounts for the changes in parking demand over time for different types of land uses within a project. Furthermore, accumulated experience in parking demand characteristics indicates that a mixing of land uses (i.e., hotels and restaurants) results in an overall parking need that is less than the sum of the individual peak requirements for each land use.

Due to the proposed multiuse characteristics of project, opportunities to share parking can be expected. While the old method of adding all the requirements for the individual uses would have yielded a total parking requirement of 699 spaces, the shared parking analysis demonstrates that peak demand for all the uses in the project is 591 spaces. The project will provide 619 parking spaces, leaving a comfortable surplus when compared to the number of spaces provided.

Customer parking, hotel and resident parking will be located on parking levels 1 and 2. Hotel employee parking will be provided on the mezzanine parking level, where two tiered parking lifts will be utilized to maximize the parking spaces.
C. ARCHITECTURAL DESIGN STANDARDS

This project was reviewed against the City’s Commercial Design Guidelines and the VBSP and complies with the design principles set forth in both documents. The applicant has been diligent in responding to on-going design critiques, which is reflected in the project design. As the details for this hotel continue to develop during the design development process, the applicant will continue to work with staff and the City Architect to refine the project as necessary.

The overall design approach is contemporary commercial with some traditional overtones. The design provides spaced pilasters, a substantial building base, a traditional use of materials and storefront, along with a substantial building cornice serving as a cap to the building. The following design comments are based on relevant characteristics described in the City’s Commercial Design Guidelines as well as those in the VBSP Design Guidelines:

Rhythm: The building presentation to the street relies heavily on having a base (containing the commercial and hotel lobby/registration uses,) and the upper portions house the hotel and multi-family residential uses. From there, a hierarchy of building divisions, pilasters, and divided fenestration creates a rhythm across the building face.

Balance: The building is broken into two large masses along Valley Boulevard, with the higher mass located to the west being dedicated to the hotel use, and the lower and slightly broader mass dedicated to multi-family residential use. The building base devoted to commercial uses, underpins both of these masses, bridging over the separation. This creates a balanced composition, contributing to the boulevard block-face, while creating the appropriate interest to those passing by or coming to the complex.

Detail: The project design has a clear and distinct hierarchy of details and transitions that support the specific goals of the design.

Substance: The project provides a timeless design along one of the city’s most important corridors and adequately fulfills the vision of the VBSP.

Transition: The transitions of the project fulfill the intent of the VBSP by providing an inviting and easy to use way of accessing the development, therefore increasing the attractiveness and walkability of the boulevard itself.

Character: The overall design themes are clear and substantial, giving the complex an elegant appearance. Forms are distinct and properly separated, and work together in a way that will produce a building that will work well and be attractive over time.

The applicant has worked with staff, the City Architect, and the Design Review Commission on refining the project design from its initial submittal. While the project has significantly improved, staff recommends the following design revisions:
1. Stone materials shall be solid slabs instead of tiles to avoid coursing conflicts and to convey quality and substantial construction over time.
2. Scaling of the cornice shall be scaled down about 10%, and additional care shall be taken as to how the curved brackets blend in to this element.
3. The relationship between the vertical elements of the base and the upper floors shall be refined.
4. The belt course that separates these two elements is a strong unifier of the design and shall not be lost in this process.
5. The tower on the corner of Valley Blvd. and Del Mar shall be de-emphasized, and the plan profile at the corner shall be pushed back in order to relieve the crowded space along the prominent art piece.
6. The applicant shall continue to work on the fenestration articulation so that there is a clear order from bottom to top that supports the overall themes of the buildings; this starts from the open and un-obstructed storefront along the base, graduating up to a more finely detailed glazing with divided lites at the top floor.

D. PUBLIC ART PROGRAM

The applicant has identified three locations for public art displays, one of which will be a major sculptural piece on the corner of Valley and Del Mar. Other locations have not been determined. A comprehensive public art program will be presented as a separate application to the DRC for further review at a future meeting.

E. MASTER SIGN PROGRAM

A master sign program is not part of this review. This item will be presented as a separate application to the DRC for review at a future meeting.

F. LANDSCAPING

The project provides sufficient landscaping in and around the site. Buffering of adjacent residential uses is accomplished with landscaped setbacks of at least 15' wide. The plantings in these buffer zones include 24”-box Longleaf Yellowwood and Tulip trees, interspersed among Idaho Blue Fescue and shrub Bougainvillea. The combined effect is one of layering creating varied heights, colors and textures that are both pleasing to the eye and effective in preserving the privacy of the neighbors.
There will be approximately 15,701 square feet of open space spread throughout the site in the form of a residential courtyard, a garden area for the hotel, a pool area, and outdoor gathering spaces within a retail courtyard. Other exterior improvements include new landscaped street frontages along Valley Boulevard, Del Mar Ave. and Manley Dr. As a backdrop to the streetscape, the building façade will feature large street front windows and a contemporary design styling.

An outdoor dining terrace will be incorporated into the design along Valley Boulevard at Manley Dr. In addition, decorative pedestrian lighting will be incorporated. There are presently no trees on the site. Originally, there were several mature trees on the property, but these were removed without the City’s knowledge. An Arborist Report was prepared on August 7, 2013, prior to the removal of those trees and identified required mitigation for the loss of those trees. The Mitigation included the installation of 86 replacement trees. The developer paid a deposit in the amount of $10,500 that ensures installation of the required trees within the development or at some other location within the City.

The final landscape and irrigation plan will be subject to the review and approval of the Design Review Commission. Landscape conditions are included to assure that landscaping on-site is installed as shown on the approved landscape plan, satisfies the requirements of the VBSP and is continuously maintained throughout the life of the project.

G. IMPROVEMENTS FROM THIS PROJECT

The project will be transformative for the currently bland and uninviting public spaces on Valley Blvd., Manley Dr. and Del Mar Ave. The improvements brought by this project will provide a pedestrian friendly and inviting walking experience along Valley Blvd. Most importantly, the project will bring needed upgrades to neighborhood infrastructure, such as street paving, sewer upgrades, sidewalks and lighting, all paid for by the developer and not the City’s general fund. Among the upgrades in the public right-of-way will be:

- Replace/repair curb, gutter, and sidewalk on Valley Blvd., Manley Dr., and Del Mar Ave.;
- Construct streetscape improvements along the Valley Blvd. frontage in accordance with the Valley Blvd. Streetscape Standards;
- Install mast arm and pedestrian street lights on Del Mar Ave., Valley Blvd., and Manley Dr., per the Valley Blvd. Streetscape Standards;
- Plant street trees on Valley Blvd., Del Mar Ave. and Manley Dr.; and
- Deposit funds for new street name signs;
- Center medians as traffic calming measures; and
- Relocation of the SCE Utility Pole.
As a backdrop to the streetscape improvements, the building façade will feature large street front windows along with outdoor dining terraces that will be incorporated into the design along Valley Blvd.

III. FINDINGS

Precise Plan of Design Findings: Section 153.355 of the San Gabriel Municipal Code requires the City of San Gabriel to find that a project’s site plan, architecture and landscape design comply with the following findings in order to approve a Precise Plan of Design application:

a) That the proposed Precise Plan of Design is consistent with the policies of the general plan, zoning ordinance, design guidelines, and other city ordinances and policies governing the quality and character of development:

The project has been designed to comply with the San Gabriel Commercial Design Guidelines and the Valley Boulevard Specific Plan Design Guidelines.

b) That the proposed Precise Plan of Design is architecturally harmonious, consistent with the scale and impact of similarly sited properties in the same neighborhood and zoning classification, and carry out the intent of the city's design guidelines. Each building shall include full architectural character on all building elevations demonstrating a quality of craftsmanship and design quality consistent with the city's guidelines:

The proposed building is designed to meet the standards and intent of the San Gabriel Commercial Design Guidelines and the Valley Boulevard Specific Plan Design Guidelines. The height of the building is reduced to three stories at the northwest corner of the site, where it borders a single-family residential neighborhood. The concern for the adjoining neighborhood is further reflected in the traffic calming measures including the design of exit driveways to prohibit right turns north into the residential neighborhood. 15-foot wide landscaped buffer zones are provided next to residential properties, and are generously planted with large trees and other vegetation to help screen the project.

c) That the proposed Precise Plan of Design provide a degree of amenity characterized by generous landscaping of the open spaces and parking lots consistent with city design guidelines; provision of pedestrian connections; provision of landscape transition zones between parcels; and preservation of native, historic, and specimen trees and vegetation on the site:

The proposed development exceeds the requirement for landscaping requirements. The site does not contain any protected, native, or historic trees. The project also provides open space and seating areas in an effort to provide a pedestrian friendly atmosphere, thus providing a degree of amenity consistent with Valley Blvd. Specific Plan design guidelines.

d) That the proposed Precise Plan of Design provide proper transition between the subject parcels and adjoining properties, including proper streetscape, architectural scale, massing, proportion and harmony; landscape palette, sound and vibration control, buffering, privacy protections; public improvements, and sign controls necessary to
improve the quality of the streetscape:

The proposed project has been designed to minimize its impact on surrounding properties and uses to the greatest extent feasible. The tallest portion of the building has been located as far away from neighboring single family homes as possible and the building is 25 feet away from the nearest multifamily neighbor. The building’s height is reduced to three stories adjoining the single family homes and there are 15-foot wide landscaped buffers where the project site abuts residential uses. Driveway design and traffic calming measures have been incorporated to protect the neighborhood from traffic impacts. Loading and service areas have been screened and designed to minimize noise and restricted hours for loading, unloading and trash pick-up have been established.

e) That the proposed Precise Plan of Design includes, to the extent possible, passive solar design opportunities, new and sustainable technologies, water-efficient landscape techniques, elimination of nonconforming signs, and other building practices consistent with the provisions of state law and city design guidelines:

The project uses drought tolerant landscaping and has also provided bicycle parking. It has been designed to comply with all sustainability requirements of the Valley Blvd. Specific Plan.

f) That the proposed Precise Plan of Design protects the character-defining features of historic streetscapes, building exteriors, and cultural landscapes consistent with Secretary of the Interior Standards for the Treatment of Historic Properties:

There are no historic streetscapes, building exteriors, and cultural landscapes on or near the project site.

IV. RECOMMENDATION

The Community Development Department recommends that the Design Review Commission: Approve Planning Case No. PL-14-060, subject to the recommended conditions of approval.

Attachments: 1. Recommended Conditions of Approval
2. Architectural and Landscape Plans
3. Lighting Cut Sheets
RECOMMENDED CONDITIONS OF APPROVAL

PROJECT ADDRESS:  
PROJECT NO.:  
PROJECT DESCRIPTION: (PRECISE PLAN OF DESIGN AND MASTER SIGN PROGRAM)

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

<table>
<thead>
<tr>
<th>No.</th>
<th>CONDITION</th>
<th>VERIFIED BY</th>
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<tbody>
<tr>
<td>1.</td>
<td>General Notices Required by Law</td>
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<td>2.</td>
<td>Planning Commission Conditions: The applicant shall comply with all Conditions of Approval attached to the approval of the conditional use permit and tentative tract map by the Planning Commission.</td>
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<td>3.</td>
<td>Right to Appeal: You have the right to appeal this decision within ten (10) business days by filing a letter of appeal with the City Clerk's Office and paying the appeal fee of $790. This appeal period expires on December 15, 2014 after which an appeal may not be filed.</td>
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<td>4.</td>
<td>Conditions are Binding: Once the appeal period has expired, all conditions of approval are final. No approval shall be valid until the applicant has signed the affidavit at the bottom of this document stating that (he/she) has received, read, understands and accepts the conditions of approval. All conditions are binding, and the City retains continuing jurisdiction to ensure that all requirements of an approved permit are met.</td>
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<td>5.</td>
<td>You Must Use Your Permit Within 1 Year: Approval of a Precise Plan shall be used within one year from the effective date of approval. (The effective date of the approval occurs 10 days after your application has been acted on, assuming no appeals are filed). Construction must be commenced within one year from the approval date. If construction has not commenced within one year from the approval date, but the applicant has diligently pursued the project plan review process, the Community Development Director may extend the precise plan of design for up to one additional year. If construction has not commenced within this additional one year period, the precise plan of design shall expire and no longer be valid. The Design Review Commission may, upon application and with good cause shown, extend the time limit in the case of unavoidable delay.</td>
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<td>6.</td>
<td>Follow the Law: The City's approval of your application does not relieve you from compliance with other Federal, State or City requirements.</td>
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<td><strong>6.</strong></td>
<td><strong>All Improvements Must Be Finished to Occupy:</strong> No occupancy permit can be granted, nor any building permit “finaled,” until all improvements required by this approval have been properly constructed, inspected, and approved.</td>
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<td><strong>7.</strong></td>
<td><strong>Changes Must Be Approved:</strong> Any revisions to an approved application shall be resubmitted to the Community Development Department for review and approval. It is important for the property owner to understand that once a project is approved by the Design Review Commission, the drawings and Conditions of Approval become legal documents. If any changes are made to the project subsequent to the design review approval without obtaining proper approval of these changes, then the property owner is in fact violating the rules and they will be held responsible for the implementation as presented without coming back to the Design Review Commission for a request of relief or change.</td>
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<td><strong>8.</strong></td>
<td><strong>Construction Must Follow the Plans:</strong> All construction and development shall conform to the approved plans on file in the Community Development Department.</td>
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**Planning Division Conditions (please call 626-308-2806)**

<p>| <strong>9.</strong> | <strong>Conditions of Approval:</strong> All conditions of approval for the Precise Plan of Design and Master Sign Program shall be included on the construction plans. |
| <strong>10.</strong> | <strong>Check Transformer Locations:</strong> Prior to the issuance of building permits, the Community Development Department shall review and approve all Southern California Edison underground utility transformer locations for compatibility with the site design. All portions of the transformers that are above ground shall be adequately screened with landscaping and/or screen walls to the satisfaction of the Community Development Department. |
| <strong>11.</strong> | <strong>Screen Mechanical Equipment:</strong> All ground level utility/mechanical equipment shall be screened by screen walls and/or landscaping to the satisfaction of the Community Development Department. |
| <strong>12.</strong> | <strong>Conceal Rooftop Equipment:</strong> All roof top appurtenances shall be fully screened from view to the satisfaction of the Community Development Director or designee. |
| <strong>13.</strong> | <strong>Obtain a Permit for Walls, Fences:</strong> A fence/wall plan indicating placement, height, and materials for proposed fencing and walls shall be subject to the approval of the Community Development Department. Design and placement of the block walls shall be reviewed and approved by the Design Review Commission during the Precise Plan of Design review. No fences or walls may be built without first securing a permit from the Community Development Department. |
| <strong>14.</strong> | <strong>Supply Trash Enclosure Plan:</strong> Prior to issuance of permits, applicant shall submit a design for trash enclosures approved by the City waste hauler and the Community Development Department. For information concerning minimum standards, call Athens Disposal at (626) 336-6100. |
| <strong>15.</strong> | <strong>Building Details:</strong> During design development, work with City Staff and the City Architect to refine building details as necessary. |</p>
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<tr>
<th>Landscape Conditions (Please call, 626-308-2806)</th>
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<td><strong>Plan Approval Required:</strong> Final landscape and irrigation plans shall be reviewed and approved by the City's contract landscape architect prior to issuance of grading permits.</td>
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<tr>
<td><strong>Install Erosion Control:</strong> Applicant shall install all erosion control and slope stabilization measures as necessary to prevent silt and other debris from being carried offsite and entering the storm drain system prior to grading.</td>
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<td><strong>Maintenance:</strong> A permanent maintenance program shall be implemented ensuring regular irrigation, fertilization, and weed removal. All landscaping shall be maintained in a healthy, neat and orderly condition, free of weeds and debris and with operating irrigation at all times.</td>
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<td><strong>Inspection:</strong> The City Landscape Architect prior to final release of utilities shall inspect landscape materials and irrigation systems. The applicant shall install the landscape as indicated on the approved landscape plans. The applicant may not receive permission to occupy the facility until the landscape and irrigation have been installed per the approved plans.</td>
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<td><strong>Pruning:</strong> The applicant shall prune all trees, including street trees with proper thinning; the city prohibits topping of street trees. Trees shall be pruned under the direct supervision of a Certified Arborist.</td>
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<td><strong>Trimming:</strong> Trees shall not be topped. Trees shall be trimmed in accordance with the provisions of Sec. 95.37 of the San Gabriel Municipal Code. Nothing in this section shall authorize tree trimming in the absence of a valid tree trimming permit.</td>
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<td><strong>Automatic Irrigation System:</strong> The applicant shall install automatic irrigation system with irrigation spray nozzles per the approved landscape plans.</td>
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<td><strong>Maintenance Guarantee:</strong> Prior to permit issuance, the applicant shall provide a 5-year maintenance guarantee in the amount of $750 cash deposit per street tree. If any amount of the maintenance guarantee has not been utilized after five (5) years from the date the project is approved for occupancy, any remaining funds shall be returned to the applicant.</td>
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<td><strong>Street Trees:</strong> The applicant shall provide street trees on the public right-of-way as indicated on the landscape plan. The applicant shall plant all street trees in a minimum twenty-four inch (24&quot;) box size. The street trees shall be supported by two two-inch (2&quot;) lodge poles on sides of the tree trunk, secured by wire ties with green rubber collars, with stakes and green color rubber ties. All street trees shall be planted in tree wells twice the diameter and as deep as the rootball.</td>
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Property Owner’s Affidavit

I have received, read, accept and understand the conditions of approval contained on the Standard List of Conditions for Planning Case No. PL-14-060 (Precise Plan of Design and Master Sign Program).

PROPERTY OWNER NAME (PLEASE PRINT) ____________________________

PROPERTY OWNER SIGNATURE ________________________________

DATE _______ DATE _______ PHONE NO. ______________________

E-MAIL ADDRESS ________________________________