



CITY OF INDUSTRY

December 14, 2023

NOTICE OF FILING STATUS-SENT VIA EMAIL

Application: Development Plan

Location: 17201-17301 Gale Ave

Applicant: Kimberly Yu
Legacy Point LLC
212 South Palm Avenue, Suite 200
Alhambra, CA 91801
kim@rypropertiesinc.com

Request: A Development Plan Application proposing 597 multifamily residential units and a 16,475 square foot commercial building on 19.01 acres of undeveloped land with a current zoning designation Automobile Zone.

Dear Kimberly Yu:

Pursuant to California Government Code Section 65943(a), the City of Industry ("City") has completed review of your Development Plan application, submitted on November 15, 2023, and has determined that your application is incomplete. The following list identifies those parts of the application which are required on the Submittal Requirements for Development Plan – Long Form checklist, but have not been provided, and a description of the specific information needed to complete the application:

- 1. Two (2) sets and one PDF version on CD of fully dimensioned site plan(s) to scale, clearly showing 1) legal parcel lines, 2) landscaped areas, 3) parking striping plan, 4) drive aisles and driveways, 5) existing and proposed building walls, and 6) adjacent roadways. The site plan shall include calculations showing: 1) total site area, 2) total existing building area and/or proposed building area, 3) proposed building area and code required building area, 4) code required landscaped area and proposed landscaped areas, and 5) code required parking and proposed parking.**

Please note that the submitted site plan is not fully dimensioned and must be revised to: clearly identify all property lines; provide dimensions for all landscaping areas and medians; provide dimensions for all parking stalls, ADA parking and paths of travel, driveways/aisles/fire lanes, turning radius of all curved driveways, turning templates to demonstrate maximize vehicle size for ingress/egress, and width of interior driveways; provide all building wall dimensions for all proposed structures; provide dimensions for all other site improvements, including, but not limited to, common open space areas, swimming pool(s), child play areas and equipment, trash enclosures, perimeter walls/fences, and utility boxes. The foregoing comments apply to the site plan for both

the proposed commercial and residential development.

2. Two (2) sets – Fully dimensioned elevations (One set to be colored).

Please note that the submitted elevations for the residential development must be revised to: provide scaled representation of all sides of parking structures (submitted floor plan shows 4-story parking structure with 14-foot separation from residential building, but does not depict exterior façade and architectural features); and to provide scaled representation of all sides of all residential buildings (only south and west elevations for Building Nos. A and B provided; north, south, east, and west elevations for all buildings must be provided). Please also note that fully dimensioned elevations for the commercial structure were not provided and must be submitted for review.

3. Two (2) Sets – Fully dimensioned floor plan(s) with the use of each room/area clearly labeled

Please note that the submitted floor plans for the residential development must be revised to: provide fully dimensioned floor plan for each level of residential development (any duplicate levels can be noted), including, but not limited to, dimensions of lobby, gym, multi-purpose room, mail room, leasing office, trash, elevators, corridors, balconies. Please also note that fully dimensioned floor plans for the commercial structure were not provided and must be submitted for review.

4. Completed Environmental Information Form

Answer to Project Description No. 5, related to the type of commercial or office, whether neighborhood, city or regionally oriented, square footage, anticipated hours of operation, estimated employees per shift and number of shifts, and location of loading facilities and anticipated hours of loading/delivery operations, was not provided for proposed commercial development. In addition, as indicated on Page 1, Paragraph 3 of the Environmental Information Form, “upon review of the submitted information, City Staff may request additional supporting documentation to assist in the environmental analysis of your project to ensure compliance with CEQA”. Therefore, the following items must be submitted to enable the City to prepare an Initial Study required under CEQA:

- a. Sewer impact study analyzing adequacy of sewers to serve the project.
- b. Evidence from relevant utility of the availability of gas, electricity, water, cable television, telephone, and any other utility service.
- c. Safe Routes to School Plan to identify safe pedestrian/bicycle routes for children to all schools serving the proposed project.
- d. Rail Transit Noise and Vibration Impact Assessment (due to location adjacent to railroad).
- e. Noise Analysis Technical Report addressing freeway and roadway noise
- f. Phase I and Phase II Environmental Assessments
- g. Human Health Risk Assessment (“HHRA”) prepared by Certified Toxicologist (due to location within San Gabriel Valley (Area 4) Superfund site; HHRA must be

- expanded to address any other exposure pathways identified in Phase I/II).
- h. Geological Investigation Report/Soils study, due to location within liquefaction zone.
 - i. Photometric drawing, including footcandle numbers to the property line and extending beyond the property line, to determine whether the project may create substantial light or glare. Include manufacturer's specifications sheets of proposed exterior lighting fixtures.
 - j. Air Quality/Greenhouse Gas Emissions Studies & Modeling, and Energy Calculations

5. Completed Construction Waste Management Plan (CWMP) form

The CWMP form provided with the Development Plan – Long Form was not provided and must be completed and submitted for review.

6. Completed Application for Construction/Demolition Waste and Recycling Services form

Pages 3 and 4 of the form provided with the Development Plan – Long Form was not provided and must be completed and submitted for review.

7. Deposit Reimbursement Agreement - An agreement will be required for all Projects submitted to the Planning Department. This will be arranged subsequent to all formal submittals. Payment fees along with the signed agreement will be required upfront for Staff to continue to the entitlement process.

A Deposit Reimbursement Agreement must be fully executed and submitted for review.

8. Housing Affordability

Please indicate the number of units at each Plan (1-6) that will be designated for occupancy at the following income levels: very low, low, moderate, and above moderate.

9. Property Owner Consent. If ownership is held other than by an individual, proof, in the form of a special power of attorney, authorized corporate resolution, partnership agreement or other acceptable document(s) shall be submitted to the City along with the notarized signatures of those officers authorized to sign on behalf of the corporation or partnership. Please note that our application may not be determined to be complete unless and until ownership can be verified.

The site is owned by Legacy Point LLC. No documentation was provided that Kimberly Yu has authority to submit the application on behalf of the LLC, which is managed by Pacific Summit Properties LLC. Documentation may include excerpts from the LLCs' operating agreements granting Ms. Yu the authority to submit project applications or other evidence of actions authorized by the operating agreements granting Ms. Yu this authority.

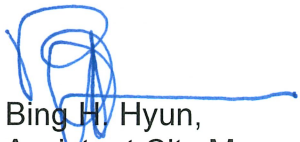
Once all of the foregoing items have been submitted and the application has been deemed complete, an Initial Study will be prepared in accordance with CEQA. At that time, it will be determined whether a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report will be required.

As part of your resubmittal, please provide a thorough detailed written response to each of the above comments (line by line response letter) along with three (3) sets of complete, collated, revised plans and one (1) electronic (flash drive) PDF version of the revised plans addressing the comments above.

For your information, preliminary information regarding consistency with City plans and ordinances is attached. This is for your information only and not part of this completeness review.

Should you have any questions, please feel free to contact me by telephone at (626) 333-2211 or email at bhyun@cityofindustry.org.

Sincerely,



Bing H. Hyun,
Assistant City Manager