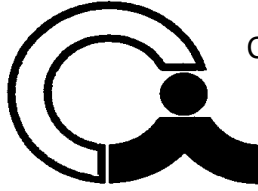

PLANNING COMMISSION

CITY OF INDUSTRY

REGULAR MEETING
SEPTEMBER 10, 2015 11:00 A.M.



COMMISSIONER FRANK CONTRERAS
COMMISSIONER ABRAHAM CRUZ
COMMISSIONER JIM DIVERS
COMMISSIONER BERT SPIVEY
COMMISSIONER ANDRIA WELCH

Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California

Addressing the Planning Commission:

- ▶ **Agenda Items:** *Members of the public may address the Planning Commission on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a three-minute time limit per person for any item listed on the Agenda. Anyone wishing to speak to the Planning Commission is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the Secretary prior to the Agenda item being called by the Secretary prior to the individual being heard by the Planning Commission.*
- ▶ **Public Comments (Non-Agenda Items):** *Anyone wishing to address the Planning Commission on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a three-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the Planning Commission is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the Secretary prior to the Agenda item being called by the Secretary and prior to the individual being heard by the Planning Commission.*

Americans with Disabilities Act:

- ▶ *In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.*

Agendas and other writings:

- ▶ *In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Friday 9:00 a.m. to 5:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.*

-
-
1. Call to Order
 2. Flag Salute
 3. Roll Call
 4. Public Comments
-
-

5. Consideration of appointment of Chairman and Vice Chairman.

RECOMMENDED ACTION: Consider nominations and make appointments.

6. Consideration of the minutes of the June 11, 2015 regular meeting.

RECOMMENDED ACTION: Approve as submitted.

7. **PUBLIC HEARINGS**

- 7.1 Public Hearing regarding Conditional Use Permit No. 14-8, submitted by Golden Phoenix Restaurant, to establish a full-service restaurant with alcohol service (Type 41 ABC License) for beer and wine in the Commercial Zone and an accompanying Negative Declaration at 17919 Gale Avenue.

Consideration of Resolution No. PC 2015-14 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 14-8 TO ALLOW A FULL-SERVICE RESTAURANT WITH ALCOHOL SERVICE AT 17919 GALE AVENUE, CITY OF INDUSTRY, CALIFORNIA, WITHIN THE "C" COMMERCIAL ZONE, MAKING FINDINGS IN SUPPORT THEREOF AND ISSUING A NEGATIVE DECLARATION.

RECOMMENDED ACTION: Adopt Resolution No. PC 2015-14.

- 7.2 Public Hearing regarding Conditional Use Permit No. 15-11, submitted by Nail'd It, to establish a nail salon in the Industrial - Commercial Overlay Zone at 15458 Valley Boulevard.

Consideration of Resolution No. PC 2015-15 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 15-11 TO ALLOW A NAIL SALON IN THE "MC" MANUFACTURING/COMMERCIAL OVERLAY ZONE LOCATED AT 15458 VALLEY BOULEVARD, CITY OF INDUSTRY, CALIFORNIA, AND THE NOTICE OF EXEMPTION REGARDING SAME.

RECOMMENDED ACTION: Adopt Resolution No. PC 2015-15.

8. Adjournment. Next regular meeting: Thursday, October 8, 2015 at 11:00 a.m.

PLANNING COMMISSION

ITEM NO. 6

PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 11, 2015
PAGE 1

CALL TO ORDER

The Regular Meeting of the Planning Commission of the City of Industry, California, was called to order by Commissioner Andria Welch at 8:00 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, City of Industry, California.

FLAG SALUTE

The flag salute was led by Commissioner Andria Welch

ROLL CALL

PRESENT: Andria Welch
Bert Spivey
Frank Contreras

STAFF PRESENT: James M. Casso, City Attorney; Brian James, Planning Director; and Cecelia Dunlap, Secretary.

PUBLIC COMMENTS

There were no public comments.

CONSIDERATION OF THE MINUTES OF THE APRIL 9, 2015 REGULAR MEETING

MOTION BY COMMISSIONER SPIVEY, AND SECOND BY COMMISSIONER CONTRERAS TO APPROVE AS SUBMITTED. MOTION CARRIED 3-0.

PUBLIC HEARING REGARDING CONDITIONAL USE PERMIT NO. 15-3, SUBMITTED BY CHUBBY CHEEK CAFÉ TO ESTABLISH ALCOHOL SERVICE AT AN EXISTING FAST-FOOD RESTAURANT WITH CHILDREN'S PLAY AREA LOCATED AT 18021 GALE AVENUE

MOTION BY COMMISSIONER SPIVEY, AND SECOND BY COMMISSIONER CONTRERAS TO OPEN THE PUBLIC HEARING. MOTION CARRIED 3-0.

Planning Director James presented a staff report to the Planning Commission.

Commissioner Welch inquired if anyone wished to be heard on the matter.

PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 11, 2015
PAGE 2

Mr. Stan Szeto, representing the applicant, expressed his concerns to security and safety issues with regard to the Conditions of Approval, Section No. 4.

City Attorney Casso discussed ideas for modifying the Conditions of Approval, and indicated that the resolution should be updated to clarify the type of ABC license the applicant was applying for.

MOTION BY COMMISSIONER SPIVEY, AND SECOND BY COMMISSIONER CONTRERAS TO CLOSE THE PUBLIC HEARING. MOTION CARRIED 3-0.

CONSIDERATION OF RESOLUTION NO. PC 2015-07 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 15-3 TO ALLOW THE SERVICE OF ALCOHOL BEVERAGES IN THE EXISTING CHUBBY CHEEK CAFÉ, LOCATED AT 18021 GALE AVENUE, WITHIN A "C" – COMMERCIAL ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF

MOTION BY COMMISSIONER SPIVEY, AND SECOND BY COMMISSIONER CONTRERAS TO APPROVE RESOLUTION NO. PC 2015-07, SUBJECT TO THE CORRECTION TO THE RESOLUTION, AND REVISED CONDITIONS OF APPROVAL. MOTION CARRIED 3-0.

ADJOURNMENT

There being no further business, the Planning Commission adjourned.

ANDRIA WELCH
PLANNING COMMISSIONER

CECELIA DUNLAP
SECRETARY

PLANNING COMMISSION

ITEM NO. 7.1



CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

MEMORANDUM

To: Planning Commission

September 3, 2015

From: Paul J. Philips, City Manager

Staff: Troy Helling, Senior Planner

Subject: Conditional Use Permit 14-8 – Golden Phoenix Restaurant

Proposal

Section 17.12.025 of the Municipal Code requires approval of a Conditional Use Permit by the Planning Commission for the establishment and operation of a full-service restaurant with alcohol. This application (Attachment 1) is for Golden Phoenix Restaurant, an existing fast-food restaurant that desires to convert to a full-service restaurant with alcohol. The proposed business would operate Monday through Sunday between the hours of 11:00 AM and 10:00 PM and employ approximately ten persons.

As shown in the attached site plan (Attachment 2), the proposed restaurant would be located within a 16,400 freestanding square foot commercial building at 17919 Gale Avenue, within the existing Plaza at Puente Hills shopping center. As shown in the attached floor plans (Attachment 3), the full-service restaurant would be located within a 3,500 square foot suite, and include 1,870 square feet of dining area with 99 seats and 1,630 square feet devoted to non-seating areas such as the kitchen, reception area, service area, and restrooms.

The applicant is also applying for a Type 41 Alcohol Beverage Control (ABC) License, which allows for on-site consumption of beer and wine. ABC defines a Type 41 License as authorizing the sale of beer and wine for consumption on or off premises. Distilled spirits may not be on the premises except for brandy, rum, or liqueurs for cooking purposes. The business must operate and maintain the premises as a bona-fide eating establishment, maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises.

Location and Surroundings

As shown on the attached location map (Attachment 4), the proposed restaurant is located at 17919 Gale Avenue #101, within the 444,564 square foot Plaza at Puente Hills shopping center, which is located north of the Pomona Freeway (SR-60) and Gale Avenue and west of Fullerton Road. Other businesses in the center include Sam's Club, Benihanna, Sam Ash Music, Home Depot, Kome restaurant, and Frisco's Dinner. The project is surrounded on the east and west by commercial developments, on the north by railroad tracks with industrial development beyond, and on the south by Gale Avenue with the 60 freeway beyond.

Staff Analysis

The proposal to convert an existing fast-food restaurant to a full-service, sit down restaurant with alcohol service is consistent with the Zoning ("C" – Commercial) and General Plan

(Commercial) designations of the site and complies with the standards in Sections 17.12, *Commercial Zone*, of the City's Code.

Alcohol Service

Alcohol service at the proposed full-service restaurant, which closes at 10:00 PM, does not over-saturate the center with alcohol-related uses, and is not a stand-alone bar that could result in additional calls for law enforcement services. There are five other restaurants that serve alcohol in the center and there has not been an increase in calls for law enforcement service in the center that can be attributed to alcohol service.

Parking

The existing fast-food restaurant use is parked at the rate of one space per 250 square feet and requires 14 parking spaces. The proposed full-service restaurant use is required to be parked at the rate of 1 space per 2.5 seats and 1 space per 50 square feet on non-seating area. The full-service restaurant proposes 99 seats and 1,630 square feet of non-seating area. Based on this formula, the restaurant requires 73 parking spaces. Based on the parking requirements of the Municipal Code, the shopping center is currently parking deficient by 375 spaces. To allow the property owners options, staff required that the applicant hire a traffic engineer to perform a shared parking analysis (Attachment 5) to show that sufficient parking is available in reality and that businesses would not be negatively impacted by the additional full-service restaurant. The shared parking study is a theoretical projection of the parking demands and is based upon each business type (e.g. general office, medical office, retail, fine dining, and fast-food), actual parking demands observed at the site, and the expected peak demand periods for each business type.

Currently, there are 1,861 parking spaces shared within the shopping center. However, with the proposed restaurant, 2,236 parking spaces are now required to serve all the businesses and the center is deficient by 375 spaces.

Kunzman Associates Inc. conducted occupancy surveys on June 4, 2015 (Thursday), and June 6, 2015 (Saturday), to determine the existing parking demand at the Plaza at Puente Hills. The results of these surveys show that about 55 percent of the spaces in the center are occupied at the busiest periods, as shown below.

Summary of Parking Study Counts				
	Peak Time	Spaces Occupied	Spaces Empty	% Occupied
Weekday Peak	1PM	912	949	49%
Weekend Peak	1PM	1020	841	55%

Given the linear nature of the shopping center, certain areas of the parking lot are more crowded than others. The parking study accounted for this and divided the study into nine zones (as shown on Figures 3 and 4 of the attached parking study). The zones on the eastern side of the shopping center are experiencing parking occupancies as high as 92 percent during peak weekend periods and 82 percent during peak weekday periods. However, the zones located near the proposed restaurant in zone B on Figure 3 of the parking study experience parking occupancies as low as four percent and a high of ten percent during peak weekend periods and low as three percent and a high of 14 percent during peak weekday periods. The parking study results, along with staff's observations, show that sufficient on-site parking will be available for the addition of the proposed full-service restaurant.

Environmental Analysis

An Initial Study has been prepared in accordance with the California Environmental Quality

Act (CEQA) to determine if the proposed use could have a significant impact on the environment (Attachment 6). The Initial Study determined that the proposed restaurant use would not have a significant effect on the environment and a Negative Declaration accompanies this application for adoption by the Planning Commission. The Notice of Availability of a Negative Declaration (Attachment 6) was posted on the site, fire station 118, City Hall, and council chambers, and published in the San Gabriel Tribune by August 20, 2015.

Public Hearing

The required Public Hearing Notice (Attachment 7) was posted on the site, fire station 118, City Hall, Council Chambers, distributed to surrounding property owners within 300 feet of the site, and published in the San Gabriel Tribune by August 28, 2015.

Recommendation

Because the proposed use complies with the use standards of the Municipal Code and satisfies the findings noted in the Resolution, Staff recommends that the Planning Commission approve Resolution No. PC 2015-14 with the findings for approval and Standard Requirements and Conditions of Approval contained in the Resolution.

Attachments

- Attachment 1: Application
- Attachment 2: Site Plan
- Attachment 3: Proposed Floor Plan
- Attachment 4: Location Map
- Attachment 5: Parking Analysis
- Attachment 6: a) Notice of Availability of a Negative Declaration, and b) Initial Study for Conditional Use Permit No. 14-8 (Golden Phoenix Restaurant), January 2015, Placeworks
- Attachment 7: Public Hearing Notice
- Attachment 8: Resolution No. PC 2015-14 approving Conditional Use Permit No. 14-8 with findings of approval and Standard Requirements and Conditions of Approval

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Attachment 1

Application

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1



CITY OF INDUSTRY

15625 East Stafford Street • Suite 101 • City of Industry • CA • 91744
Phone: (626) 333-2211 • Fax: (626) 961-6795
www.cityofindustry.org

**CONDITIONAL
USE PERMIT
APPLICATION**

14 AUG 27 PM 3:10:20

It is the business owner's responsibility to complete this application and checklist and notify the City of Industry Planning Department immediately if there are any changes to the business entity which differs from the information provided on this application.

PROPOSAL

UMH#101.

Location Address: 17919 Gale Avenue City of Industry CA 91748
Street City Zip + 4

Describe in detail the type of business to be conducted and the daily operations of the business.
Propose fast food restaurant in existing retail space (2,500sq.f.)
The daily operations include cooking in bulk and advanced being kept hot to be prepared and served very quickly. There is to be dine-in & to-go options.
Days of operation: MON-SUN Business Hours: 11AM-10PM Number of Employees 10

APPLICANT INFORMATION

Applicant: Eddie Peng Title: owner's agent Phone: (626) 956-0165 Email: eddiepeng@ndesign.net
Address: 121 Hacienda Blvd. Hacienda Heights CA 91745
Street City Zip + 4

BUSINESS INFORMATION

Business Name (DBA): Golden Phoenix
Corporation Name: Gold Fenghuang Inc.
Mailing Address (if different then location address): 2327 Ruth Ct. Rowland Heights CA 91748
Street City State Zip + 4
Phone: (626) 592-8415 Fax: _____ E-mail Address: 2106552692@qq.com
Business Owner Contact (if different than applicant): Ji Feng Huang Phone: (626) 592-8415

PROPERTY OWNER INFORMATION (MUST COMPLETE AND NOTARIZE THE PROPERTY OWNER CONSENT AFFIDAVIT)

Property Owner: Golden Gale Plaza LLC Phone: (626) 289-6660
Address: 20627 Golden Springs Dr. #1C Diamond Bar CA 91789
Street City Zip + 4

BUSINESS OWNER DECLARATION

I declare that the statements and information contained in this application are true and correct to the best of my knowledge and belief. I agree to conform with all requirements of zone, building, fire and all other applicable laws, ordinances and regulations pertaining to the operations of such business. Furthermore, I agree to notify the City of Industry Planning Department within ten (10) days of any change in the facts stated herein.

Name (print or type): Ji Feng Huang Signature: Ji Feng Huang Date: 8/15/2014

SUBMITTAL CHECKLIST - MAKE SURE THE BELOW ITEMS ARE COMPLETE BEFORE SUBMITTING APPLICATION FOR APPROVAL

- Verify use is permitted (contact Planning Department at 626-333-2211)
- Obtain approval on Supplement A Form from LA County Fire Department
- Obtain approval on Refuse Application Form from Valle Vista Services
- Understand and accept standard conditions of approval (IMC Section 17.44.030)
- Provide Floor and Site Plan
- Provide copy of Owner's Affidavit
- Complete IMC Information Sheet

Under federal and state law, compliance with disability access laws is a serious and significant responsibility that applies to all California building owners and tenants with buildings open to the public. You may obtain information about your legal obligations and how to comply with disability access laws at the following agencies:

The Division of the State Architect at www.dgs.ca.gov/dsa/Home.aspx
The Department of Rehabilitation at www.rehab.cahwnet.gov
The California Commission on Disability Access at www.cdda.ca.gov

To Be Completed By City Staff

Conditional Use Permit No. _____ Filing Date: _____ Accepted by: _____
Date Deemed Complete: _____ Date Approved: _____ Zoning/GP Designation: _____
Fees: Filing Fee _____ Environmental Fee Deposit _____ CA Dept Fish and Game Fee _____



CITY OF INDUSTRY

15625 East Stafford Street Suite 101 City of Industry CA 91744
(626) 333-2211 FAX (626) 961-6795
www.cityofindustry.org
planning@cityofindustry.org

**PROPERTY OWNER
CONSENT AFFIDAVIT FOR
CONDITIONAL USE PERMIT
APPLICATION**

****THIS FORM MUST BE NOTARIZED****

BUSINESS DESCRIPTION Restaurant

BUSINESS LOCATION 1749 Gale Ave #101 City of Industry CA 91748

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF INDUSTRY)

DATE:

I/We, Ji Feng Huang, the **OWNER(s)** of the Real Property involved in this application, do hereby consent to the filing of this application. I/We do hereby appoint the following person(s) as my agent(s) to act on my behalf on the foregoing application:

OWNER'S AGENT: MR. James Chau Phone No. (626) 289-6660
(e.g. Property Manager) (Printed Name of Agent)

Address of Owner's Agent: 20027 Golden Swings Dr #1C Diamond Bar CA 91789
(Number) (Street) (City) (State) (Zip)

OWNER: Ji Feng Huang **OWNER:** _____
(Signature) (Signature)

Address: 2327 Duth Ct **Address:** _____
(Number) (Street) (Number) (Street)
Rowland Heights CA 91748 (City) (State) (Zip) (City) (State) (Zip)

NOTE: A NOTARIZED OWNER'S AFFIDAVIT IS REQUIRED AS PARTY OF ALL APPLICATIONS. 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.

FOR NOTARY USE ONLY

STATE OF California)
COUNTY OF Los Angeles)
Subscribed and sworn to (or affirmed) before me this 27 day of August 20 14
BY Jifeng Huang BY _____
(Printed Name of Owner As Signed Above) (Printed Name of Owner As Signed Above)

Personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) who appeared to me.

NOTARY PUBLIC SEAL





**CITY OF INDUSTRY
USE PERMIT
SUPPLEMENT A**

Before any application for a can be accepted as complete, the applicant must obtain a Fire Department stamp of approval on this form. In order to obtain approval, the applicant must submit a **COMPLETED** application to the LOS ANGELES COUNTY FIRE PREVENTION DIVISION located at:

15660 E. STAFFORD STREET
CITY OF INDUSTRY, CA 91744
Phone: (626) 336-6950

The Fire Prevention Bureau has reviewed the application for Golden Phoenix
proposed at 17919 Gale Ave - #101 city of industry 91718 city of Industry.
street zip code

OFFICE USE ONLY

Recommendation is:

- APPROVAL - The proposed use and building meets Fire Prevention requirements.
- DENIAL - The proposed use and/or building failed the minimum Fire Prevention requirements.

Comments:

- Provide U.L. approved, fire extinguisher(s) - minimum rating: 2A10BC
within 75 feet travel distance.
- Sprinkler system shall be monitored by a fire alarm company (100 sprinkler heads or more).
- Provide a 5-year certification test on the sprinkler system.
- Contact the Fire Department within 2 weeks after occupancy for field inspection.
_____ occupancy only.

File for the following permits:

- Flammable Liquids Storage or Use
- High-pile Stock. Commodity classification
- Other
- Do not occupy building until all Fire Department requirements are met.

Fire Department Stamp

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
APPROVED
by: [Signature] Date: 8-21-14
 Subject to field inspection approval
 Subject to conditions on plans
 Subject to compliance with correction sheet requirements
The stamping of this plan and specification SHALL NOT be held to permit or to fix an approval of the violation of any provisions of any County/City Ordinance or State Law.

Checklist (completed by applicant)

- Complete Statement of Intended Use
- Complete Fire Extinguisher Requirements
- Complete Occupant Emergency Information Form
- Provide Statement of Intended Use Letter signed by Business
- Owner or Authorized Agent
- Complete Hazardous Materials Declaration
- Complete High-Piled Combustible Storage Declaration
- Include Floor and Site Plan
- Obtain stamp on Use Permit Supplement A

Environmental Information Form

The Environmental Information Form is intended to provide the basic information necessary for the evaluation of your project to determine its potential environmental impacts. This review provides the basis for determining whether the project may have a significant impact on the environment, as required by state law, or more specifically, the California Environmental Quality Act (CEQA). After this information has been evaluated by the Planning Department, a determination will be made regarding the appropriate environmental documentation for your project, in accordance with the CEQA Guidelines.

If no significant environmental impacts are anticipated, or if impacts can be mitigated or avoided by a change or specific requirement in the project's design or operation, a Negative Declaration or Mitigated Negative Declaration will be prepared. If potential significant environmental impacts are identified, an Environmental Impact Report must be prepared, which focuses on the areas of concern identified by the Initial Study.

The City of Industry, as Lead Agency, is required to comply with CEQA. In order to assist us in completing this required environmental review, please provide us with the information outlined below. Please note that 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.

This Environmental Information Form works in concert with the other applications. Both need to be completed in order for your application to be accepted as complete. If you need assistance in completing the Environmental Information Form, or have questions regarding the environmental review procedures, please contact the Planning Department at (626) 333-2211.

General Information

1. Name developer, agent, or project sponsor: JWL ASSOCIATES Phone Number: (626) 956-0108
 Address: 1221 S. HACIENDA BLVD, HACIENDA HEIGHTS, CA 91745
Street City Zip

2. Project name: GOLDEN PHOENIX Assessor's Parcel Number: 8264-013-011
 Address: 17919 GALE AVE. UNIT 101, CITY OF INDUSTRY, CA 91748
Street Zip

Environmental Setting (Attach additional sheets and photos as necessary)

1. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects:

SEE ATTACHED FOR 1-4

2. Provide photographs of the site and describe any existing structures onsite and the use of the structures:

3. Describe the surrounding properties (north, east, south, and west of the project site), including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (industrial, commercial, etc.), intensity of land use (warehousing, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.):

4. Provide photographs of the surrounding uses and adjoining properties.

Project Description (attach additional sheets as necessary)

1. List and describe any other permits and approvals required for project implementation, including those required by local, regional, state, and/or federal agencies:

N/A

2. List any other development proposals associated with the project and its relationship to a larger project or series of projects, if any:

N/A

3. Demolition proposed: No: Yes: Square feet:

4. Tentative development schedule including start and completion dates, and phasing if proposed:

CURRENTLY IN CONSTRUCTION. COMPLETE TO BE TENTATIVELY COMPLETED IN OCTOBER 2014

5. If commercial or office, indicate the type, 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:

6. If industrial, manufacturing or warehouse, indicate the type and major function, 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:

N/A

7. If institutional, indicate the type and major function, square footage, anticipated hours of operation, estimated employees per shift and number of shifts, location of loading facilities and anticipated hours of loading/delivery operations, and community benefits to be derived from project:

N/A

8. If the project involves an exception, conditional use permit, or re-zoning application, state this and indicate clearly why the application is required:

CONDITIONAL USE PERMIT IS REQUIRED FOR THIS PROJECT IN ORDER TO APPLY FOR THE ALCOHOLIC BEVERAGE CONTROL LICENSE

Potential Environmental Impacts


If any of the following items are applicable to your project please discuss (use a separate sheet as necessary).

	Yes	No
1. Change in existing features of any drainage ways or hills, or substantial alteration of any ground contours.		NO
2. Change in scenic views or vistas from existing residential areas or public lands or roads.		NO
3. Change in pattern, scale, or character of the general area of the project.		NO
4. Result in significant amounts of solid waste or debris.		NO
5. Change in or introduction of air emissions (e.g., dust, ash, smoke, fumes) or odors in the vicinity during grading and/or construction phases.		NO
6. Change in surface water (e.g., channel, stream) or ground water quality or quantity.		NO
7. Substantial alteration of existing drainage patterns that could lead to flooding on- or offsite.		NO
8. Substantial change in noise or vibration levels in the project vicinity during grading and/or construction phases.		NO
9. Substantial change in traffic patterns and circulation in the project vicinity.		NO
10. Substantial change in topography of project site and/or vicinity.		NO
11. Site located on filled land or on slopes of 10 percent or more.		NO
12. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.		NO
13. Substantial change in demand for public services and utilities and service systems (police, fire, water, wastewater, solid waste, electricity, gas, etc.)		NO
14. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)		NO

What studies have been prepared for this site that might assist the City in reviewing the potential environmental impacts of the project? Some examples of such studies include environmental site assessment, soils and geology study, biological resources study, cultural resources study, hydrology study, etc. These studies may have been prepared for this project or some earlier development project. Supporting documentation or studies may answer questions and facilitate the processing of your application.

Certification

I am the legal owner of the property that is the subject of this application or have been authorized by the owner to act on his/her behalf regarding this application. I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further acknowledge that any false statements or information presented herein may result in the revocation of any approval or permit granted on the basis of this information.

Name of preparer: ANN CAPINGUIAN Preparer's signature: 

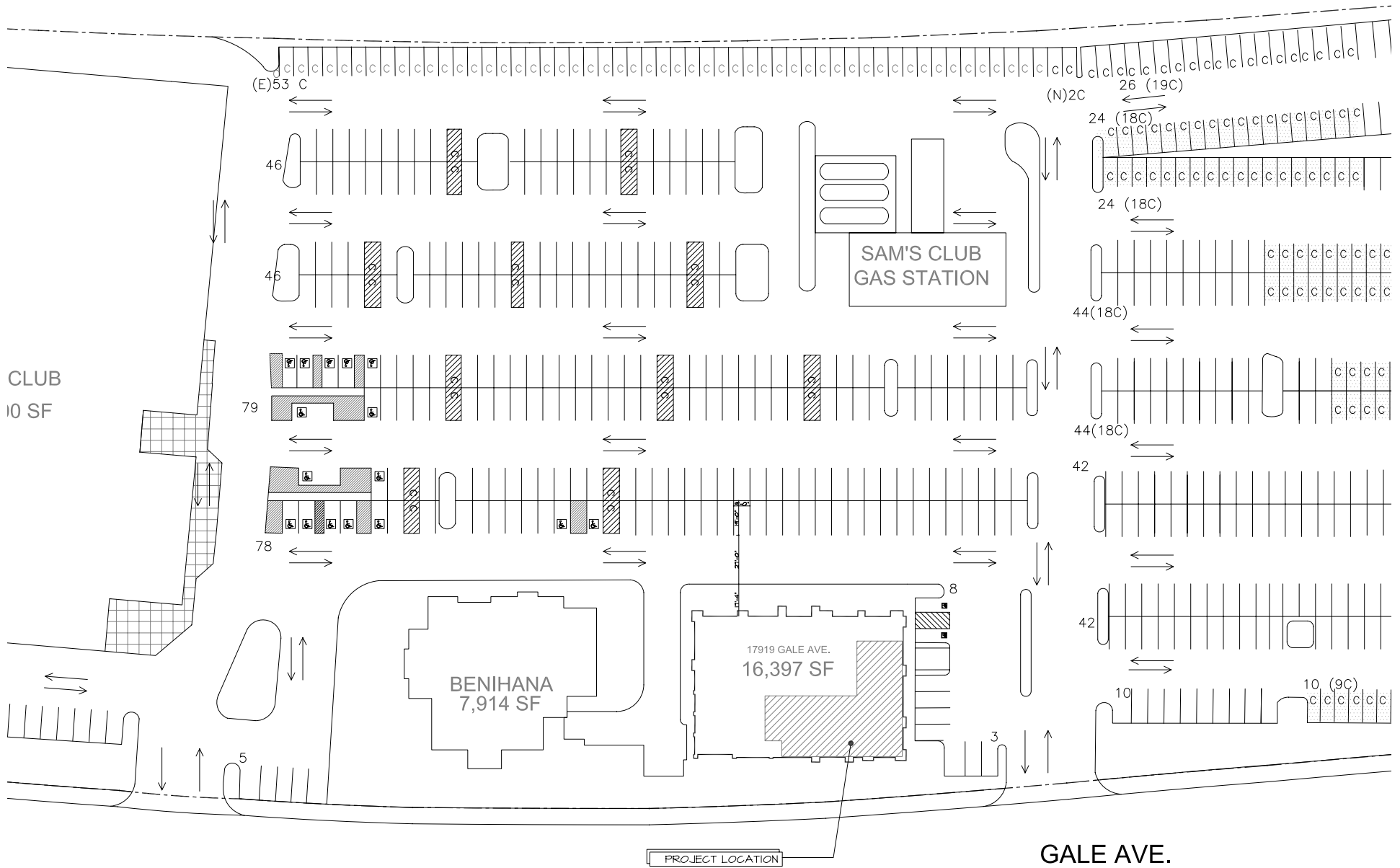
Date: 8/15/2014

Attachment 2

Site Plan

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CUP 14-8 Site Plan



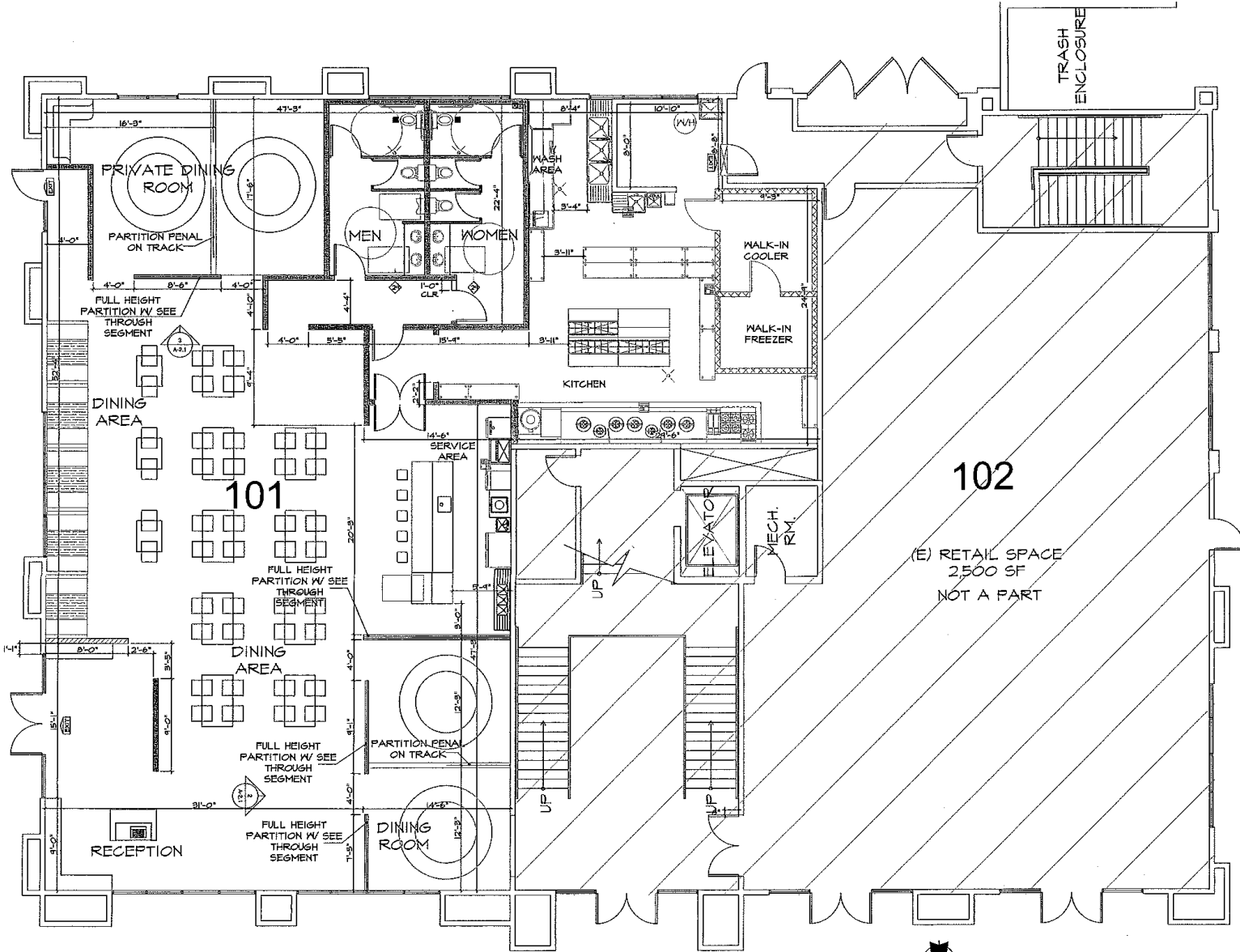
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Attachment 3

Floor Plan

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CUP 14-8 Floor Plan



1 PROPOSED 1ST FL. FLOOR PLAN OPT.B

SCALE 3/16" = 1'-0"



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Attachment 4 Location Map

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CUP 14-8

Location Map



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Attachment 5
Parking Analysis
Kunzman Associates, Inc.
June 9, 2015

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KUNZMAN ASSOCIATES, INC.

PLAZA AT PUENTE HILLS

PARKING ANALYSIS

June 9, 2015



KUNZMAN ASSOCIATES, INC.

PLAZA AT PUENTE HILLS

PARKING ANALYSIS

June 9, 2015

Prepared by:

Maverick Chengcuenca, E.I.T.

Carl Ballard, LEED GA

William Kunzman, P.E.

William Kunzman



1111 Town & Country Road, Suite 34

Orange, California 92868

(714) 973-8383

www.traffic-engineer.com



June 9, 2015

Mr. Eddie Peng
JWL ASSOCIATES
1221 South Hacienda Boulevard
Hacienda Heights, CA 91745

Dear Mr. Peng:

INTRODUCTION

The firm of Kunzman Associates, Inc. is pleased to submit this parking study for the Plaza at Puente Hills project in the City of Industry. The applicant is proposing the Golden Phoenix project located at 17919 Gale Avenue, Unit 101 and the Lamoda Plaza project located at 17961 Gale Avenue. Kunzman Associates, Inc. has been asked to conduct an analysis of the parking for the Plaza at Puente Hills in order to ascertain if adequate parking spaces are provided for existing and future conditions.

This report summarizes our methodology, analysis, and findings. Although this is a technical report, every effort has been made to write the report clearly and concisely. To assist the reader with those terms unique to transportation engineering, a glossary of terms is provided within Appendix A.

PROJECT DESCRIPTION

The project site is located north of Gale Avenue and west of Fullerton Road in the City of Industry. The project site currently provides a total of 1,861 parking spaces of which 1,829 are currently available. A proposed service station will remove 66 of the existing parking spaces¹. The applicant is proposing to add 33 additional parking spaces and the new proposed parking available will be 1,796 parking spaces. Figure 1 illustrates an aerial photo of the project site.

Table 1 shows the current and proposed project land uses. As shown in Table 2, the following land uses are proposed or assumed at the vacant buildings:

- 17919 Gale Avenue, Unit 101 - Full Service Restaurant (Applicant's location)
- 17919 Gale Avenue, Unit 102 - Fine/Casual Dining Restaurant
- 17961 Gale Avenue - Mixed Use (Applicant's location)
- 18261 Gale Avenue #D - Office

The proposed 17961 Gale Avenue development has been assumed to consist of approximately 46,250 square feet of retail, 6,750 square feet of fast-food restaurant, and 2,000 square feet of office. Figure 2 shows the project site plan.

¹ Source: Sam's Club Service Station Parking Study prepared by Kunzman Associates, Inc. (June 23, 2014).

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To determine if adequate parking is provided for the existing land uses, the expected parking demand based on the City of Industry parking code for vacant land uses is added to the parking counts and compared to the number of parking spaces provided. A shared parking analysis utilizing procedures developed by the Urban Land Institute is also discussed in this parking study.

As shown in Table 1, the project site will be occupied with retail, fine/casual dining restaurant, office, fast-food restaurant, and family restaurant land uses.

PARKING CODE

In addition to the existing parking demand created by the occupied buildings, the total maximum parking demand for the project site is determined by adding the parking demand for the vacant buildings based on the City of Industry Parking Code requirements (see Appendix B).

Table 2 calculates the number of additional parking spaces required for the vacant buildings based upon the City of Industry Parking Code. Based upon the proposed land uses provided by the applicant, a total of 322 parking spaces are required for the vacant buildings.

PARKING DEMAND SURVEY

Based upon discussions with the City of Industry staff and the applicant, the peak periods for parking at the project site were determined to be 9:00 AM to 9:00 PM on a weekday (Thursday) and 9:00 AM to 9:00 PM on a weekend (Saturday). To quantify the existing parking demand for the project site, the project site was surveyed at 1-hour intervals on Thursday (June 4, 2015) and Saturday (June 6, 2015).

The project site parking areas were divided into nine (9) parking zones as shown on Figure 3 and 4. The parking surveys are shown in Tables 3 and 4. The parking survey conducted on Saturday (June 6, 2015) shows the maximum number of occupied parking spaces is 1,020 parked vehicles from 1:00 PM to 2:00 PM (see Table 4). This is a maximum parking occupancy of 55 percent ($1,020/1,861 = 54.8\%$).

It should be noted that a total of thirty-two (32) parking spaces were occupied for Home Depot supplies and shopping carts in Parking Zones E and G. The lack of access to these parking areas did not appear to affect the parking survey of existing conditions because more than sufficient unoccupied parking spaces remained available even during peak conditions. Without access to these parking spaces, the project site currently provides a total of approximately 1,829 parking spaces. The proposed parking reduction of 66 parking spaces will be taken by the service station installation and the addition of 33 parking spaces equals 1,796 proposed parking spaces.

MAXIMUM LIKELY PARKING DEMAND

As indicated in Table 5, the expected peak parking demand is 1,342 occupied parking spaces for the project site. However, a ten (10) percent overage is recommended to assure there is adequate parking. The total maximum likely parking demand of 1,476 occupied parking spaces will allow for parking on-site

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and provide sufficient additional parking for the existing and proposed land uses based upon the proposed 1,796 parking spaces provided.

SHARED PARKING

Because the peak parking demands for the various land uses are non-coincidental, there is substantial opportunity for shared parking to occur.

Kunzman Associates, Inc. has used the procedures developed by the Urban Land Institute, Shared Parking (2005). The Urban Land Institute shared parking analysis evaluates the types of uses, parking rates, monthly variations of parking demand by land use, differences between weekday and weekend parking demand for customer/visitor and employees, and the hourly distribution of peak parking demand for each type of land use. The Urban Land Institute procedures were utilized in this study to evaluate peak parking demand that would occur for the project at any point in time when monthly, day of week, and hourly factors are utilized.

A computer program was used to analyze the shared parking for the proposed development. The program is consistent with the procedures provided by the Urban Land Institute. The following inputs were included within the shared parking computer program for each land use:

- Peak parking demand by land use per parking code.
- Weekend vs. weekday adjustment factors.
- Customer/visitor/guest and employee/resident factors.
- Monthly adjustment factors to account for variations in parking demand over the year. It should be noted that a late December month is defined as the period between Christmas and New Year's Day, reflecting high attendance at active entertainment venues, lower demand at office and other employment-centered destinations, and moderate demand for retail.
- Hourly distribution of parking demand based upon the Urban Land Institute data.

The idea of a shared parking analysis is that if the various land uses have peak parking demands at different points in time, or on different days of the week, then the number of spaces required is not the sum of the parking requirements for each land use, but rather less. If the peak demands for the various land uses are non-coincidental, then there is an opportunity for sharing of parking. To determine the degree to which shared parking can occur, the cumulative hourly parking demand of the land uses is calculated at all points in time throughout the day for both weekdays and weekends. With the parking demand known by hour and day, then the maximum peak parking demand during a seven day week can be determined. The maximum expected parking demand during the seven day week is then used as a basis for determining the number of parking spaces needed.

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To determine the degree to which sharing of parking can occur, each month of the year was evaluated and the peak parking demand for both weekdays and weekends was determined utilizing data provide by the Urban Land Institute.

To conduct a shared parking analysis, it is necessary to disaggregate the parking code into weekday and weekend as well as customer/visitor/guest and employee/resident parking space demands. Based on the City of Industry Parking Code and the Urban Land Institute recommended parking ratios for weekdays and weekends, the disaggregated parking spaces required are shown in Table 6. A total of 1,793 parking spaces are required for weekdays and 2,174 parking spaces are required for weekends.

As will be shown below, when monthly, day of week, and hourly parking factors are utilized, less than 2,174 parking spaces will be needed for the project site.

Table 7 shows the expected hourly peak parking demand of the land uses for both weekdays and weekends. Table 8 shows the cumulative parking demand peaks for all land uses combined.

Based on the calculations in this report, a December maximum parking demand of 1,604 parking spaces will occur on weekdays at 1:00 PM - 2:00 PM, and a December maximum parking demand of 1,655 parking spaces will occur on weekends from 2:00 PM - 3:00 PM. The detailed computer calculations for each month are included in Appendix C. Figure 5 shows the peak parking demand by month. Figure 6 shows the peak parking demand for the peak month by hour.

Based on the parking demand survey, it appears that the project site generates significantly less parking demand than estimated by the Urban Land Institute shared parking methodology.

Sufficient on-site parking is provided based on the maximum likely parking demand of 1,476 parking spaces and the proposed 1,796 parking spaces provided.

CONCLUSIONS

1. The project site is located north of Gale Avenue and west of the Fullerton Road in the City of Industry.
2. The applicant is proposing the Golden Phoenix project located at 17919 Gale Avenue, Unit 101 and the Lamoda Plaza project located at 17961 Gale Avenue.
3. The project site plan currently provides a total of 1,861 parking spaces of which 1,829 are currently available and 1,796 parking spaces are proposed to be available in the future. The project site will be occupied with retail, fine/casual dining restaurant, office, fast-food restaurant, and full service restaurant land uses.
4. Based upon City parking requirements for currently vacant buildings on the project site, a total of 322 parking spaces are required for the project site in addition to the maximum number of occupied parking spaces as determined through the parking demand survey.

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5. Based upon discussions with the City of Industry staff and the applicant, the peak periods for parking at the project site were determined to be 9:00 AM to 9:00 PM on a weekday (Thursday) and 9:00 AM to 9:00 PM on a weekend (Saturday).
6. The existing parking demand for the project site was determined by surveying the project site at 1-hour intervals on Thursday (June 4, 2015) and Saturday (June 6, 2015). The parking survey conducted on Saturday (June 6, 2015) shows the maximum number of occupied parking spaces is 1,020 parked vehicles from 1:00 PM to 2:00 PM. This is a maximum parking occupancy of 55 percent ($1,020/1,861 = 54.8\%$).
7. The total maximum likely parking demand of 1,476 occupied parking spaces will allow for parking on-site and provide sufficient additional parking for the existing and proposed land uses based upon the proposed 1,796 parking spaces provided.
8. Because the peak parking demands for the various land uses are non-coincidental, there is substantial opportunity for shared parking to occur.
9. Based on the City of Industry Parking Code and the Urban Land Institute recommended parking ratios for weekdays and weekends, a total of 1,793 parking spaces are required for weekdays and 2,174 parking spaces are required for weekends.
10. Once shared parking factors are utilized, a December maximum parking demand of 1,604 parking spaces will occur on weekdays at 1:00 PM - 2:00 PM, and a December maximum parking demand of 1,655 parking spaces will occur on weekends from 2:00 PM -3:00 PM.
11. Sufficient on-site parking is provided based on the parking study.

It has been a pleasure to serve your needs on the Plaza at Puente Hills project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 973-8383.

Sincerely,

KUNZMAN ASSOCIATES, INC.



Carl Ballard, LEED GA
Principal

#6141



KUNZMAN ASSOCIATES, INC.



William Kunzman, P.E.
Principal

Table 1
Project Land Uses¹

Building Address	Status	Tenant	Land Use	Quantity	Units ²
17835 Gale Avenue	Occupied	Sam's Club	Retail	125.2	TSF
17877 Gale Avenue	Occupied	Benihana	Fine/Casual Dining	7.9	TSF
17919 Gale Avenue #101	Occupied	Taste Gui Zhou	Family Restaurant	4.6	TSF
17919 Gale Avenue #102	Vacant		Fine/Casual Dining	2.5	TSF
17919 Gale Avenue #201-202	Occupied	Coldwell Banker/George Realty	Office	4.3	TSF
17919 Gale Avenue #203	Occupied	New Sun International Travel Inc.	Office	0.9	TSF
17919 Gale Avenue #205	Occupied	Insurance Agency Inc.	Office	0.9	TSF
17961 Gale Avenue	Vacant	Former Toy's R Us	Mixed Use	55.0	TSF
18001 Gale Avenue	Occupied	Crystal Lighting	Retail	4.8	TSF
18007 Gale Avenue	Occupied	EE convenience store	Retail	2.0	TSF
18009 Gale Avenue	Occupied	World Hot Pot	Fine/Casual Dining	6.0	TSF
18015 Gale Avenue	Occupied	My Dearest Corp.	Fine/Casual Dining	7.0	TSF
18017 Gale Avenue	Occupied	Kang Kang	Fast Food	3.7	TSF
18021 & 18025 Gale Avenue	Occupied	Chubby Cheek Café	Fine/Casual Dining	3.7	TSF
18031 Gale Avenue	Occupied	Sam Ash	Retail	20.0	TSF
18041 Gale Avenue	Occupied	Wicks Furniture	Retail	30.0	TSF
18043 Gale Avenue	Occupied	Luxy 101	Fine/Casual Dining	2.4	TSF
18045 Gale Avenue	Occupied	Plaza Vision	Retail	2.5	TSF
18047 Gale Avenue	Occupied	Nails Elite	Retail	1.5	TSF
18055 Gale Avenue	Occupied	OK Furniture	Retail	12.0	TSF
18061 Gale Avenue	Occupied	Kome Buffet	Fine/Casual Dining	9.3	TSF
18065 Gale Avenue	Occupied	Frisco's	Family Restaurant	3.2	TSF
18131 Gale Avenue	Occupied	Home Depot	Retail	109.5	TSF
18201 Gale Avenue #A	Occupied	Waba Grill	Fast Food	2.0	TSF
18201 Gale Avenue #B	Occupied	Q Pet	Retail	0.4	TSF
18205 Gale Avenue	Occupied	King Crawfish	Fine/Casual Dining	2.5	TSF
18207 Gale Avenue	Occupied	Jade House	Fine/Casual Dining	2.5	TSF
18209 Gale Avenue	Occupied	Pho Bamboo	Fast Food	2.0	TSF
18211 Gale Avenue	Occupied	Remy's Noodle Palace	Fast Food	1.2	TSF
18213 Gale Avenue	Occupied	Xian Kitchen	Fast Food	1.2	TSF
18215 Gale Avenue	Occupied	Best Golf	Retail	2.0	TSF
18217 Gale Avenue #A	Occupied	Help U Sell	Retail	0.4	TSF
18217 Gale Avenue #A	Occupied	Cocarny KYS	Fine/Casual Dining	3.6	TSF
18217 Gale Avenue #B	Occupied	AB Shabu	Fast Food	2.5	TSF
18219 Gale Avenue #A	Occupied	Noodle House	Fast Food	3.2	TSF
18219 Gale Avenue #B	Occupied	Ruen Pair	Fast Food	3.1	TSF
18261 Gale Avenue #A	Occupied	I - Hop	Family Restaurant	4.8	TSF
18261 Gale Avenue #B	Vacant	Former Icon Industry	Office	2.3	TSF
18261 Gale Avenue #C	Occupied	Multi-Trans	Office	1.3	TSF
18261 Gale Avenue #D	Occupied	KMC Accountancy Corp	Office	1.2	TSF
18271 Gale Avenue	Occupied	Jack in the Box	Fast Food	2.4	TSF
Total				457.602	TSF

¹ The Plaza at Puente Hills square footage is currently 447,602 square feet

² TSF = Thousand Square Feet

Table 2

Additional Parking Spaces Required by City Code

Building Address	Land Use	Quantity	Units ¹	Parking Code Requirements	Parking Spaces Required
17919 Gale Avenue #101	Full Service Restaurant	4.6	TSF	1 space per 50 square feet	92.0
		0 ²	Fixed Seats	1 space per 2.5 fixed seats	0.0
17919 Gale Avenue #102	Fine/Casual Dining	2.5	TSF	1 space per 250 square feet	10.0
17961 Gale Avenue	Retail	46.3	TSF	1 space per 250 square feet	185.0
	Fast-Food Restaurant	6.8	TSF	1 space per 250 square feet	27.0
	Office	2.0	TSF	1 space per 250 square feet	8.0
18261 Gale Avenue #B	Office	2.3	TSF	1 space per 250 square feet	9.2
Total					331.2 (Say 332)

¹ TSF = Thousand Square Feet

² As the final restaurant configuration is not known, no fixed seats were assumed and the entire floor was used for the 1 parking space per 50 square feet calculation.

Table 3

Thursday (June 4, 2015) Parking Count

Time Period	Number of Parked Vehicles and Percentage of Occupied Parking Spaces																			
Parking Zone	A		B		C		D		E ¹		F		G ²		H		I		Total	
Parking Spaces Provided	410		325		108		162		132		170		358		97		99		1861	
9:00 AM - 10:00 AM	64	16%	18	6%	5	5%	10	6%	6	5%	31	18%	135	38%	3	3%	57	58%	329	18%
10:00 AM - 11:00 AM	104	25%	13	4%	7	6%	16	10%	24	18%	41	24%	149	42%	15	15%	63	64%	432	23%
11:00 AM - 12:00 PM	147	36%	14	4%	10	9%	29	18%	41	31%	57	34%	184	51%	46	47%	75	76%	603	32%
12:00 PM - 1:00 PM	187	46%	39	12%	12	11%	68	42%	49	37%	119	70%	187	52%	69	71%	59	60%	789	42%
1:00 PM - 2:00 PM ³	247	60%	46	14%	16	15%	91	56%	43	33%	134	79%	179	50%	75	77%	81	82%	912	49%
2:00 PM - 3:00 PM	231	56%	31	10%	15	14%	62	38%	49	37%	103	61%	171	48%	66	68%	49	49%	777	42%
3:00 PM - 4:00 PM	223	54%	15	5%	16	15%	42	26%	46	35%	53	31%	138	39%	52	54%	38	38%	623	33%
4:00 PM - 5:00 PM	218	53%	17	5%	11	10%	43	27%	46	35%	45	26%	135	38%	47	48%	21	21%	583	31%
5:00 PM - 6:00 PM	216	53%	9	3%	8	7%	42	26%	44	33%	53	31%	109	30%	51	53%	20	20%	552	30%
6:00 PM - 7:00 PM	246	60%	14	4%	8	7%	46	28%	55	42%	67	39%	106	30%	61	63%	18	18%	621	33%
7:00 PM - 8:00 PM	206	50%	17	5%	9	8%	68	42%	46	35%	120	71%	105	29%	66	68%	42	42%	679	36%
8:00 PM - 9:00 PM	216	53%	19	6%	6	6%	104	64%	48	36%	142	84%	111	31%	66	68%	54	55%	766	41%

¹ Home Depot supplies and carts occupies 9 parking spaces

² Home Depot supplies and carts occupies 23 parking spaces

³ Peak Parking Demand

Table 4

Saturday (June 6, 2015) Parking Count

Time Period	Number of Parked Vehicles and Percentage of Occupied Parking Spaces																			
	A		B		C		D		E ¹		F		G ²		H		I		Total	
Parking Spaces Provided	410		325		108		162		132		170		358		97		99		1861	
9:00 AM - 10:00 AM	79	19%	14	4%	1	1%	7	4%	19	14%	24	14%	161	45%	4	4%	58	59%	367	20%
10:00 AM - 11:00 AM	115	28%	12	4%	1	1%	21	13%	37	28%	54	32%	214	60%	14	14%	74	75%	542	29%
11:00 AM - 12:00 PM	173	42%	23	7%	4	4%	42	26%	50	38%	90	53%	221	62%	48	49%	84	85%	735	39%
12:00 PM - 1:00 PM	244	60%	23	7%	6	6%	88	54%	57	43%	135	79%	191	53%	75	77%	87	88%	906	49%
1:00 PM - 2:00 PM ³	300	73%	27	8%	6	6%	119	73%	60	45%	144	85%	186	52%	89	92%	89	90%	1020	55%
2:00 PM - 3:00 PM	317	77%	24	7%	10	9%	87	54%	65	49%	124	73%	207	58%	68	70%	59	60%	961	52%
3:00 PM - 4:00 PM	286	70%	22	7%	8	7%	69	43%	52	39%	65	38%	177	49%	60	62%	35	35%	774	42%
4:00 PM - 5:00 PM	289	70%	30	9%	11	10%	58	36%	48	36%	57	34%	153	43%	57	59%	25	25%	728	39%
5:00 PM - 6:00 PM	281	69%	19	6%	16	15%	63	39%	55	42%	81	48%	142	40%	53	55%	28	28%	738	40%
6:00 PM - 7:00 PM	292	71%	21	6%	9	8%	93	57%	48	36%	121	71%	128	36%	64	66%	29	29%	805	43%
7:00 PM - 8:00 PM	263	64%	27	8%	8	7%	115	71%	47	36%	129	76%	137	38%	75	77%	60	61%	861	46%
8:00 PM - 9:00 PM	221	54%	32	10%	10	9%	134	83%	40	30%	123	72%	129	36%	83	86%	67	68%	839	45%

¹ Home Depot supplies and carts occupies 9 parking spaces

² Home Depot supplies and carts occupies 23 parking spaces

³ Peak Parking Demand

Table 5

Parking Demand Summary

Descriptor	Number of Parking Spaces
Additional Parking Spaces Required by City Code ¹	322
Maximum Parking Demand During Peak Hours ²	1,020
Expected Peak Parking Demand	1,342
10% Overage Factor	134
Total Maximum Parking Demand	1,476
Parking Spaces Currently Available	1,829
Proposed Parking Spaces to be Removed	- 66
Proposed Parking Spaces to be Added	+ 33
Proposed Parking Spaces Provided	1,796

¹ See Table 2.

² See Table 4.

Table 6

Parking Required by Code per ULI Shared Parking Analysis¹

Address	Tenant	Land Use	Quantity	Units ²	Required Parking Spaces ³	Weekday Requirements			Weekend Requirements		
						Customer/ Visitor/Guest	Employee/ Resident	Total	Customer/ Visitor/Guest	Employee/ Resident	Total
17835 Gale Avenue	Sam's Club	Retail	125.2	TSF	501	296	77	373	401	100	501
17877 Gale Avenue	Benihana	Fine/Casual Dining	7.9	TSF	32	24	4	28	27	5	32
17919 Gale Avenue #101	Taste Gui Zhou	Family Restaurant	4.6	TSF	19	11	2	13	16	3	19
17919 Gale Avenue #102		Fine/Casual Dining	2.5	TSF	11	8	1	9	9	2	11
17919 Gale Avenue #201-202	Coldwell Banker/George Realty	Office	4.3	TSF	17	1	16	17	0	2	2
17919 Gale Avenue #203	New Sun International Travel Inc.	Office	0.9	TSF	3	0	3	3	0	0	0
17919 Gale Avenue #205	Insurance Agency Inc.	Office	0.9	TSF	3	0	3	3	0	0	0
17961 Gale Avenue	Former Toy's R Us	Mixed Use	55.0	TSF	220	158	43	201	170	42	212
18001 Gale Avenue	Crystal Lighting	Retail	4.8	TSF	19	14	3	17	15	4	19
18007 Gale Avenue	EE convenience store	Retail	2.0	TSF	8	6	1	7	6	2	8
18009 Gale Avenue	World Hot Pot	Fine/Casual Dining	6.0	TSF	24	18	3	22	20	4	24
18015 Gale Avenue	My Dearest Corp.	Fine/Casual Dining	7.0	TSF	102	78	14	92	87	15	102
18017 Gale Avenue	Kang Kang	Fast Food	3.7	TSF	15	13	2	15	12	2	14
18021 & 18025 Gale Avenue	Chubby Cheek Café	Fine/Casual Dining	3.7	TSF	15	11	2	13	13	2	15
18031 Gale Avenue	Sam Ash	Retail	20.0	TSF	80	58	14	72	64	16	80
18041 Gale Avenue	Wicks Furniture	Retail	30.0	TSF	120	87	21	108	96	24	120
18043 Gale Avenue	Luxy 101	Fine/Casual Dining	2.4	TSF	10	7	1	9	8	1	10
18045 Gale Avenue	Plaza Vision	Retail	2.5	TSF	10	7	2	9	8	2	10
18047 Gale Avenue	Nails Elite	Retail	1.5	TSF	6	4	1	5	5	1	6
18055 Gale Avenue	OK Furniture	Retail	12.0	TSF	48	35	8	43	38	10	48
18061 Gale Avenue	Kome Buffet	Fine/Casual Dining	9.3	TSF	227	173	31	204	193	34	227
18065 Gale Avenue	Frisco's	Family Restaurant	3.2	TSF	13	9	2	11	10	3	13
18131 Gale Avenue	Home Depot	Retail	109.5	TSF	438	204	49	253	351	88	438
18201 Gale Avenue #A	Waba Grill	Fast Food	2.0	TSF	8	7	1	8	6	1	7
18201 Gale Avenue #B	Q Pet	Retail	0.4	TSF	1	1	0	1	1	0	1
18205 Gale Avenue	King Crawfish	Fine/Casual Dining	2.5	TSF	56	43	8	51	48	8	56
18207 Gale Avenue	Jade House	Fine/Casual Dining	2.5	TSF	10	8	1	9	9	2	10
18209 Gale Avenue	Pho Bamboo	Fast Food	2.0	TSF	8	7	1	8	6	1	7
18211 Gale Avenue	Remy's Noodle Palace	Fast Food	1.2	TSF	5	4	1	5	4	1	5
18213 Gale Avenue	Xian Kitchen	Fast Food	1.2	TSF	5	4	1	5	4	1	5
18215 Gale Avenue	Best Golf	Retail	2.0	TSF	8	6	1	7	6	2	8
18217 Gale Avenue #A	Help U Sell	Retail	0.4	TSF	2	1	0	2	2	0	2
18217 Gale Avenue #A	Cocarny KYS	Fine/Casual Dining	3.6	TSF	14	11	2	13	12	2	14
18217 Gale Avenue #B	AB Shabu	Fast Food	2.5	TSF	48	37	7	43	41	7	48
18219 Gale Avenue #A	Noodle House	Fast Food	3.2	TSF	13	11	2	13	10	2	12
18219 Gale Avenue #B	Ruen Pair	Fast Food	3.1	TSF	12	10	2	12	10	2	11
18261 Gale Avenue #A	I - Hop	Family Restaurant	4.8	TSF	70	49	12	61	54	14	68
18261 Gale Avenue #B	Former Icon Industry	Office	2.3	TSF	9	1	8	9	0	1	1
18261 Gale Avenue #C	Multi-Trans	Office	1.3	TSF	5	0	5	5	0	0	0
18261 Gale Avenue #D	KMC Accountancy Corp	Office	1.2	TSF	5	0	5	5	0	0	0
18271 Gale Avenue	Jack in the Box	Fast Food	2.4	TSF	9	7	1	8	8	1	9
Subtotal						381	69	450	425	75	500
Office						3	47	50	0	4	4
Retail						853	211	1064	1141	285	1426
Fast Food						123	22	144	123	21	144
Family Restaurant						69	16	85	80	19	100
Total						1,793			2,174		

¹ Shared parking ratios were obtained from the Urban Land Institute, *Shared Parking*, 2005.

² TSF = Thousand Square Feet

³ Required parking spaces were obtained from either the City of Industry Code or planning staff.

Table 7

Hourly Peak Parking Demand

Time of the Day	Weekday																																						
	January			February			March			April			May			June			July			August			September			October			November			December			Late December		
	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total			
6:00 AM	17	26	43	17	26	43	19	27	46	18	27	45	19	27	46	19	27	46	19	27	46	20	27	47	18	27	45	19	27	46	18	30	48	23	32	55	20	30	50
7:00 AM	50	56	106	50	56	106	57	56	113	56	56	112	58	56	114	59	56	115	57	56	113	60	56	116	56	56	112	58	56	114	60	60	120	77	64	141	65	57	122
8:00 AM	120	138	258	121	138	259	135	138	273	133	138	271	138	138	276	140	138	278	136	137	273	145	137	282	133	138	271	138	138	276	146	148	296	193	158	351	119	142	261
9:00 AM	249	225	474	253	225	478	283	227	510	277	227	504	290	227	517	294	227	521	284	225	509	303	225	528	280	227	507	290	227	517	309	246	555	364	265	629	216	237	453
10:00 AM	465	257	722	473	257	730	530	258	788	519	258	777	543	258	801	550	258	808	531	256	787	567	256	823	524	258	782	543	258	801	580	279	859	673	301	974	430	270	700
11:00 AM	635	281	916	646	281	927	723	282	1,005	707	282	989	741	282	1,023	749	282	1,031	727	280	1,007	773	280	1,053	715	282	997	741	282	1,023	788	306	1,094	944	330	1,274	697	297	994
12:00 NOON	750	286	1,036	763	286	1,049	853	287	1,140	834	287	1,121	873	287	1,160	882	287	1,169	859	286	1,145	910	286	1,196	842	287	1,129	873	287	1,160	925	312	1,237	1,166	337	1,503	967	304	1,271
1:00 PM	777	286	1,063	790	286	1,076	884	287	1,171	865	287	1,152	905	287	1,192	915	287	1,202	890	286	1,176	944	286	1,230	873	287	1,160	905	287	1,192	960	312	1,272	1,267	337	1,604	1,048	304	1,352
2:00 PM	720	290	1,010	732	290	1,022	819	291	1,110	800	291	1,091	839	291	1,130	848	291	1,139	824	289	1,113	875	289	1,164	810	291	1,101	839	291	1,130	892	316	1,208	1,233	341	1,574	1,016	307	1,323
3:00 PM	633	281	914	643	281	924	720	283	1,003	706	283	989	740	283	1,023	748	283	1,031	724	281	1,005	772	281	1,053	715	283	998	740	283	1,023	792	308	1,100	1,165	333	1,498	950	299	1,249
4:00 PM	641	275	916	651	275	926	729	276	991	748	276	991	748	276	1,024	757	276	1,033	732	275	1,007	781	275	1,056	722	276	998	748	276	1,024	800	301	1,101	1,122	326	1,448	918	293	1,211
5:00 PM	711	255	966	723	255	978	809	257	1,066	791	257	1,048	829	257	1,086	838	257	1,095	814	256	1,070	864	256	1,120	800	257	1,057	829	257	1,086	882	281	1,163	1,068	305	1,373	883	276	1,159
6:00 PM	757	246	1,003	770	246	1,016	860	248	1,108	840	248	1,088	880	248	1,128	889	248	1,137	866	247	1,113	918	247	1,165	849	248	1,097	880	248	1,128	932	272	1,204	1,070	296	1,366	810	270	1,080
7:00 PM	759	239	998	772	239	1,011	862	241	1,103	843	241	1,084	883	241	1,124	891	241	1,132	868	241	1,109	920	241	1,161	852	241	1,093	883	241	1,124	934	265	1,199	1,021	289	1,310	688	264	952
8:00 PM	648	223	871	658	223	881	736	224	960	720	224	944	754	224	978	760	224	984	742	224	966	785	224	1,009	727	224	951	754	224	978	796	247	1,043	889	269	1,158	537	247	784
9:00 PM	453	186	639	461	186	647	513	188	701	502	188	690	524	188	712	529	188	717	518	188	706	547	188	735	505	188	693	524	188	712	550	207	757	709	226	935	389	207	596
10:00 PM	321	113	434	326	113	439	364	114	478	353	114	467	371	114	485	373	114	487	369	114	483	387	114	501	356	114	470	371	114	485	384	124	508	484	134	618	289	124	413
11:00 PM	171	57	228	174	57	231	194	58	252	188	58	246	196	58	254	197	58	255	197	58	255	203	58	261	188	58	246	196	58	254	198	62	260	237	66	303	169	62	231
12:00 MID	42	14	56	42	14	56	47	14	61	44	14	58	47	14	61	47	14	61	48	14	62	49	14	63	44	14	63	44	14	59	49	14	59	49	14	63	47	14	61
Maximum			1,063			1,076			1,171			1,152			1,192			1,202			1,176			1,230			1,160			1,192			1,272			1,604			1,352
Time of the Day	Weekend																																						
	January			February			March			April			May			June			July			August			September			October			November			December			Late December		
	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total	Customer/ Visitor	Employee	Total

Table 8

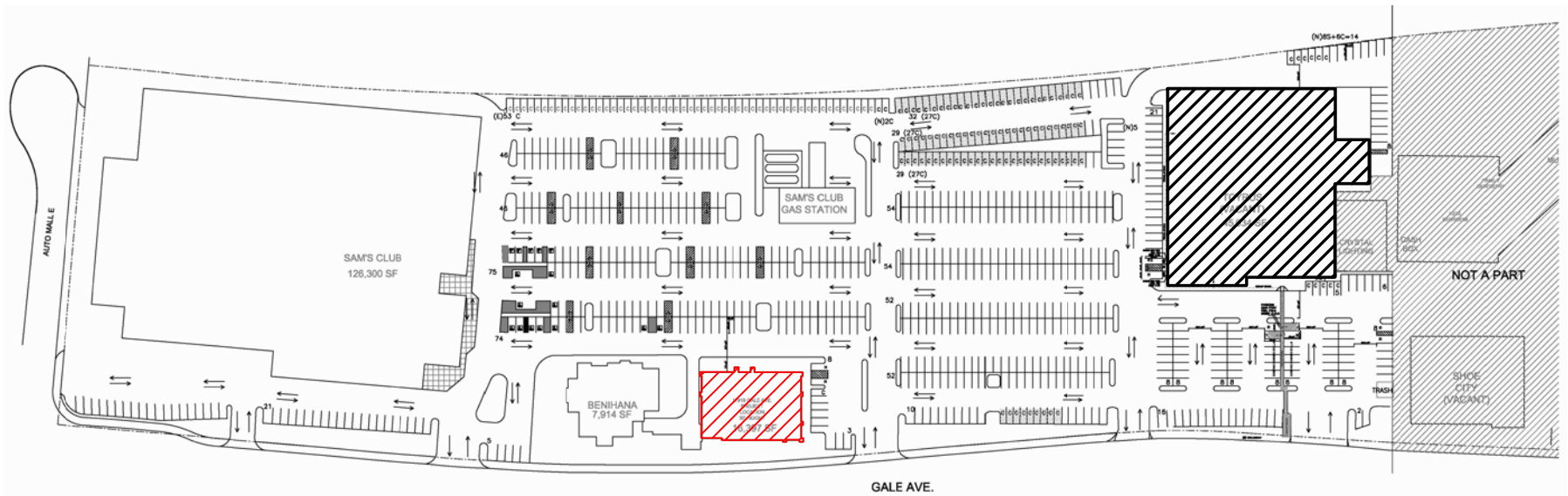
Monthly Peak Parking Demand

Month	Weekdays	Weekends
January	1,063	1,067
February	1,076	1,079
March	1,171	1,178
April	1,152	1,162
May	1,192	1,202
June	1,202	1,212
July	1,176	1,183
August	1,230	1,242
September	1,160	1,170
October	1,192	1,202
November	1,272	1,296
December	1,604	1,655
Late December	1,352	1,389
Maximum	1,604	1,655

Figure 1
Project Location Map



Figure 2
Site Plan



Legend



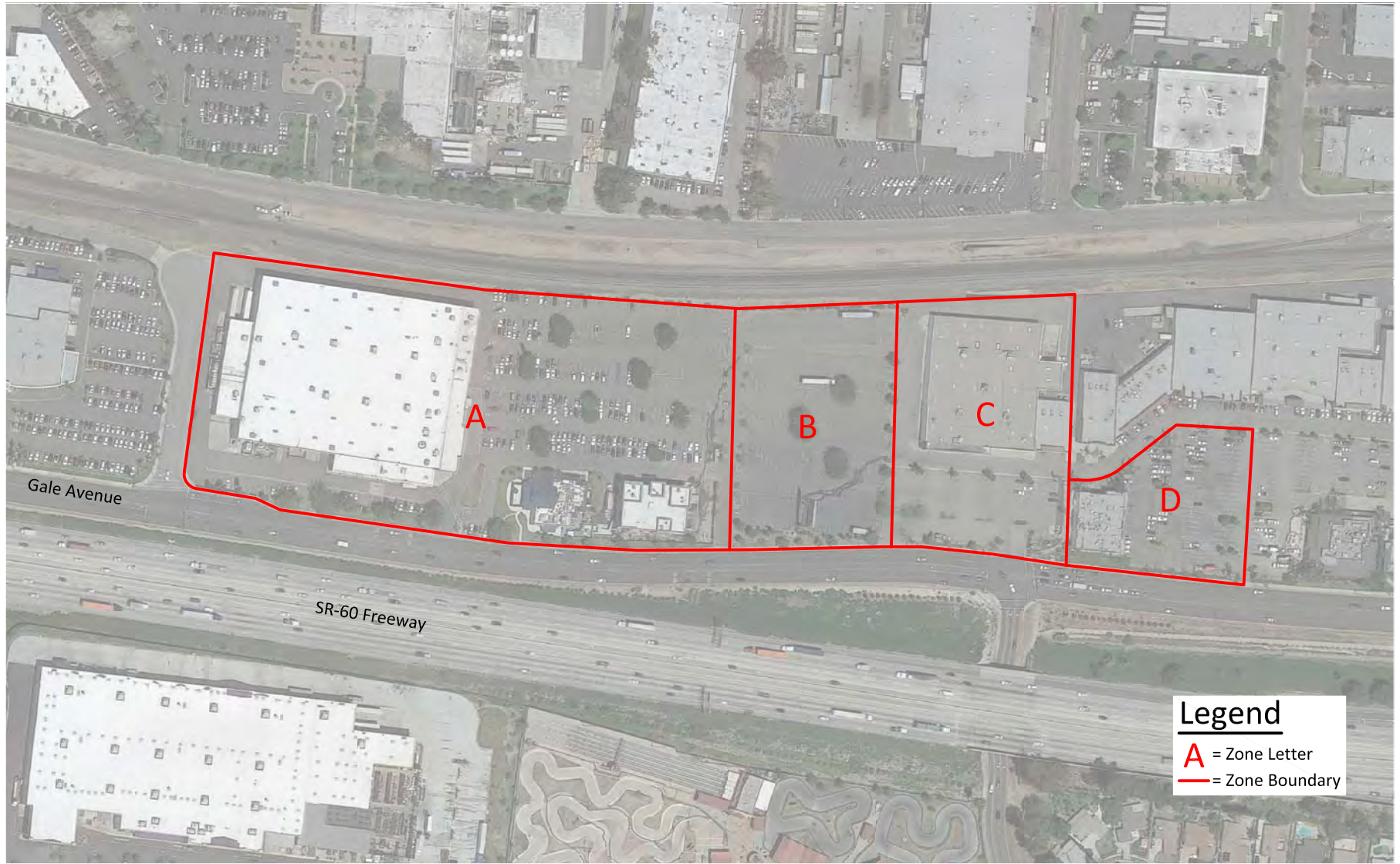
-  = Golden Phoenix
-  = Lamoda Plaza

Figure 3
Parking Zones A-D



Legend

- A = Zone Letter
- = Zone Boundary

Figure 4
Parking Zones (E-I)

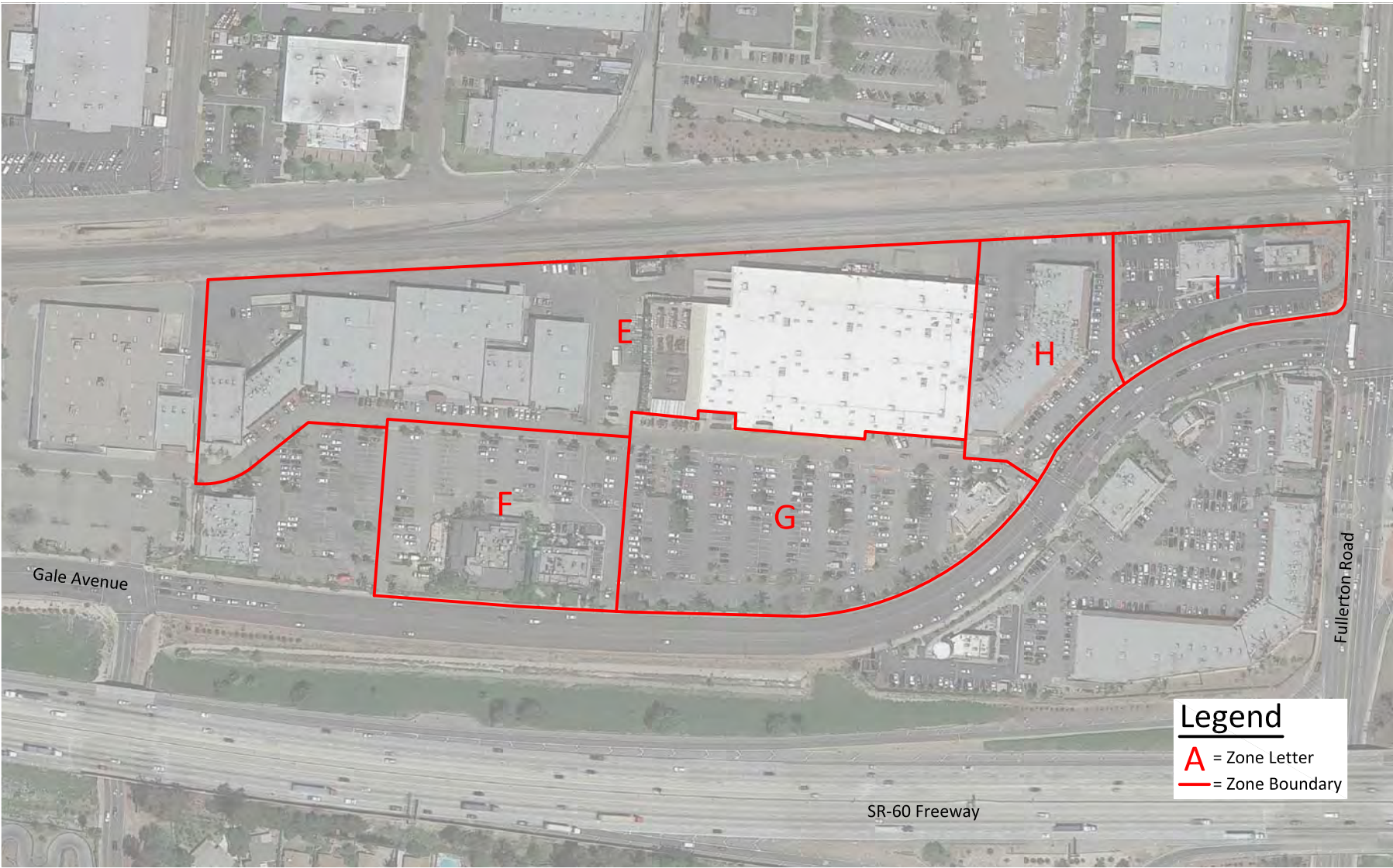


Figure 5
Monthly Peak Parking Demand

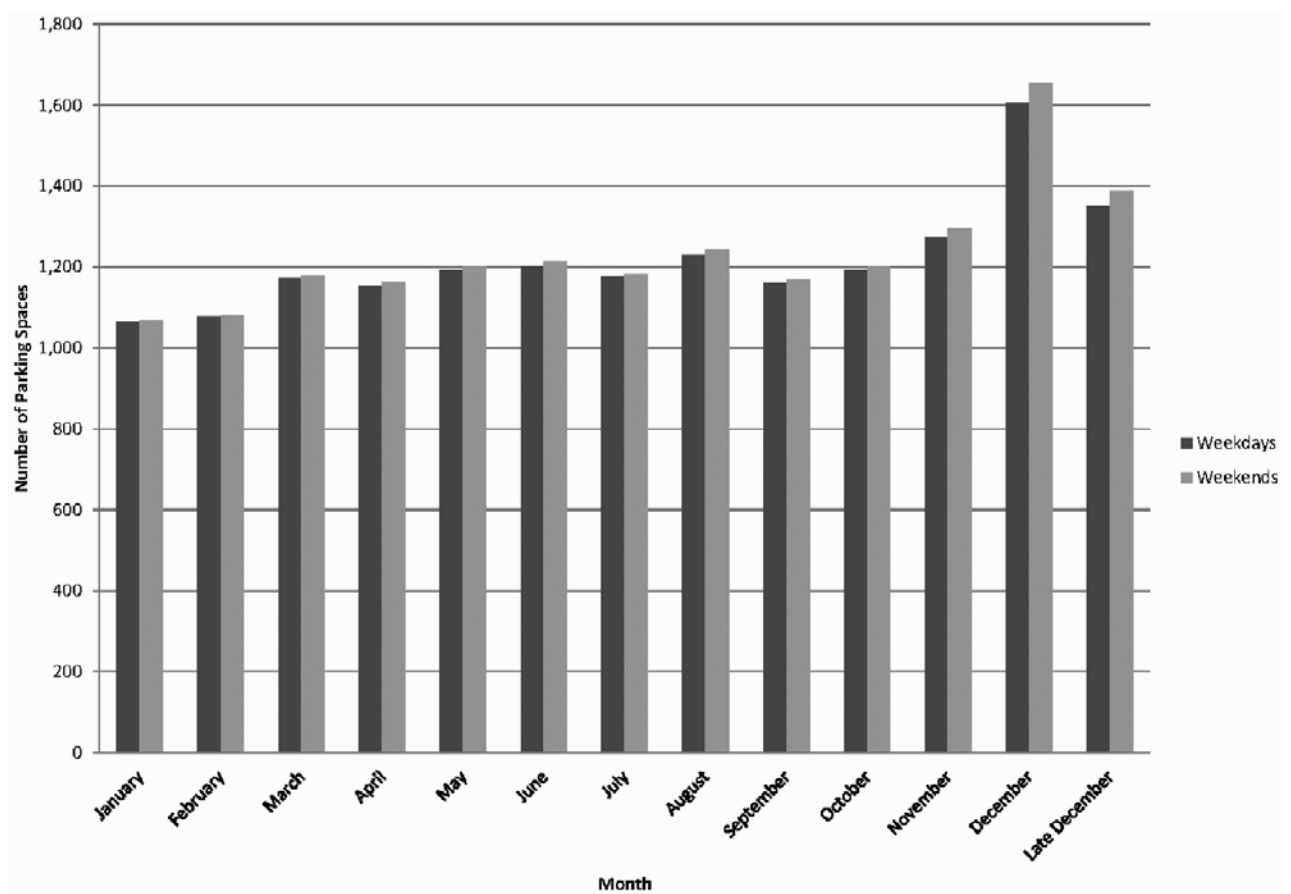
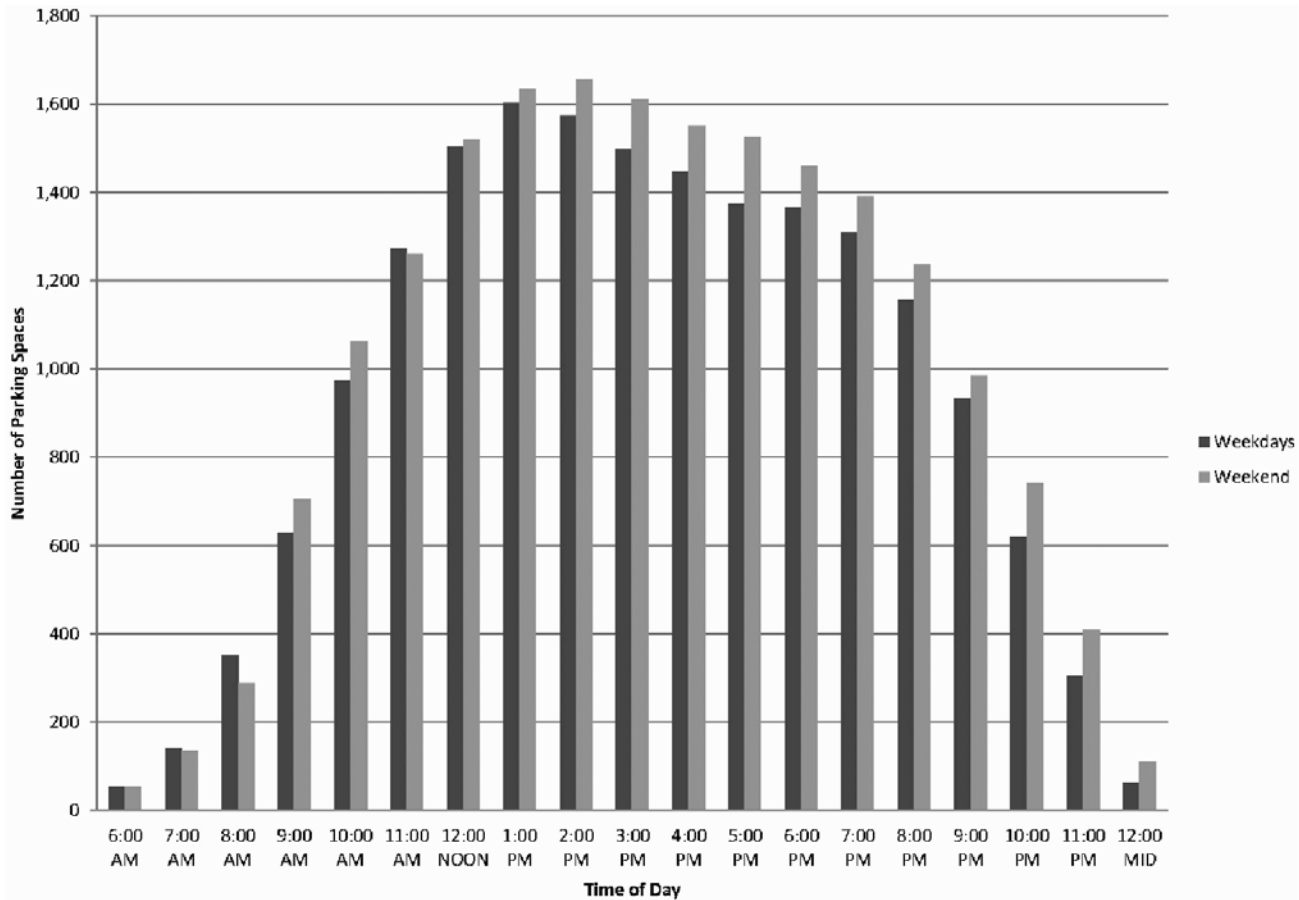


Figure 6
Peak Month Hourly Parking Demand



APPENDIX A

Glossary of Transportation Terms

GLOSSARY OF TRANSPORTATION TERMS

COMMON ABBREVIATIONS

AC:	Acres
ADT:	Average Daily Traffic
Caltrans:	California Department of Transportation
DU:	Dwelling Unit
ICU:	Intersection Capacity Utilization
LOS:	Level of Service
TSF:	Thousand Square Feet
V/C:	Volume/Capacity
VMT:	Vehicle Miles Traveled

TERMS

AVERAGE DAILY TRAFFIC: The total volume during a year divided by the number of days in a year. Usually only weekdays are included.

BANDWIDTH: The number of seconds of green time available for through traffic in a signal progression.

BOTTLENECK: A constriction along a travelway that limits the amount of traffic that can proceed downstream from its location.

CAPACITY: The maximum number of vehicles that can be reasonably expected to pass over a given section of a lane or a roadway in a given time period.

CHANNELIZATION: The separation or regulation of conflicting traffic movements into definite paths of travel by the use of pavement markings, raised islands, or other suitable means to facilitate the safe and orderly movements of both vehicles and pedestrians.

CLEARANCE INTERVAL: Nearly same as yellow time. If there is an all red interval after the end of a yellow, then that is also added into the clearance interval.

CORDON: An imaginary line around an area across which vehicles, persons, or other items are counted (in and out).

CYCLE LENGTH: The time period in seconds required for one complete signal cycle.

CUL-DE-SAC STREET: A local street open at one end only, and with special provisions for turning around.

DAILY CAPACITY: The daily volume of traffic that will result in a volume during the peak hour equal to the capacity of the roadway.

DELAY: The time consumed while traffic is impeded in its movement by some element over which it has no control, usually expressed in seconds per vehicle.

DEMAND RESPONSIVE SIGNAL: Same as traffic-actuated signal.

DENSITY: The number of vehicles occupying in a unit length of the through traffic lanes of a roadway at any given instant. Usually expressed in vehicles per mile.

DETECTOR: A device that responds to a physical stimulus and transmits a resulting impulse to the signal controller.

DESIGN SPEED: A speed selected for purposes of design. Features of a highway, such as curvature, superelevation, and sight distance (upon which the safe operation of vehicles is dependent) are correlated to design speed.

DIRECTIONAL SPLIT: The percent of traffic in the peak direction at any point in time.

DIVERSION: The rerouting of peak hour traffic to avoid congestion.

FORCED FLOW: Opposite of free flow.

FREE FLOW: Volumes are well below capacity. Vehicles can maneuver freely and travel is unimpeded by other traffic.

GAP: Time or distance between successive vehicles in a traffic stream, rear bumper to front bumper.

HEADWAY: Time or distance spacing between successive vehicles in a traffic stream, front bumper to front bumper.

INTERCONNECTED SIGNAL SYSTEM: A number of intersections that are connected to achieve signal progression.

LEVEL OF SERVICE: A qualitative measure of a number of factors, which include speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and operating costs.

LOOP DETECTOR: A vehicle detector consisting of a loop of wire embedded in the roadway, energized by alternating current and producing an output circuit closure when passed over by a vehicle.

MINIMUM ACCEPTABLE GAP: Smallest time headway between successive vehicles in a traffic stream into which another vehicle is willing and able to cross or merge.

MULTI-MODAL: More than one mode; such as automobile, bus transit, rail rapid transit, and bicycle transportation modes.

OFFSET: The time interval in seconds between the beginning of green at one intersection and the beginning of green at an adjacent intersection.

PLATOON: A closely grouped component of traffic that is composed of several vehicles moving, or standing ready to move, with clear spaces ahead and behind.

ORIGIN-DESTINATION SURVEY: A survey to determine the point of origin and the point of destination for a given vehicle trip.

PASSENGER CAR EQUIVALENTS (PCE): One car is one Passenger Car Equivalent. A truck is equal to 2 or 3 Passenger Car Equivalents in that a truck requires longer to start, goes slower, and accelerates slower. Loaded trucks have a higher Passenger Car Equivalent than empty trucks.

PEAK HOUR: The 60 consecutive minutes with the highest number of vehicles.

PRETIMED SIGNAL: A type of traffic signal that directs traffic to stop and go on a predetermined time schedule without regard to traffic conditions. Also, fixed time signal.

PROGRESSION: A term used to describe the progressive movement of traffic through several signalized intersections.

SCREEN-LINE: An imaginary line or physical feature across which all trips are counted, normally to verify the validity of mathematical traffic models.

SIGNAL CYCLE: The time period in seconds required for one complete sequence of signal indications.

SIGNAL PHASE: The part of the signal cycle allocated to one or more traffic movements.

STARTING DELAY: The delay experienced in initiating the movement of queued traffic from a stop to an average running speed through a signalized intersection.

TRAFFIC-ACTUATED SIGNAL: A type of traffic signal that directs traffic to stop and go in accordance with the demands of traffic, as registered by the actuation of detectors.

TRIP: The movement of a person or vehicle from one location (origin) to another (destination). For example, from home to store to home is two trips, not one.

TRIP-END: One end of a trip at either the origin or destination; i.e. each trip has two trip-ends. A trip-end occurs when a person, object, or message is transferred to or from a vehicle.

TRIP GENERATION RATE: The quantity of trips produced and/or attracted by a specific land use stated in terms of units such as per dwelling, per acre, and per 1,000 square feet of floor space.

TRUCK: A vehicle having dual tires on one or more axles, or having more than two axles.

UNBALANCED FLOW: Heavier traffic flow in one direction than the other. On a daily basis, most facilities have balanced flow. During the peak hours, flow is seldom balanced in an urban area.

VEHICLE MILES OF TRAVEL: A measure of the amount of usage of a section of highway, obtained by multiplying the average daily traffic by length of facility in miles.

APPENDIX B

City of Industry Parking Code Requirements

Chapter 17.12

COMMERCIAL ZONE

Sections:

- 17.12.010** General prohibition.
- 17.12.020** Uses permitted with use permit.
- 17.12.025** Uses permitted with conditional use permit.
- 17.12.030** Entertainment and/or dance regulations.
- 17.12.040** Entertainment and/or dance exemptions.
- 17.12.045** Location requirements for massage establishments.
- 17.12.046** Amortization of nonconforming massage establishments.
- 17.12.050** Regulations.

17.12.010 General prohibition.

A person shall not use any premises in zone C except as specifically permitted in this chapter and subject to all regulations and conditions enumerated in this chapter. (Ord. 178 § 200, 1961)

17.12.020 Uses permitted with use permit.

Property in zone C may be used for the following uses subject to the issuance of a use permit for each such use pursuant to Chapter 17.44:

Athletic/health clubs;

Banks and financial institutions;

Bar or cocktail lounge;

Barber shop;

Beauty shop;

Blueprinting and photocopying;

Carwash;

City, county, state, federal or other governmental public buildings, including but not limited to, city halls, schools, libraries, police and fire stations, and post offices;

Coffee shop;

Cleaners/laundromat;

Commercial off-street parking facility;

Delicatessen;

Drug store;

Employment agency;

Fast-food restaurant;

Liquor store;

Massage establishment as defined in Chapter 5.20 and subject to the requirements of Chapter 5.20 and this chapter.

Motorcycle agency for the selling or leasing of new motorcycles and the selling or leasing of secondhand motorcycles on the same lot or parcel of land taken in as a trade-in on such new motorcycles and repairs related to such new or secondhand motorcycles;

Office (administrative, professional or service), including medical and dental offices and out-patient clinics;

Photographer's studio;
Printing and publishing;
Recycling facilities as defined in and permitted by Chapter 17.52 of this title;
Retail stores;
Travel agency;
Veterinarian office;
Vocational school. (Ord. 730 § 2, 2007; Ord. 729-U § 2, 2007; Ord. 651 § 7, 2000; Ord. 545 §§ 2 (part), 4, 1988; Ord. 542 § 4 (part), 1987; Ord. 410 § 1, 1977; Ord. 408 § 1, 1977; Ord. 178 § 201, 1961)

17.12.025 Uses permitted with conditional use permit.

Property in zone C may be used for the following uses subject to the issuance of conditional use permit for such use(s) pursuant to Chapter 17.48:

1. Bowling alley;
2. Child care—Preschool;
3. Church;
4. Dance studio;
5. Drama theater or playhouse;
6. Entertainment or dancing. Any business or use that includes entertainment or dancing as part of that business or use. This subsection shall not apply to any business regulated by the terms of Chapter 17.14 of this code and defined in Section 17.08.005 of this code;
7. Gasoline service station;
8. A combination of gasoline service station and any retail store(s) not related to automobile services on the same parcel of property;
9. Hospital;
10. Ice skating/roller skating rink;
11. Indoor children's soft play facility in which each child must be accompanied by an adult who must remain in the building at all times until the child departs the building;
12. Movie theater or cinema;
13. Restaurants. (Ord. 651 § 8, 2000; Ord. 608 § 1, 1994; Ord. 545 §§ 2 (part), 4, 1988; Ord. 542 § 4 (part), 1987; Ord. 410 § 1, 1977; Ord. 408 § 1, 1977; Ord. 178 § 201, 1961)

17.12.030 Entertainment and/or dance regulations.

Any business or use that includes entertainment and/or dancing as part of that business or use shall comply with the following:

- A. A business must have a minimum of five thousand square feet of continuous building area to conduct entertainment and/or dancing.
- B. A Los Angeles County sheriff's department investigation shall be conducted on the background on all owners or officers of a business or corporation prior to the planning commission review of the conditional use permit application.
- C. A written security program for the premises shall be presented to, and approved by, the Los Angeles County sheriff's department and city manager prior to the planning commission review of the conditional use permit application.
- D. The required security program shall be implemented and maintained in a manner satisfactory to the city and the sheriff's department.

E. The entire premises is subject to inspection by the Los Angeles County sheriff's department and/or city representative at any reasonable time without prior notification.

F. Adequate lighting will be provided in the parking lot areas and access sidewalks at all times.

G. The hours of operation shall be restricted to six a.m. to two a.m., seven days a week.

H. Permittee will be held responsible for acquainting all employees with these rules and all applicable local, county, state, or federal laws.

I. No changes to the approved floor plan shall be permitted without written permission from both the Los Angeles County sheriff's department and the city.

J. The noise level created by any entertainment and/or dance business shall not exceed the following at the property line of any adjacent or nearby residential land use, hospital, school in session, church or public library as measured by a sound level meter:

1. Fifty-five dBA between seven a.m. and ten p.m.
Fifty dBA between ten p.m. and seven a.m.
for a cumulative period of more than thirty minutes in any hour;
2. Sixty dBA between seven a.m. and ten p.m.
Fifty-five dBA between ten p.m. and seven a.m.
for a cumulative period of more than fifteen minutes in any hour;
3. Sixty-five dBA between seven a.m. and ten p.m.
Sixty dBA between ten p.m. and seven a.m.
for a cumulative period of more than five minutes in any hour;
4. Seventy dBA between seven a.m. and ten p.m.
Sixty-five dBA between ten p.m. and seven a.m.
at any time.

Any noise level measurements made pursuant to this subsection shall be performed in accordance with the following criteria:

a. "Noise level" means the "A" weighted sound pressure level in decibels obtained by using a sound level meter at slow response with a reference pressure of twenty micronewtons per square meter. The unit of measurement shall be designated as dB(A)

b. "Sound level meter" means an instrument meeting American National Standard Institute's Standard S1.4-1971 for Type 1 or Type 2 sound level meters or an instrument and the associated recording and analyzing equipment which will provide equivalent data.

K. Any violation of these regulations or any local, county, state or federal laws shall constitute grounds for revocation or suspension of the conditional use permit. (Ord. 651 § 9, 2000; Ord. 644 § 3, 1999; Ord. 608 §§ 4—6, 1994; Ord. 545 § 2 (part), 1988; Ord. 542 § 5, 1987; Ord. 501-U § 1, 1985; Ord. 178 § 202, 1961)

17.12.040 Entertainment and/or dance exemptions.

The following activities or events shall be exempt from the provision of Sections 17.12.025 and 17.12.030 of this code:

A. A nonprofit organization or nonprofit group of persons whose organization or group is either one of a patriotic nature, or of a social, education, religious or charitable purpose shall be permitted to conduct four events annually (commencing on the first day of each year) with entertainment and/or dancing.

B. Any entertainment and/or dance conducted at a city owned facility. (Ord. 651 § 10, 2000)

17.12.045 Location requirements for massage establishments.

A. A massage establishment may not be located within one thousand feet of any existing adult business whether or not such other use is located within the city.

B. The distance specified in this section will be measured in a straight line from the nearest point of the property line of the premises in which the proposed massage establishment is to be located to the nearest point of the property line of the adult business. (Ord. 730 § 2, 2007; Ord. 729-U § 2, 2007)

17.12.046 Amortization of nonconforming massage establishments.

A. Amortization Period. After July 1, 2010, no person may cause, allow, or permit the continued operation, maintenance or use of a lot, building or structure as a legal nonconforming massage establishment, unless such use is granted an extension pursuant to subsections C and D of this section. For the purposes of this section, the term “legal nonconforming massage establishment” means any massage establishment use that was legally established and lawfully operating on April 26, 2007.

B. Early Termination. Any termination or revocation of the license of a legal nonconforming massage establishment, or the discontinuance (by operation of law or voluntary) or abandonment of such use for a period of thirty consecutive days, will result in the immediate loss of the legal nonconforming status of such use.

C. Extension Application. The owner of a legal nonconforming massage establishment or the owner of the property upon which such use exists, may file an application with the planning director for an extension of the amortization period in subsection A in accordance with the following procedures:

1. The application must be filed at least one hundred eighty days prior to the expiration of the amortization period established in subsection A of this section. The filing fee for the application will be the same as that for a variance as established by the city council;
2. The application must state the additional length of time requested for the amortization and the grounds for requesting such an extension of time including but not necessarily limited to information relevant to the criteria set forth in subsection D of this section;
3. The planning director will set the matter for a hearing within thirty calendar days following the receipt of a complete application.

D. Decision on Extension Application. The city manager or a designated hearing officer will hold a public hearing at which time all evidence and testimony regarding the request for an extension of the amortization period will be considered. The burden will be on the applicant to establish that the extension should be granted. In rendering a decision, the city manager or hearing officer must consider the following factors:

1. The massage establishment or property owner’s financial investment in the business, in particular the amount of investment prior to the adoption of Section 17.12.045, which for the purposes of this chapter was April 26, 2007;
2. The present actual and depreciated value of business improvements;
3. The applicable Internal Revenue Service depreciation schedules;
4. The remaining useful life of the business improvements;
5. The remaining lease term;
6. The date upon which the business owner or property owner first received notice of the nonconforming status of the use;
7. The cost of relocating the business to a site conforming to the provisions of this chapter;
8. The ability of the business owner or property owner to change the use to a conforming use;
9. The good faith efforts made to recoup the investment and to relocate the use;

10. The history of code and legal compliance by the massage establishment as well as the secondary effects of the massage establishment on the health, safety and welfare of surrounding businesses and uses and the secondary effects if the massage establishment were to be permitted to extend the amortization period.

The decision must be in writing and must include findings in support of the decision to grant or deny any extension of the amortization period. The decision must be hand delivered or sent by certified mail to the applicant within twenty business days of the hearing.

E. The decision of the city manager or hearing officer will be final. (Ord. 730 § 4, 2007; Ord. 729-U § 4, 2007)

17.12.050 Regulations.

The conditions under which the uses described in Sections 17.12.020 and 17.12.025 are permitted in zone C are as follows:

- A. That not to exceed fifty percent of the land be occupied by structures;
- B. That all goods, other than nursery stock and new and used cars, offered for sale, be displayed within a building enclosed by a roof and on all sides by walls;
- C. That parking spaces shall be provided at a minimum ratio of one space per two hundred fifty square feet of floor area within the structures served by such spaces. All parking spaces shall be at least nine feet in width by nineteen feet in length, except that compact parking spaces which are at least eight feet in width by sixteen feet in length may constitute up to twenty percent of the required parking spaces. If the use consists of a gasoline service station and any retail store on the same parcel or lot, then the parcel or lot shall have, in addition to the parking spaces otherwise required for the gasoline service station, a number of parking spaces for the exclusive use of the retail store at a minimum ratio of one space per one hundred sixty-seven square feet of floor area within such retail store, or a total of six parking spaces, whichever is greater;
- D. Restaurants and cocktail lounges shall provide on the same lot or parcel of land, parking spaces at the ratio of one space for every two and one-half fixed seats available for use by the public and one space per fifty square feet of floor area not occupied by fixed seating. Additional parking spaces may be required in connection with the granting of a conditional use permit;
- E. That all buildings and structures shall be set back a minimum of thirty feet from the curb line of all streets;
- F. That architectural and general appearance of all such commercial buildings and grounds be in keeping with the character of the neighborhood and such as not to be detrimental to the public health, safety, and general welfare of the community in which such use or uses are located;
- G. That no commercial structure shall exceed a height of five stories or fifty feet, whichever is greater;
- H. All driveways shall be a minimum of twenty-six feet in width. Aisles serving parking areas shall be a minimum twenty-six feet in width. All driveways shall be located so that vehicles exiting the site have an unobstructed view of the street and oncoming traffic. No driveway shall be located in such a manner that it creates a hazard for vehicles entering or exiting the site;
- I. Truck loading docks located on the front or side of a building shall be screened by masonry walls, accessory structures, or landscaping in such a manner so as to be consistent with the provisions of Section 17.36.060 (R);
- J. No outside storage of any property, building materials, or other property not permanently affixed to the real property shall be allowed, other than as provided for in this section and in Section 17.32.050 of this code. This requirement shall not apply to new and secondhand automobiles held out by an automobile agency for sale or lease pursuant to Section 17.12.020 (2) or Section 7.20.030 (B)(1);

K. All trash containers shall be kept within designated trash enclosure structures permanently affixed to the real property, constructed of either the same materials as the main structure or masonry blocks, and consisting of walls which are at least as high as the trash containers to be kept therein;

L. Emergency fire facilities (hydrants) shall be provided and kept free and unobstructed at all times in accordance with the requirements of the Los Angeles County fire department. A fire prevention inspection must be made by the Los Angeles County fire department within two weeks after occupancy of the building by a new purchaser or tenant;

M. All mechanical equipment (including roof-mounted equipment) shall be screened from public view by screening which is the same color as the main structure;

N. As an incidental use to a permitted use pursuant to Section 17.12.020 or incidental to a use permitted with a conditional use permit in accordance with Section 17.12.025 of this chapter, a maximum of two pool tables or billiard tables will be permitted. (Ord. 669 §§ 6—7, 2001; Ord. 651 § 11, 2000)

Chapter 17.13

AUTOMOBILE ZONE (AZ)

Sections:

- 17.13.010 Purpose.**
- 17.13.020 Permitted uses.**
- 17.13.030 Changes in zone.**

17.13.010 Purpose.

This automobile zone establishes the location of parcels deemed most suitable for the development and maintenance of a commercial area providing automobile-related merchandise and services. (Ord. 745 § 3, 2008)

17.13.020 Permitted uses.

The following uses are permitted on properties in zone AZ:

A. The selling or leasing of new automobiles, the selling or leasing of pre-owned automobiles taken in as a trade-in on new automobile sales on the same parcel of land, and ancillary sales of motorcycles.

B. Automobile service and repair performed in conjunction with an automobile dealership under subsection (A) of this section or a retail parts sales business, run on the same parcel or run on an adjoining parcel and owned by the same person or legal entity. All such service and repairs must be incidental to a primary use of selling or leasing new automobiles or selling new automobile parts. (Ord. 745 § 3, 2008)

17.13.030 Changes in zone.

A. Any change in zoning for a parcel from commercial to automobile must be made in accordance with the provisions of Chapter 17.28.

B. When reviewing a zone change application, the planning commission and city council will consider the following guidelines in exercising their discretion to grant the requested zone change:

1. The parcel must be contiguous with or within five hundred feet of another existing parcel in zone AZ. (Ord. 745 § 3, 2008)

Chapter 17.14

ADULT BUSINESS OVERLAY ZONE (A-B OVERLAY)

Sections:

- 17.14.010 Intent and purpose.**
- 17.14.020 Changes of zone.**
- 17.14.030 Location requirements.**
- 17.14.040 Development standards.**
- 17.14.050 Permitted zone classification.**
- 17.14.060 Adult business permit—Required.**
- 17.14.070 Adult business permit—Application.**
- 17.14.080 Application fee.**
- 17.14.090 Permit application—Review and approval.**
- 17.14.100 Existing adult businesses.**
- 17.14.105 Amortization of nonconforming adult businesses.**
- 17.14.110 Conflicts.**
- 17.14.120 Modifications or revocations.**

17.14.010 Intent and purpose.

It is the intent and purpose of the adult business overlay zone (hereinafter zone “A-B overlay”) to allow adult businesses in portions of the commercial zone where such commercial uses would be consistent with the general plan, compatible with surrounding commercial uses and not materially detrimental to adjacent properties; it is the further intent of this chapter to regulate adult businesses which, unless closely regulated, have the potential of causing serious adverse secondary effects upon the community. These secondary effects include, but are not limited to, the following: depreciation of property values, increases in vacancy rates in residential and commercial areas, increase in incidences of criminal activity, increase in litter, noise, and vandalism and the interference with enjoyment of residential property in the vicinity of such businesses. (Ord. 626 § 2 (part), 1996)

17.14.020 Changes of zone.

Any change of an existing commercial zone to include, in addition to the existing commercial zone uses, an A-B overlay zone, shall be made in accordance with: the provisions of Chapter 17.28. (Ord. 626 § 2 (part), 1996)

17.14.030 Location requirements.

A. Adult businesses shall not be located:

1. Within two hundred fifty feet of any lot upon which a residential use is legally occurring or within two hundred fifty feet of any property located in a zone permitting residential uses at the time of an application for an adult business permit, whether or not such other use is located within the city; or
2. Within five hundred feet of any church, chapel or other publicly recognized place of worship whether or not such other use is located within the city; or
3. Within five hundred feet of any public or private school (kindergarten through twelfth grade) or child care center whether or not such other use is located within the city; or

4. Within five hundred feet of any park owned by a public entity whether or not such other use is located within the city; or

5. Within five hundred feet of any existing adult business whether or not such other use is located within the city.

B. The distances specified in this section shall be measured in a straight line, without regard to intervening structures, from the nearest point of the property line of the premises in which the proposed adult business is to be established to the nearest point of the property line of a use or zoning classification listed above. (Ord. 626 § 2 (part), 1996)

17.14.040 Development standards.

The following development standards shall apply to adult businesses:

- A. No adult business shall be located in any temporary or portable structure.
- B. Trash dumpsters shall be enclosed by a screening enclosure so as not to be accessible to the public.
- C. No exterior door or window on the premises shall be propped or kept open at any time while the business is open, and all exterior windows shall be covered with opaque covering at all times.
- D. Permanent barriers shall be installed and maintained to screen the interior of the premises from public view for each door used as an entrance or exit to the business.
- E. No landscaping shall exceed thirty inches in height, within fifty feet of any portion of the business except trees with foliage not less than six feet above the ground.
- F. The entire exterior grounds, including the parking lot, shall be lighted in such a manner that all areas are clearly visible at all times.
- G. Signage shall conform to the standards established for the zone and shall not contain sexually oriented photographs, silhouettes or other sexually oriented pictorial representations.
- H. All entrances to adult businesses shall be clearly and legibly posted by a notice indicating that minors are prohibited from entering the premises.
- I. No residential structure or any other nonconforming structure shall be converted for use as an adult business.
- J. The adult business shall not conduct or sponsor any activities which create a demand for parking spaces beyond the number of spaces required by this code for the business.
- K. No adult business shall be operated in any manner that permits the observation of any persons or material depicting, describing or related to specified sexual activities or specified anatomical areas, inside the premises, from any public way or from any location outside the building or area of such establishment. This provision shall apply to any merchandise, display, decoration, sign, show window or other opening.
- L. All exterior areas of the adult business, including buildings, landscaping, and parking areas shall be maintained in a clean and orderly manner at all times.
- M. Any business license or permit required by this code shall be kept current at all times.
- N. Each adult business shall conform to all applicable laws and regulations.
- O. The adult business shall not operate or be open between the hours of two a.m. - and six a.m.
- P. The adult business will not conduct any massage, acupuncture, tattooing, acupressure or escort services, and will not allow such activities on the premises.
- Q. At least one security guard shall be on duty outside the premises, patrolling the premises, grounds and parking areas, at all times while the business is open. The security guard shall be charged with preventing violations of law, with enforcing compliance by patrons with the requirements of this chapter and with notifying the sheriff of any violations of law observed. Security guard(s) required by this subsection shall be uniformed in such a manner so as to be readily identifiable as a security guard by the public and

shall be duly licensed as a security guard as required by applicable provisions of state or local law. No security guard required pursuant to this subsection shall act as a doorperson, ticket seller, ticket taker or admittance person while acting as a security guard hereunder. (Ord. 626 § 2 (part), 1996)

17.14.050 Permitted zone classification.

Premises may be used for adult businesses only in zone A-B overlay. (Ord. 626 § 2 (part), 1996)

17.14.060 Adult business permit—Required.

No adult business shall be established until an application for an adult business permit is approved by the planning commission pursuant to the procedures set forth in this chapter. (Ord. 626 § 2 (part), 1996)

17.14.070 Adult business permit—Application.

An application for an adult business permit shall contain the information required by Section 17.48.030 of this code. (Ord. 626 § 2 (part), 1996)

17.14.080 Application fee.

When an adult business permit application is filed, it shall be accompanied by a filing fee in the amount of two hundred fifty dollars. (Ord. 626 § 2 (part), 1996)

17.14.090 Permit application—Review and approval.

A. When an application has been accepted as complete, the planning director shall set the application for a nondiscretionary public hearing before the planning commission within sixty days from the date on which the application was accepted as complete, generally following the notice procedures set out in Section 17.48.050 of this code. The planning commission shall approve or disapprove the application within ninety days from the date on which the application was accepted as complete by the planning director.

B. Any application for a permit pursuant to this chapter is considered to be a ministerial permit and, as such, is not subject to the time limits specified in Section 65960 et seq. of the Government Code, or the California Environmental Quality Act.

C. In considering an application for a permit pursuant to this chapter, the planning commission shall approve the permit if it makes the following findings:

1. The adult business is consistent with the location and development standards contained in this chapter; and

2. The adult business is located in a zone classification which lists the adult business as a permitted use; and

3. Except as specifically provided in this chapter, the adult business complies with the development requirements prescribed in this chapter.

D. Issuance or denial of the ministerial permit is not subject to administrative appeal. (Ord. 626 § 2 (part), 1996)

17.14.100 Existing adult businesses.

Any adult business lawfully operating as a conforming use will not be rendered nonconforming by the subsequent location of any of the uses set forth in Section 17.14.030 (A) of this chapter within the referenced distance separations regardless of whether such use is located within the city. (Ord. 703 § 2 (part), 2004; Ord. 626 § 2 (part), 1996)

17.14.105 Amortization of nonconforming adult businesses.

A. Amortization Period. After December 31, 2006, no person may cause, allow, or permit the continued operation, maintenance or use of a lot, building or structure as a legal nonconforming adult business which is not located within the city's A-B overlay zone, unless such use is granted an extension pursuant to subsections C and D of this section. For the purposes of this section, the term "legal nonconforming adult business" means any adult business use which was legally established and lawfully operating on November 24, 1996, which is the date upon which the ordinance first establishing this chapter became effective.

B. Early Termination. Any discontinuance or abandonment of a legal nonconforming adult business for a period of thirty consecutive days will result in a loss of the legal nonconforming status of such use.

C. Extension Application. The owner of a legal nonconforming adult business or the owner of the property upon which such use exists, may file an application with the planning director for an extension of the amortization period in accordance with the following procedures:

1. The application must be filed at least one hundred eighty days prior to the expiration of the amortization period established in subsection A of this section. The filing fee for the application will be the same as that for a variance as established by the city council;

2. The application must state the additional length of time requested for the amortization and the grounds for requesting such an extension of time including but not necessarily limited to information relevant to the criteria set forth in subsection D of this section;

3. Within thirty calendar days following the receipt of a complete application, the planning director shall set the matter for a hearing.

D. Decision on Extension Application. The city manager or a designated hearing officer will hold a public hearing at which time all evidence and testimony regarding the request for an extension of the amortization period will be considered. The burden will be on the applicant to establish that the extension should be granted. In rendering a decision, the city manager or hearing officer must consider the following factors:

1. The adult business owner's or property owner's financial investment in the business, in particular the amount of investment prior to notice of the city's intent to amortize existing legal nonconforming adult businesses, which for the purposes of this chapter was November 12, 2004;

2. The present actual and depreciated value of business improvements;

3. The applicable Internal Revenue Service depreciation schedules;

4. The remaining useful life of the business improvements;

5. The remaining lease term and the validity of such term in light of the city's original twenty-year amortization period for nonconforming adult businesses and the enactment of the current amortization period;

6. The date upon which the business owner or property owner first received notice of the nonconforming status of the use;

7. The cost of relocating the business to a site conforming with the provisions of this chapter;

8. The ability of the business owner or property owner to change the use to a conforming use;

9. The good faith efforts made to recoup the investment and to relocate the use;

10. The secondary effects of the adult business on the health, safety and welfare of surrounding businesses and uses and the secondary effects if the adult business were to be permitted to extend the amortization period.

The decision must be in writing and must include findings in support of the decision to grant or deny any extension of the amortization period. The decision must be hand delivered or sent by certified mail to the applicant within twenty business days of the hearing.

E. The decision of the city manager or hearing officer will be final and subject to judicial review pursuant to Code of Civil Procedure Section 1094.8. (Ord. 703 § 2 (part), 2004)

17.14.110 Conflicts.

If the provisions of this chapter conflict or contravene the provisions of another chapter of this title, the provisions of this chapter shall prevail as to all matters and questions arising out of the subject matter of this chapter. (Ord. 626 § 2 (part), 1996)

17.14.120 Modifications or revocations.

The planning commission may modify or revoke an adult business permit if it finds that one or more of the following conditions exist:

A. The building, structure, equipment or location of such business does not comply with or fails to meet all of the health, zoning, fire and safety requirements or standards of all of the laws of the state of California or ordinances of the city applicable to such business operation;

B. The business owner, its employee, agent or manager has been convicted in a court of competent jurisdiction of:

1. Any violation of any statute, or any other ordinance arising from any act performed in the exercise of any rights granted by the permit, the revocation of which is under consideration, or

2. Any offense involving the maintenance of a nuisance caused by any act performed in the exercise of any rights granted by the permit the revocation of which is now under consideration;

C. The business owner, its employee, agent or manager has knowingly made any false, misleading or fraudulent statement of material fact in the application for a permit, or in any report or record required to be filed with the planning commission. (Ord. 626 § 2 (part), 1996)

Chapter 17.16

INDUSTRIAL ZONE

Sections:

- 17.16.010 Permitted uses.**
- 17.16.015 Waste management facilities.**
- 17.16.020 Stands.**
- 17.16.025 Uses permitted with conditional use permit.**
- 17.16.026 Special industrial zone development standards.**
- 17.16.030 General regulations—Zone M-A.**
- 17.16.040 General regulations—Zone M-PB.**
- 17.16.050 Use permit requirement.**

17.16.010 Permitted uses.

Premises shall not be used in zone M except for:

- A. The following uses:
 1. Acetylene gas storage in tanks (the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall);
 2. Agricultural chemicals, storage;
 3. Aircraft factory and parts manufacturing;
 4. Aluminum products manufacturing;
 5. Assembly plants;
 6. Automobile manufacturing;
 7. Automobile parts manufacturing and assembly;
 8. Bag manufacturing;
 9. Battery manufacturing and rebuilding;
 10. Book bindery;
 11. Bottle making;
 12. Brush manufacturing;
 13. Building block manufacturing;
 14. Business equipment and machines manufacturing and repair;
 15. Business forms and stationery manufacturing and printing;
 16. Cabinet making;
 17. Canvas products manufacturing;
 18. Carpet manufacturing;
 19. Cellophane products manufacturing;
 20. Cement building block manufacturing;
 21. Cement products manufacturing;
 22. Ceramics manufacturing;
 23. Cesspool block manufacturing;
 24. Chromium plating;
 25. Clothing manufacturing;
 26. Cold storage plant;
 27. Concrete mix, wet or dry;

28. Concrete pipe manufacturing;
29. Die casting;
30. Disinfectant manufacturing;
31. Distribution plants;
32. Drug manufacturing;
33. Electric appliance manufacturing and assembly;
34. Electrical parts manufacturing;
35. Electric sign manufacturing;
36. Electroplating works;
37. Enamel manufacturing;
38. Felt products manufacturing;
39. Fiber products manufacturing;
40. Food and beverage manufacturing, processing, bottling and packaging;
41. Furniture manufacturing and assembly;
42. Generator, electric manufacturing;
43. Glass manufacturing;
44. Hair products manufacturing;
45. Health and beauty aids manufacturing;
46. Heating and air conditioning equipment manufacturing;
47. Ink manufacturing;
48. Iron works, ornamental;
49. Industrial laundry;
50. Laboratory testing, experimental film, motion picture;
51. Lacquer manufacturing;
52. Light bulb manufacturing;
53. Lighting fixtures manufacturing;
54. Leather products manufacturing;
55. Linoleum manufacturing;
56. Lumber yard (except storage of boxes or crates);
57. Machinery manufacturing;
58. Machinery, farm, repair;
59. Machine shop;
60. Medicine, patent, manufacturing;
61. Medical equipment manufacturing;
62. Metal fabricating;
63. Metallurgical testing;
64. Milling;
65. Motor, electric, manufacturing;
66. Moving and storage;
67. Office supplies manufacturing;
68. Oxygen manufacturing;
69. Paint manufacturing;
70. Paper manufacturing;
71. Paper products manufacturing;
72. Pharmaceuticals, manufacturing and packaging

73. Pipe manufacturing;
 74. Plastic injection molding, manufacturing and packaging;
 75. Plumbing fixture parts and products manufacturing;
 76. Precision instruments manufacturing;
 77. Printing and silk screening;
 78. Radio assembly;
 79. Refrigeration plant;
 80. Rubber products manufacturing;
 81. Sash and door manufacturing;
 82. Sheet metal products manufacturing;
 83. Sheet metal shop;
 84. Shellac manufacturing;
 85. Sign manufacturing;
 86. Steel barrel or drum manufacturing and reclaiming;
 87. Steel fabrication;
 88. Steel pipe manufacturing;
 89. Storage warehouse, excluding miniwarehouse/self-storage;
 90. Stove manufacturing;
 91. Swimming pool supplies manufacturing;
 92. Telephone and telephone systems manufacturing;
 93. Textile and linen manufacturing;
 94. Tile manufacturing;
 95. Tinsmith shop;
 96. Tire manufacturing;
 97. Tire retreading;
 98. Tool manufacturing;
 99. Toy manufacturing;
 100. Trailer manufacturing;
 101. Upholstering shop, manufacturing;
 102. Vitreous ware manufacturing;
 103. Water treatment equipment and materials manufacturing;
 104. Welding, limited;
 105. Wire manufacturing;
 106. Wood products manufacturing (no planing mill).
- B. The following agricultural uses:
1. Greenhouses, aviaries, and apiaries;
 2. The grazing of cattle, horses, sheep or goats or any of them on a lot or parcel of land having an area of not less than one acre, and not to exceed five animals per acre, provided:
 - a. That such grazing is not a part of, nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy located on the same premises;
 - b. That no building, structures, pens or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on the premises for such grazing other than troughs for water or incidental fencing;
 - c. That the feeding of market refuse or garbage to livestock is specifically prohibited.

3. Farms or establishment for the selective or experimental breeding of cattle or horses or both or the raising and training of horses or show cattle or both provided:

a. That complete plans of the locations, size, construction details, proposed utilization and appearance of all buildings, structures, pens or corrals on such premises to be used for the housing, feeding, training or maintenance of such horses or cattle or both be approved by the council;

b. That no more than two such animals per acre of the total ground area of such farm or establishment be kept or maintained in conjunction with such use.

4. Storage and rental of hand operated garden equipment, in conjunction with a nursery or greenhouse;

5. Pest control operator if all pest control is incidental to agriculture;

C. The following additional agricultural uses, provided any building used or to be used in connection therewith is located not nearer than fifty feet from any school, public park, or street, or highway upon which such use fronts, and all animals kept in connection therewith are located not less than thirty-five feet from any residence, dwelling house or any building used or designed for the habitation of humans, nor nearer than one hundred feet from any school, hospital, or similar institution:

1. Agriculture in general not including the hatching, raising or slaughtering of poultry or rabbits;

2. Aquaria;

3. Cattle grazing, provided that the feeding of market refuse or garbage to cattle shall not be permitted;

4. Feed mills;

5. Hogs. The maintenance of not to exceed five hogs, not to include feeding of market refuse or garbage;

6. Mushroom farms;

7. Stables;

8. Any enterprise, business, or industry which is similar to those enumerated above, and any other enterprise, business, or industry which, in the opinion of the council, is of a nature comparable to and of the same class as those so enumerated.

D. Automobile and truck towing yard provided that the yard is constructed of reinforced structural concrete and is enclosed with a minimum of an eight foot high masonry screen wall. (Ord. 698 § 4, 2004; Ord. 650 § 3, 1999; Ord. 608 § 2, 1994; Ord. 545 § 5, 1988; Ord. 229 §§ 1, 2, 1963; Ord. 178 § 230, 1961)

17.16.015 Waste management facilities.

The property in zone M also may be used for hazardous waste management facilities provided a conditional use permit is obtained for said use pursuant to the provisions of Chapter 17.48 of this title. Any such hazardous waste management facility shall be consistent with the portions of the approved Los Angeles County hazardous waste management plan which identify general areas or siting criteria for hazardous waste facilities and any applicant for such a conditional use permit shall submit to and receive from the Los Angeles County department of public works a finding of conformance with said plan prior to approval by the city of any such conditional use permit application. (Ord. 574 § 1, 1990)

17.16.020 Stands.

Property in zone M also may be used for one stand per lot or parcel of land, exclusively of wood frame construction (except the floor), having a floor area of not more than three hundred square feet for the display and sale of any products produced on such lot or parcel. Such stand shall be placed not nearer than twenty feet from any street or highway upon which such lot or parcel fronts. (Ord. 178 § 231, 1961)

17.16.025 Uses permitted with conditional use permit.

Property in zone M may be used for the following uses subject to the issuance of a conditional use permit for such use(s) pursuant to Chapter 17.48:

1. Heavy equipment manufacturing;
2. Chemical and gas manufacturers, distributors, packagers or warehouse;
3. Industrial medical clinic;
4. Vocational or training schools;
5. Nursery (wholesale only);
6. Christmas tree farm;
7. Radio stations or towers;
8. Federal, state, county or local maintenance facilities;
9. Solid waste handling facilities;
10. Police or fire stations;
11. Utility substation or operations base;
12. Mini-storage/self-storage facilities; subject to standards in Section 17.16.026 (A) of this code. (Ord. 698 § 5, 2004; Ord. 669 § 8, 2001; Ord. 636 § 3, 1998; Ord. 608 § 3, 1994)

17.16.026 Special industrial zone development standards.

In addition to the development standards for industrial zone property of this code, the following uses shall be subject to the additional development standards listed in this section. In the event of a conflict in the development standards of this code and this section, the terms and provisions of this section shall prevail.

A. Mini-Storage/Self-Storage facilities.

1. **Location Standards.** Mini-storage/self-storage facilities are unique, low impact uses which, due to the small area requirements of individual rental/storage areas, provides great flexibility in architectural design. Such uses are conducive for development on unique and odd-shaped, remnant parcels of industrial zone property where large scale industrial structures are physically constrained from development. Accordingly, to preserve larger, traditionally shaped, property for more intensive industrial development, mini-storage/self-storage facilities shall only be located on unique, odd-shaped and/or physically constrained parcels. If, in the opinion of the planning director, an application for a mini-storage/self-storage facility is on property deemed suitable for other industrial development, the ministorage/self-storage facility shall only be approved with the approval of a zone exception pursuant to Chapter 17.48 of this code.

2. **Principal Use.** All mini-storage/self-storage facilities shall be the principal use on the property and not associated with any other industrial use. Mini-storage/self-storage facilities shall not be permitted to develop within all, or any part, of any existing industrial warehouse or structure.

3. Access and Circulation.

a. Vehicular ingress and egress shall be limited to one point for each side of the subject property adjoining any street or highway, and shall conform to the fire department standards;

b. At least forty feet of clear, unobstructed driveway depth be provided from the road, to the primary access gate or principal entry point of the facility;

c. Interior driveway widths shall be not less than thirty-six feet unless, due to the irregular shape or configuration of the lot or parcel of land under consideration, the planning commission specifically authorizes a width less than thirty-six feet, but in no event less than twenty-six feet in width. A driveway providing access to storage units on one side only of the facility shall be not less than twenty-six feet in width.

4. Parking and Loading Areas.

a. One standard parking space for each two thousand square feet of gross floor area. Said parking spaces shall also be arranged on the subject property so as not to obstruct any driveways nor adversely affect vehicular ingress and egress to the facility;

b. Spaces in any approved outdoor storage area shall not be included as required parking;

c. Ground level, roll-up door storage areas shall have an exclusive use loading area in front of the unit. Such exclusive use loading areas shall not be counted as required parking;

d. In addition to the exclusive use loading areas, common loading areas shall be provided in an amount sufficient to serve the users of the interior storage units and shall be designed to ensure that driveways will not be obstructed.

5. Site Design.

a. The architecture of the ministorage/self-storage facility, including, but not limited to, fences, walls, gates, buildings and landscaping, shall, to the maximum extent possible, be compatible with the community;

b. Buildings shall be designed, located and screened, incorporating eight-foot high screen walls, so that the views of overhead doors and the interior driveways within such facilities are not readily visible from adjacent public view.

6. Landscaping and Screening.

a. All areas between required fences and the lot lines shall be fully landscaped with lawn, shrubbery, trees and/or flowers;

b. In addition to subsection (A) (6)(a), for every thirty feet of street frontage of the subject property, not less than one twenty-four-inch boxed tree shall be planted and continuously maintained.

7. Fences and Walls.

a. All screen walls shall be constructed of masonry, concrete or other similar materials. No chain link fencing shall be permitted;

b. The design and materials used in the construction of fences and walls shall be compatible with the architecture of the buildings of the self-service storage facility and with buildings in the area surrounding the facility;

c. Exterior wall surfaces shall at all times be kept free from graffiti or any other marks of vandalism.

8. Outdoor Storage.

a. Boats, campers, recreational vehicles, travel trailers, etc. may be stored outside of an enclosed building, but only in an area designated for such outside storage on an approved plot plan;

b. Outdoor storage shall not be visible from any adjoining or adjacent property when viewed at ground level;

c. Outdoor storage is prohibited within setback areas;

d. Areas proposed for outdoor storage within the facility shall be clearly indicated on the site plan and approved prior to the use of any such area for outdoor storage. In no event shall such approved area be counted as required parking.

9. Outdoor Lighting.

a. Outdoor lighting shall be shielded to direct light and glare only onto the self-service storage facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining property;

b. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility.

10. Trash Enclosures.

a. All such receptacles shall be placed within a masonry or concrete block enclosure of adequate height to preclude view of the receptacle. Said enclosure shall have a wooden, metal or other type of opaque, self-latching gate;

b. Two receptacles and surrounding enclosures shall be provided for each facility. An extra such trash receptacle as follows:

- i. over fifty thousand gross square feet (one receptacle),
- ii. Each additional fifty thousand gross square feet (one receptacle)

11. Use Restrictions.

a. Except to comply, with minimum state building code requirements, no public restrooms shall be provided;

b. No public sale of any item from a rental space or within a self-service storage facility;

c. No residential use by any manager or employee shall be permitted at the facility;

d. No construction, repair, servicing, renovating, painting or resurfacing of any motor vehicle, boat, trailer or other machine or implement including, but not limited to, furniture, toys, carpets or similar equipment, objects or materials;

e. No on-site commercial, business, professional, industrial or recreational use or activity;

f. No use of rental units for human habitation. (Ord. 698 § 6, 2004)

17.16.030 General regulations—Zone M-A.

Premises shall not be used in zone M-A except for:

- A. Any use permitted in zone M;
- B. Feed lots (cattle only);
- C. Livestock sales yards;
- D. Dairies. (Ord. 178 § 232, 1961)

17.16.040 General regulations—Zone M-PB.

Premises shall not be used in zone M-PB except for:

A. Any use permitted in zone M;

B. Public schools and other public buildings as may be owned and maintained by the city, county, a school district or any other governmental entity. (Ord. 178 § 232.5, 1961)

17.16.050 Use permit requirement.

Notwithstanding any other provision of this chapter, no property in zone M, zone M-A, or zone M-PB may be used for any purpose unless a use permit is granted by the city pursuant to Chapter 17.44. (Ord. 545 § 2 (part), 1988; Ord. 542 § 7, 1987; Ord. 453 § 2, 1980; Ord. 178 § 233 (part), 1961)

Chapter 17.20

MANUFACTURING—COMMERCIAL OVERLAY ZONE (M-C OVERLAY)

Sections:

- 17.20.010 Intent and purpose.**
- 17.20.020 Changes of zone.**
- 17.20.030 Permitted uses.**
- 17.20.040 Conditional use permit—Requirements.**
- 17.20.050 Application.**
- 17.20.060 Conditions of approval.**

17.20.010 Intent and purpose.

It is the intent and purpose of the manufacturing-commercial overlay (hereinafter M-C overlay) zone to allow certain mixtures of commercial and industrial uses of property currently zoned Industrial (M, M-A, M-PD), where such commercial uses would be consistent with the general plan, compatible with surrounding industrial uses, and not materially detrimental to adjacent properties. (Ord. 545 § 1 (part), 1988; Ord. 542 § 9 (part), 1987)

17.20.020 Changes of zone.

Any change of an existing industrial zone to include, in addition to the existing industrial zone, an M-C overlay zone, shall be made in accordance with the provisions of Chapter 17.28. (Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 542 § 9 (part), 1987)

17.20.030 Permitted uses.

The following uses are permitted on properties zoned M, M-A, or M-PB, where an M-C overlay zone has been granted by the city council on such property.

A. All uses permitted in the underlying industrial zone are permitted pursuant to Chapter 17.16, notwithstanding the application of an M-C overlay zone on the same property.

B. Additionally, the following uses may be permitted, provided that a conditional use permit is granted by the city in accordance with this chapter and Chapter 17.48:

- Banks and financial institutions;
- Blueprinting and photocopying;
- Car wash;
- Church;
- Cleaners/laundromat;
- Coffee shop;
- Commercial off-street parking lots;
- Delicatessen;
- Employment agency;
- Fast-food restaurant;
- Gasoline service station;
- Hospital;

Offices (administrative, professional or service), including medical or dental offices and out-patient clinics;

Printing and publishing;
Public utility substations;
Research and development laboratories;
Retail stores;
Restaurants;

The retail sale, rental, lease and repair of automobiles, trucks, tractors, trailers, boats, mobilehomes, recreational vehicles, construction materials; or any other machinery or equipment determined by the city council to be of primary benefit to surrounding industrial activities, as opposed to machinery and equipment primarily sold to consumers at large;

Vocational school;

Wholesaling. (Ord. 745 § 4, 2008; Ord. 651 § 12, 2000; Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 542 § 9 (part), 1987)

17.20.040 Conditional use permit—Requirements.

An application for a conditional use permit shall be filed by the applicant and considered by the city in accordance with Chapter 17.48. (Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 542 § 9 (part), 1987)

17.20.050 Application.

A. In addition to the information required by Section 17.48.030 in an application for a conditional use permit, the application shall be accompanied by a precise plan showing, to scale, the total floor space (indoor) and property area (outdoor) to be used; the proposed ingress, egress, parking facilities and landscape areas; the height, size, and location of any and all buildings, structures and appurtenances to be constructed on the property; all signs, or other advertising displays presently on the property and all such signs and advertising displays to be erected on the property; all areas to be used for outside storage of materials, goods, equipment, or other matter; and a statement, describing the materials, goods, equipment or other matter to be so stored. With respect to all buildings, structures and appurtenances, floor space and parking facilities, the precise plan should delineate whether they will be used for uses permitted in the underlying industrial zone (hereinafter “industrial activities”), uses applied for under this chapter (hereinafter “nonindustrial activities”), or both.

B. In addition, the application shall include a statement of the proposed hours of operation of nonindustrial activities and a general description of such activities and their relation to the surrounding industrial activities. (Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 542 § 9 (part), 1987)

17.20.060 Conditions of approval.

In granting a conditional use permit under this chapter, the city may impose such conditions which it deems necessary and/or appropriate including, but not limited to, the following:

- A. Inclusion of additional parking facilities and/or separate means of traffic ingress and egress for nonindustrial activities;
- B. Inclusion of separate restrooms, waiting areas, offices, etc.;
- C. Requiring additional and/or differing utilities;
- D. Limiting hours of operation of nonindustrial activities; and
- E. Limiting outside storage of materials, goods, equipment, or other matter used in connection with the industrial activities on the property which is the subject of the hearing; and

F. Designating the size, location, color, texture and height of any building, structure or sign to be constructed, altered, renovated, demolished or otherwise used for nonindustrial activities. (Ord. 545 § 1 (part), 1988; Ord. 542 § 9 (part), 1987)

Chapter 17.24

PLANNED DEVELOPMENT OVERLAY ZONE (P-D OVERLAY)

Sections:

- 17.24.010 Intent and purpose.**
- 17.24.020 P-D overlay zone created.**
- 17.24.030 Uses permitted.**
- 17.24.040 Minimum area.**
- 17.24.050 Application.**
- 17.24.060 Procedure.**
- 17.24.070 Hearings—Notice.**
- 17.24.080 Standards.**
- 17.24.090 Review by Industry urban development agency.**

17.24.010 Intent and purpose.

It is the intent and purpose of the planned development overlay zone to:

- A. Establish a procedure for the development of large parcels of land in order to reduce or eliminate the rigidity, delays, and inequities which would otherwise result in application of land use regulations and administrative procedures designed primarily for smaller parcels;
- B. Provide the developer with greater flexibility in site design, density and development options in order to stimulate variety and innovation within the framework of a quality environment;
- C. Ensure orderly and thorough planning and review procedures that will result in quality planned developments;
- D. Provide a mechanism whereby the city may authorize desirable developments in conformity with the general plan without inviting speculative rezoning applications, which if granted, do not necessarily result in construction of the proposed facilities. (Ord. 545 § 1 (part), 1988; Ord. 542 § 10 (part), 1987)

17.24.020 P-D overlay zone created.

There is created on all property within the boundaries of the city, a planned development overlay zone to provide for large-scale development and diversification in the location of structures and other site qualities while ensuring compliance with the general plan and compatibility with existing and future developments in surrounding areas. (Ord. 545 § 1 (part), 1988; Ord. 542 § 10 (part), 1987)

17.24.030 Uses permitted.

- A. All uses permitted in the underlying industrial and commercial zones shall be permitted without public hearing pursuant to this chapter, provided that the applicable requirements contained in this title are met.
- B. The following uses shall be permitted pursuant to a planned development approved by the city council pursuant to this chapter:
 - 1. All uses permitted in the commercial zone may be permitted in a plan of development;
 - 2. All uses permitted in the industrial zones may be permitted in a plan of development;
 - 3. Hotel and motel uses may be permitted in a plan of development;
 - 4. Recreational uses, such as parks, golf courses, theaters, amusement parks, pavilions, tennis courts, equestrian facilities, pools, health clubs, cultural/historical museums, athletic gymnasiums/fields, botanical

gardens, bowling alleys, ice skating/roller skating rinks or other recreational facilities, may be permitted in a plan of development. (Ord. 545 § 1 (part), 1988; Ord. 542 § 10 (part), 1987)

17.24.040 Minimum area.

The minimum area for a planned development shall be one hundred and fifty acres. (Ord. 545 § 1 (part), 1988; Ord. 542 § 10 (part), 1987)

17.24.050 Application.

Any property owner(s) or representative of such property owner(s) desirous of obtaining approval to proceed with a planned development shall file an application for the approval of a plan of development with the city, which shall be accompanied by a fee in the amount of two thousand five hundred dollars. The application shall be accompanied by the following:

A. Conceptual site plans showing the dimensions and locations of all proposed structures, buildings, streets, parking, yards, playgrounds, school sites, open spaces, walls or fences, and other public or private facilities. The plan shall include a statement of all uses proposed to be established and the location of each use;

B. Elevations or architectural drawings showing, for each different type of building or structure, the design of all exterior walls and structures and the size, materials, colors and architectural treatments thereof, and the size and spacing of windows, doors and other openings;

C. Preliminary drainage and grading plans;

D. Preliminary landscaping plans;

E. Proposed site development standards for all commercial, industrial, lodging and recreational site uses;

F. Any other information or plans which the city may reasonably require, or which the applicant wishes to supply for the purpose of determining that the contemplated arrangement or use makes it desirable to apply regulations and requirements differing from those ordinarily applicable under this title. (Ord. 545 § 1 (part), 1988; Ord. 542 § 10 (part), 1987)

17.24.060 Procedure.

Upon receipt in proper form of any such application and plans, the city shall review such application and plans and, within thirty days of such receipt, determine, if such application and plans are complete. If the application or plans are determined not to be complete, then the city shall so notify the applicant and shall take no further action until a complete application and set of plans are submitted by the applicant. When the application and plans are determined by the city to be complete, it shall proceed in accordance with Section 17.24.070. (Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 542 § 10 (part), 1987)

17.24.070 Hearings—Notice.

Following the determination that the application and plans are complete, the planning commission shall, not less than twelve nor more than sixty days thereafter, hold a public hearing on the proposed plan of development. Notice of the planning commission's hearing shall be given pursuant to Government Code Section 65090 and, if the proposed plan of development includes uses other than those permitted in the underlying industrial or commercial zone(s), notice shall also be given pursuant to Government Code Section 65091. Prior to the hearing, the city shall, where applicable, obtain the determination of the Industry urban development agency as provided for in Section 17.24.090. The planning commission may recommend denial, approval, or conditional approval of the plan of development in accordance with the standards set

forth in Section 17.24.080 of this chapter. Upon receipt of the recommendation of the planning commission, the city council shall hold a public hearing, giving notice of such hearing pursuant to Government Code Section 65090. However, if the planning commission has recommended denial of the proposed plan of development, the city council shall not be required to take any further action on such plan of development unless the applicant requests a hearing by filing a written request with the city clerk within ten days after the mailing to applicant of written notice of such recommendation for denial. (Ord. 545 § 51 (part), 2 (part), 1988; Ord. 542 § 10 (part), 1987)

17.24.080 Standards.

A. Prior to approval of any such application, the city council shall hold a public hearing on the application and plan of development, and may approve or conditionally approve such application if it finds that the following standards are met:

1. The proposed development and uses must be consistent with the goals, policies and purposes of the general plan.
2. The site must be adequate in size, shape, topography, location and utilities to accommodate the proposed development and uses.
3. There must be adequate street access, traffic circulation and parking capacity for the proposed development and uses.
4. The proposed development and uses must be compatible with surrounding properties and uses.
5. The proposed development and uses must not be detrimental to the public health, safety or general welfare.

B. In the event that the city council approves a proposed plan of development, the council may impose any conditions related to the proposed development and use which it deems necessary to further the purposes and intent of this title, or to protect the public health, safety and general welfare. The council may continue its public hearings from time to time if it deems such action to be appropriate. The decision of the city council shall be final and conclusive. (Ord. 545 § 1 (part), 1988; Ord. 542 § 10 (part), 1987)

17.24.090 Review by Industry urban development agency.

When the property which is the subject of the application is located in a redevelopment project area of the Industry urban development agency (hereinafter “agency”), the agency shall, prior to the council’s determination, review the application for the sole purpose of determining whether the proposed use is consistent with the provisions of the applicable redevelopment plan. The agency shall cause written notice of its determination to be communicated to the city council prior to the council’s consideration of the application. In the event the plan of development is determined by the agency to be materially inconsistent with the applicable redevelopment plan, then the council shall not approve the plan of development unless such inconsistency is eliminated by the imposition of appropriate conditions or otherwise. (Ord. 545 § 2 (part), 1988; Ord. 542 § 10 (part), 1987)

Chapter 17.28

ZONED DISTRICTS

Sections:

- 17.28.010 Map—Interpretation.**
- 17.28.020 Zone change—Initiation.**
- 17.28.030 Petition—Fee.**
- 17.28.040 Petition—Contents.**
- 17.28.050 Petition—Suggestion.**
- 17.28.060 Map—Adopted.**

17.28.010 Map—Interpretation.

Whenever any map referred to in Section 17.28.060, whether adopted before or after July 13, 1961, shows any lot or area within any particular zone, such zone shall extend to the center of every adjoining road or highway, provided that while such road or highway remains a public highway or a road used in a similar manner it may be so used. (Ord. 545 §§ 1 (part), 2 (part) 1988; Ord. 178 § 301, 1961)

17.28.020 Zone change—Initiation.

A change of zone may be initiated by the city council or pursuant to a petition filed as provided in Sections 17.28.030 through 17.28.050. (Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 178 § 307, 1961)

17.28.030 Petition—Fee.

Upon depositing the sum of two hundred fifty dollars, plus the sum of money which the city manager estimates is ample to cover any cost of publication as provided by state law or by ordinance or by both, with the city manager, any person may file with the clerk a petition for a change of zone. (Ord. 545 § 1 (part), 1988; Ord. 178 § 308, 1961)

17.28.040 Petition—Contents.

In a petition for a change of zone the applicant shall show:

- A. When was existing zoning effective and are there changed conditions to warrant other or additional zoning?
- B. Does the existing business, commercial or industrial area meet the requirements on a regulated basis of the area?
- C. Will the owner or owners of property be deprived of a property right if the request for zone change is not granted?
- D. Will proposed change of zone adversely affect the adjoining property as to value, precedent, or be detrimental to the area?
- E. Will change of zone be in the interest of furtherance of public health, safety and general welfare?
- F. Such other information as the council or commission deems necessary. (Ord. 545 § 1 (part), 1988; Ord. 178 § 309, 1961)

17.28.050 Petition—Suggestion.

A petition for change of zone shall be construed as a suggestion only. The commission is not required to hold any public hearings merely because a petition for change of zone has been filed. (Ord. 545 § 1 (part), 1988; Ord. 178 § 310, 1961)

17.28.060 Map—Adopted.

A. The official zoning map of the city of Industry, a copy of which is attached to the ordinance codified in this section and made a part hereof, marked Exhibit “A,” is hereby adopted and promulgated as the official zoning map of the city of Industry.

B. The city council finds and determines that said map correctly reflects the present established zoning and land use permitted with respect to each parcel of land within the city of Industry and declares that all persons may rely upon said map for the purpose of establishing the zoning applicable to all parcels of land within the city.

C. Copies of the zoning map are on file with the city clerk and are available upon request. (Ord. 601 §§ 1, 2, 1993)

Chapter 17.32

SETBACKS

Sections:

- 17.32.010 Purpose.**
- 17.32.020 Setback—Exceptions.**
- 17.32.030 Half streets.**
- 17.32.040 Building lines.**
- 17.32.050 Outside storage.**

17.32.010 Purpose.

In order to provide for adequate open spaces, and the admission thereto of light and air, and to provide adequate visibility to the operators of motor and other vehicles along public highways and at the intersection thereof, the setbacks provided for in Chapter 17.12 and in Section 17.32.040 of this chapter, are created and established as a part of a comprehensive system of yard setbacks covering the area within the city. (Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 178 § 401, 1961)

17.32.020 Setback—Exceptions.

A person shall not use any building or structure, other than an open chain link type of fence, any part of which is closer to the adjacent boundary of the highway than as provided in Section 17.32.040 of this chapter, except:

- A. As provided in the building code of this city;
- B. A fence or wall, whether joined to another building or structure or entirely separate therefrom, if no portion of such fence or wall is more than forty-two inches above the natural level of the ground immediately adjacent to such respective portion thereof. (Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 178 § 402, 1961)

17.32.030 Half streets.

A building or structure shall not be erected or maintained on a lot or parcel of land which abuts a highway having only a portion of its required width dedicated and where no part of such dedication would normally revert to said lot if the highway were vacated, unless the yards provided and maintained in connection with such building or structure have a width or depth of that portion of the lot or parcel of land needed to complete the highway width, plus the width or depths of the yards required on the lot or parcel of land by this title, if any. This section applies to all zones and applies whether this title requires yards or not. This section does not require a yard of such width or depth as to reduce the buildable depth of a corner lot less than forty feet. The council upon request shall determine the required street width. (Ord. 545 § 1 (part), 1988; Ord. 178 § 403, 1961)

17.32.040 Building lines.

In zones C, M, M-A, and MPB, building lines are established parallel to and thirty feet from the curb line of any street or highway, whether the street is improved or not. (Ord. 545 § 1 (part), 1988; Ord. 542 § 11, 1987; Ord. 178 § 410, 1961)

17.32.050 Outside storage.

In zones C and M, excepting therefrom permitted agricultural uses, outside storage shall not be permitted unless screened from view from nearby streets and adjacent property by a masonry wall, or an approved equal subject to the approval of the city engineer. The city council may permit outside display of merchandise for sale subject to such conditions as the council deems appropriate. In no case, however, shall outside storage or display be permitted without first submitting a plot plan to the city engineer, showing all existing and proposed buildings, uses and outside storage of display areas, and obtaining approval from the city council of such plot plan. The granting or denial of such permit shall be based upon a consideration by the city council of traffic, parking, sight line, fire hazard, rodent control, unsightliness and other similar criteria. (Ord. 545 § 1 (part), 1988; Ord. 329 § 1, 1973; Ord. 178 § 420, 1961)

Chapter 17.36

DESIGN REVIEW

Sections:

- 17.36.010 Purpose.**
- 17.36.020 Development plan review required.**
- 17.36.030 Submission of development plan.**
- 17.36.040 Contents of development plan.**
- 17.36.050 Development plan review.**
- 17.36.060 Standard of review and development guidelines.**
- 17.36.070 Procedure.**
- 17.36.080 Standard conditions of approval.**
- 17.36.090 Review by Industry urban development agency.**
- 17.36.100 Exemptions for interior improvements, minor improvements and signs.**

17.36.010 Purpose.

A. The purpose of this chapter is to promote the health, safety and general welfare of the community by achieving the following purposes:

1. To protect the community from the adverse effects of poor design and to encourage good professional design practices with respect to architectural treatment of buildings, structures and parking facilities, vehicular and pedestrian circulation, landscaping, sewage facilities, drainage facilities, signs and related matters;
2. To enhance the beauty, livability and prosperity of the community;
3. To encourage high-quality development;
4. To discourage poor exterior design, appearance and inferior quality which is likely to have a depreciating effect on the local environment and surrounding properties;
5. To recognize the cost of development in relation to design considerations;
6. To protect, preserve and enhance the value of properties in recognition of the interdependence between land values and aesthetics;
7. To prevent development which creates hazardous conditions within the city.

B. In furtherance of these purposes, this chapter provides for the review of development proposals to ensure compliance with this title and other regulations of the city. (Ord. 545 § 1 (part), 1988; Ord. 542 § 12 (part), 1987)

17.36.020 Development plan review required.

No person shall construct any building or structure, or relocate, rebuild, alter, enlarge, or modify any existing building or structure until development plans therefor have been reviewed and approved in accordance with this chapter, and no building permit for any such activity shall be issued until such development plans have been reviewed and approved in accordance with this chapter, and the building permit is based upon building plans which are in substantial compliance with the approved development plans. (Ord. 545 § 1 (part), 1988; Ord. 542 § 12 (part), 1987)

17.36.030 Submission of development plan.

The applicant shall submit to the city a complete development plan review application on a form supplied by the city and three full sets of development plans. (Ord. 545 § 1 (part), 1988; Ord. 542 § 12 (part), 1987)

17.36.040 Contents of development plan.

The development plans need not be the building plans, but shall contain the following:

- A. A site plan, showing:
 - 1. The parcel or lot dimensions,
 - 2. Walls and fences: location and height,
 - 3. Off-street parking and loading: location, number of spaces; dimensions of parking area and loading facilities; internal circulation pattern; access and circulation; pedestrian, vehicular, service; points of ingress and egress,
 - 4. Buildings and structures: location, floor plans, and size,
 - 5. Spaces between buildings: location, size, dimension, and setbacks,
 - 6. Open spaces, recreation areas and site landscaping areas,
 - 7. Trash enclosure areas: location, size and dimensions,
 - 8. Outdoor lighting fixtures: location, type and shielding, if any;
- B. Elevation plans, at least one complete set of which shall be in color, showing the following:
 - 1. All walls and fences: size, materials and colors,
 - 2. Buildings and structures: all exterior walls and structures; size, materials, colors and architectural treatment; size and spacing of windows, doors and other openings;
- C. An environmental checklist form to be supplied by the city. (Ord. 545 § 1 (part), 1988; Ord. 542 § 12 (part), 1987)

17.36.050 Development plan review.

The planning director shall cause the application and the development plans to be reviewed and shall make such recommendations for approval, conditional approval, or denial which he or she deems appropriate to the city council. (Ord. 655 § 6 (part), 2000; Ord. 545 § 1 (part), 1988; Ord. 542 § 12 (part), 1987)

17.36.060 Standard of review and development guidelines.

The preparation and review of development plans presented pursuant to this chapter shall be governed by the following guidelines:

- A. New development or the alteration or enlargement of existing development shall be compatible with the character and quality of surrounding development and shall enhance the appearance of the area in which the development is located. New development which takes place on a parcel which is subdivided from a larger parcel that is improved with an existing development shall be developed with architectural treatment similar to, and compatible with, the building materials, colors, and architectural style of such existing development unless good cause is demonstrated to the satisfaction of the planning director. In the event such existing development is in a dilapidated condition or is not developed to current code standards, such new development shall be in accordance with the normal design criteria for structures as provided in this chapter.
- B. The location, configuration, size and design of buildings and structures shall be visually harmonious with their sites and with the surrounding sites, buildings and structures, and should not create pedestrian or vehicular traffic hazards.

C. Architectural treatment shall be provided and may consist of, but shall not be limited to, the use of textured concrete, paint, glass panels, horizontal and/or vertical score lines, doors, different forms of masonry construction, building layouts which include configurations other than squares and rectangles or, where applicable, distinguishing office areas from manufacturing areas by projecting office areas out from manufacturing structures. Variety in the design of buildings, structures and grounds and the use of architectural treatment to achieve such variety shall be required to avoid monotony in the external appearance.

D. Architectural treatment of buildings and structures and their materials and colors shall be visually harmonious with the natural environment, existing buildings and structures, and surrounding development, and shall enhance the appearance of the area.

E. Architecture and landscaping areas shall be innovative in design and shall be considered in the total graphic design to be harmonious and attractive. Review shall include: materials, textures, colors, illumination and landscaping areas.

F. Garish, inharmonious, or out-of-character colors shall not be used on any building, face, or roof visible from any public right-of-way or from an adjoining site. Exposed metal flashing or trim shall be anodized or painted to blend with the exterior colors of the building.

G. All mechanical equipment, towers, chimneys, roof structures, radio and television masts, and all other mechanical equipment external to the main or accessory structures shall be screened from public view, and such screening shall be of the same color as the main or accessory structure or, if screening is impracticable, as determined by the city engineer, the applicant must paint such roof structures and mechanical equipment so as to be nonreflective and compatible with the main or accessory structures.

H. Rooflines on a building or structure should be compatible throughout the building or structure and with existing buildings and structures and surrounding development.

I. The design of accessory structures, fences and walls shall be harmonious with the principal building and other buildings on the site. Insofar as possible, the same building materials should be used on all structures on a site.

J. Boundary and other walls should generally be of decorative masonry and/or wrought iron which is complementary in color, texture and material to the development as a whole, although it is recognized that these materials may not be appropriate in all situations.

K. Parking spaces shall be provided for every building in accordance with the following formulas:

1. a. The number of parking spaces which shall be provided is based upon the square footage of the building which they are intended to serve and the use to which that building is to be put. If the floor area of the building is to be used only for those uses permitted in the industrial zones (M), (M-A), or (M-PB), then the number of parking spaces provided shall be as follows:

**Building Floor Area
(Square feet)**

Parking Spaces

0—25,000	1 space per 500 sq. ft. of floor area
25,000—100,000	50 spaces plus 1 space per 750 sq. ft. of floor area over 25,000 sq. ft.
Over 100,000	150 spaces plus 1 space per 1,000 sq. ft. of floor area over 100,000 sq. ft.

b. If the building is to be used for uses permitted in the commercial zone, then the number of parking provided shall be a minimum of four spaces per one thousand square feet of floor area (one space per two hundred fifty square feet of floor area).

2. The minimum size of each parking space shall be nine feet in width by nineteen feet in length, except that compact parking spaces which are at least eight feet in width by sixteen feet in length may constitute up to twenty percent of the required parking for all types of development.

3. The minimum aisle width for ninety degree parking shall be twenty-six feet.

L. All buildings and structures shall be set back a minimum of thirty feet from the curb line of all streets.

M. All on-premises signs and sign structures shall require approval from the city pursuant to Chapter 15.32 of this code.

N. All driveways shall be a minimum of twenty-six feet in width. All driveways shall be located so that vehicles exiting the site have an unobstructed view of the street and oncoming traffic. No driveway shall be located in such a manner that it creates a hazard for vehicles entering or exiting the site.

O. All trash containers shall be kept inside a designated trash enclosure structure permanently affixed to the real property, constructed by either the same materials as the main structure or masonry block, and consisting of walls which are at least as high as the trash containers to be kept therein or a minimum ten feet in length by eight feet in width by six feet in height. Any trash compactor proposed for any industrial or commercial building must be approved by the city prior to installation of such compactor.

P. All buildings shall be constructed of concrete, concrete tilt-up, stucco, masonry or brick. No metal buildings are permitted except for solid waste handling facilities.

Q. Landscape areas shall constitute a minimum of twelve percent of the total lot area of each parcel. The configuration and location of such areas shall be such that they are effective in reducing, as far as possible, the monotonous appearance of buildings, structures and parking areas. A minimum of a three foot wide landscape strip shall be provided along all side and rear property lines.

R. Truck loading docks which are located on the front or side of a building shall be adequately screened by an eight-foot-high masonry wall, accessory structures, or landscaping and foliage so that such truck loading docks are not visible, to the greatest extent practical, from any public right-of-way. Whenever possible, truck loading docks should be located at the rear of the building. A minimum of one hundred feet unobstructed clearance, measured perpendicularly from the face of the truck loading

S. The design review process shall endeavor to eliminate the ugly, the garish, the inharmonious, the monotonous, and the hazardous; should endeavor to ensure that proposed improvements will not impair the desirability of investment or occupancy nearby; and should endeavor not to significantly increase costs nor jeopardize the economic viability of a project. The board, however, shall not be precluded from imposing conditions that increase costs.

T. Originality in site planning, architecture, landscaping, and graphic expression shall not be unduly suppressed.

U. The guidelines set forth in this section shall not be construed in such a manner so as to preclude the imposition of reasonable increases in costs, nor the approval of designs that do not strictly comply with such guidelines.

V. Notwithstanding the provisions of this section or the provisions of Section 15.32.030, one double-faced detached identification sign supported by one or more poles shall be permitted for regional shopping centers, neighborhood shopping centers and other commercial centers sharing common parking and common street access provided said signs are solely for the purpose of identifying the businesses conducted, or services rendered or the goods produced or sold upon the property upon which said center(s) is located. Said center shall consist of a minimum of forty thousand square feet of building area on one parcel of land. The minimum building area required shall only include that area located on the ground floor of the commercial center. Said center shall also consist of a minimum of ten businesses which are all held under separate

ownership. Said sign shall not be subject to the setback requirements from interstate or primary highways referred to in Section 15.32.030. No such structure shall exceed an overall height of forty-five feet, measured from the finished grade at the base of the sign. If said sign is located in an area governed by the Outdoor Advertising Act (Business and Professions Code §§ 5200 et seq.), the provisions of said Act shall be complied with prior to the installation of any such advertising display.

W. The maximum building square footage permitted on any lot or parcel of land for industrial zoned sites shall be the following:

1. Lots or parcels consisting of less than fifty thousand square feet shall have a maximum building square footage of thirty-three percent of the total lot or parcel area;

2. Lots or parcels consisting of fifty thousand square feet to fifty-nine thousand nine hundred ninety-nine square feet shall have a maximum building square footage of forty percent of the total lot or parcel area; and

3. Lots or parcels consisting of sixty thousand square feet or more shall have a maximum building square footage of fifty percent of the total lot or parcel area.

The maximum building square footage shall include the square footage of any mezzanine or multiple stories of building.

X. Provisions for Truck Trailer Loading. All industrial buildings shall be provided with a minimum of one dock high loading door or one truck well with loading door. For multi-tenant industrial buildings, each separate tenant shall be provided such loading space with loading door. The required truck loading door shall be designed with sufficient size to permit truck trailer loading and unloading through the loading dock door and shall comply with the provisions of subsection R of this section.

Y. Exterior Doors. All exterior doors, except glass doors, of all buildings shall be painted to match the adjacent wall of the building.

Z. Recycling Bin Enclosures. All industrial buildings shall be provided with a recycling bin enclosed storage area. The recycling bin enclosed storage area shall be a minimum size of ten feet in length by eight feet in width by six feet in height and have a self-latching gate. All storage bin enclosures shall be constructed of either the same materials as the main structure or masonry block.

AA. Office Uses in Industrial Buildings. No industrial building shall be permitted to use more than one-third of its total floor area for office use.

BB. The maximum height of any building or structure permitted in any industrial zone shall be one-hundred fifty feet except radio towers, oil derricks, utility substations, and electricity generating facilities. (Ord. 698 § 7, 2004; Ord. 669 § 9, 2001; Ord. 651 §§ 14, 15, 2000; Ord. 644 § 2, 1999; Ord. 633 §§ 7—11, 1998; Ord. 608 §§ 7, 8, 1994; Ord. 598 §§ 7, 8, 1993; Ord. 586 § 1, 1991; Ord. 548 § 1, 1988; Ord. 545 § 1 (part), 1988; Ord. 542 § 12 (part), 1987)

17.36.070 Procedure.

A. The city shall mail written notice to the applicant of the date, time and place set for the city council's consideration of the application and development plans. Prior to the hearing, the city shall, where applicable, obtain the determination of the executive director of the Industry urban development agency as provided for in Section 17.36.090. At the date, time and place set for the city council's consideration of the application and development plans, the applicant may appear and be heard by the city council.

B. The city council shall consider the application, the development plans, and the recommendations and proposed conditions of approval, if any, of the planning director. The city council may approve, modify, or reject the recommendations and proposed conditions of approval, if any, of the city engineer at such time.

C. In the event that the city council denies an application for development plan approval under this chapter, it shall make a finding that:

1. The site is not suitable for development in accordance with the development plan;
2. The total development is not arranged so as to avoid traffic congestion, ensure the public health, safety and general welfare or prevent adverse effects upon neighboring properties;
3. The development is not in general accord with all elements of this title; and/or
4. The development is not consistent with the provisions of the general plan or any applicable redevelopment plan, and it shall specify the reasons for denial. (Ord. 655 § 6 (part), 2000; Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 542 § 12 (part), 1987)

17.36.080 Standard conditions of approval.

A. The following conditions are standard conditions of approval, all of which are imposed as conditions of approval for any development plan submitted to the city council pursuant to this chapter, unless expressly made inapplicable by the city council:

1. The approval expires twelve months after the date of approval by the council if a building permit for each building and structure thereby approved has not been obtained within such period; however, if the applicant submits a request for an extension of up to five years prior to the expiration of this approval along with any required processing fee, the planning director shall approve one such extension request if the planning director finds that the applicant has not violated any conditions of approval and circumstances have not changed such that each of the required findings could be made at the time, of the extension request.

2. The applicant shall provide drainage and grading plans to be approved by the city engineer prior to the issuance of a building permit. Such plans shall be in substantial conformity with the development plans approved pursuant to this chapter.

3. The applicant shall provide landscaping and automatic irrigation plans to be approved by the planning director prior to the issuance of a building permit. A current California licensed landscape architect must prepare and sign all landscape and irrigation plans required as part of this condition, except for projects with less than five thousand square feet of landscaping. All other landscape requirements will apply to these excepted projects. Such plans shall be in substantial conformity with the development plans approved pursuant to this chapter. Such plans shall include: provision for an automatic irrigation/sprinkler system; specimen trees, shrubs, ground cover and/or grass; and specifications for the above to the satisfaction of the planning director. Additionally, such plans shall be designed and specimen trees, shrubs, ground cover and/or grass shall be designed so as to integrate compatibly with street parkway landscaping.

4. The applicant shall construct adequate fire protection facilities to the satisfaction of the Los Angeles County fire department.

5. All exterior surfaces of buildings and appurtenant structures shall be painted in accordance with the approved development plan.

6. The applicant shall supply sanitary sewer facilities to serve all buildings to the satisfaction of the city engineer prior to the final approval of the development and hookup of utilities.

7. The owner of the property must comply with the Ordinance of the city of Industry.

8. The owner shall dedicate necessary landscape easements along street frontage.

9. The applicant shall obtain an industrial waste permit from the city engineer.

10. The applicant shall provide off-street parking as shown on the approved development plan.

11. The applicant shall construct curb, gutter, paveout, and necessary drainage facilities along street frontage in accordance with city standards and specifications as shown by the "City of Industry Standard Plans."

12. The owner shall dedicate necessary easements for street or highway purposes.

13. The applicant shall construct storm drains to the satisfaction of the city engineer prior to the final approval of the development and the hookup of utilities.

14. The applicant shall provide building plans to be approved prior to the issuance of a building permit. Such plans shall be in substantial conformity with the development plans approved pursuant to this chapter.

15. All street lights installed along the street frontage of a development shall be annexed into the appropriate Los Angeles County Lighting Maintenance District. Applicant shall execute and approve a separate petition for annexation into a Los Angeles County Lighting District upon written request by the city.

B. The council may impose any other specific conditions of approval which it deems reasonably necessary for the development to comply with the purposes and intent of this chapter in accordance with the guidelines contained in Section 17.36.060. (Ord. 669 § 11 (part), 2001; Ord. 655 §§ 5, 6 (part), 2000; Ord. 608 § 9, 1994; Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 542 § 12 (part), 1987)

17.36.090 Review by Industry urban development agency.

When the property is located in a redevelopment project area of the Industry urban development agency (hereinafter “agency”), the executive director of the agency (hereinafter “executive director”) shall, prior to the council’s determination, review the application for the sole purpose of determining whether the proposed development plan is consistent with the provisions of the applicable redevelopment plan. The executive director shall cause written notice of his or her determination to be communicated to the city council prior to the council’s consideration of the application. (Ord. 545 § 1 (part), 1988; Ord. 542 § 12 (part), 1987)

17.36.100 Exemptions for interior improvements, minor improvements and signs.

Notwithstanding any other provisions of this chapter, design review and approval by the city council shall not be required if:

A. The proposed construction consists of an enlargement of, addition to, or modification of, an existing building or structure or the construction, installation, or modification of a sign or a sign structure and the total cost of such improvements will not exceed seventy-five thousand dollars;

B. The proposed construction consists solely of interior improvements which will not affect the external appearance of any building or structure; and

C. The city manager or his or her designated representative approves or conditionally approves such construction after reviewing the plans there for pursuant to the applicable standards contained in this chapter. Any applicant aggrieved by the decision of the city manager or his or her designated representative may file a written request that his or her application be reviewed and considered by the city in accordance with the procedure set forth in Section 17.36.070. (Ord. 587 § 1, 1991; Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 542 § 12 (part), 1987)

Chapter 17.40

EXCEPTIONS

Sections:

- 17.40.010** **Applicability.**
- 17.40.020** **Exceptions—Generally.**
- 17.40.030** **Exceptions—Hardship.**
- 17.40.040** **Minor exception—Administrative.**
- 17.40.050** **Required alterations.**
- 17.40.060** **Oil wells.**
- 17.40.070** **Existing use.**
- 17.40.080** **Revocation.**
- 17.40.090** **Exception—Granted at zone change hearing.**
- 17.40.100** **Exception—Modification or revocation.**
- 17.40.110** **Denial without hearing.**
- 17.40.120** **Hearings—When.**
- 17.40.130** **Fees.**
- 17.40.140** **Expiration.**
- 17.40.150** **Nullification.**

17.40.010 **Applicability.**

The provisions of this chapter apply to all restrictions imposed by this title, including building setback lines, and also apply to any building line or setback line imposed by any other ordinance. (Ord. 545 § 1 (part), 1988; Ord. 178 § 501, 1961)

17.40.020 **Exceptions—Generally.**

A. An exception may be granted excepting property from some particular restriction or restrictions applicable to the zone in which such property is located if:

1. The exception is necessary for the preservation of a substantial property right of the owner.
2. Such exception will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity thereof.

B. If there are no protests of any kind to the granting of the exception requested, the council may grant the exception even though such exception is not necessary for the preservation of a substantial property right of the owner. In such a case, however, the owner is not entitled to an exception as a matter of right. A petition for an exception does not state sufficient facts under this section unless it states facts supporting both subsections 1 and 2. (Ord. 545 § 1 (part), 1988; Ord. 178 § 502, 1961)

17.40.030 **Exceptions—Hardship.**

An exception may also be granted where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this title, and in the granting of such exception the spirit of this title will be observed, public safety secured, and substantial justice done. (Ord. 545 § 1 (part), 1988; Ord. 178 § 503, 1961)

17.40.040 Minor exception—Administrative.

A minor exception may be granted administratively by the planning director without a public hearing as referenced in Section 17.48.050, as follows:

A. Pursuant to the criteria referenced in Section 17.40.020 (A), a deviation of up to ten percent of the requirements of Sections 15.32.070, 16.10.010, 16.10.020 and 17.36.060;

B. An application for the granting of a minor exception may be presented to the planning department, in writing, by the current property owner. The planning director may approve, deny or conditionally approve the minor exception application and shall provide written notice to the property owner of the decision within ninety days of filing a complete application;

C. Any decision by the planning director concerning a minor exception shall be final unless appealed to the planning commission. The decision of the planning director may be appealed by filing a written notice of appeal with the city clerk, together with an appeal filing fee of two hundred fifty dollars, within ten days of the day of mailing the notice of the granting or denial of the minor exception;

D. A public hearing before the planning commission concerning any written appeal shall be held within ninety days of filing of the notice of appeal with the city clerk;

E. The decision of the planning commission shall be final unless appealed to the city council as provided in Section 17.04.090 of this code. (Ord. 669 § 12, 2001; Ord. 651 § 16, 2000)

17.40.050 Required alterations.

A. An exception may also be granted to permit a use which is lawful because of an exception, either automatic, or otherwise, to be expanded or altered to the extent required by any law, ordinance, or regulation.

B. The commission or council may grant an exception pursuant to this section without a public hearing or after a public hearing. (Ord. 545 § 1 (part), 1988; Ord. 542 § 14, 1987; Ord. 178 § 505, 1961)

17.40.060 Oil wells.

An exception may also be granted permitting the drilling of an oil well and if production is obtained, the production of oil, gas, or other hydrocarbons therefrom; provided, that such exception will not be detrimental to the public health, safety or general welfare nor to the property of other persons located in the vicinity thereof. (Ord. 545 § 1 (part), 1988; Ord. 472 § 1, 1981; Ord. 178 § 506, 1961)

17.40.070 Existing use.

A. An exception is granted automatically so as to permit the continuation of the particular existing uses of any building, structure, improvement or premises existing in the respective zones immediately prior to the time the ordinance codified in this title or any amendment thereof becomes effective if such existing use was not in violation of this title or any other ordinance or law.

B. As used in this section, the word “property” refers only to that portion of the property actually utilized for the existing use. The word “improvement” does not include any improvement not a part of the existing use, and such improvement which is not a part of the existing use shall be disregarded in the construction of this section.

C. This section does not authorize the extension, expansion or enlargement of such existing use, or permit the addition of structures or other facilities in conjunction with such existing use.

D. Such exception shall remain in force and effect for the following length of time, except that it may be extended or revoked as provided in this chapter:

1. Where the property is unimproved, one year;

2. Where the property is unimproved except for structures, to replace which the building code of the city does not require a building permit, three years;
3. In other cases, twenty years. (Ord. 545 § 1 (part), 1988; Ord. 178 § 507, 1961)

17.40.080 Revocation.

In addition to the grounds stated in Chapter 17.48, an exception which has been automatically granted may be revoked if the commission or council finds:

A. That the condition of the improvement, if any, on the property is such that to require the property to be used only for those uses permitted in the zone where it is located would not impair the constitutional rights of any person.

B. That the nature of the improvements is such that they can be altered so as to be used in conformity with the uses permitted in the zone in which such property is located without impairing the constitutional rights of any person. (Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 542 § 15, 1987; Ord. 178 § 508, 1961)

17.40.090 Exception—Granted at zone change hearing.

If after one or more hearings before the city council on a change of zone, or on an amendment of any other ordinance, in the opinion of the city council, facts are shown which by the provisions of this chapter entitle any person to an exception, the city council may grant such exception. (Ord. 545 § 1 (part), 1988; Ord. 178 § 509, 1961)

17.40.100 Exception—Modification or revocation.

Except as otherwise specifically provided in this chapter an exception shall be granted, modified, or revoked after a public hearing as provided in Chapter 17.48. (Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 178 § 510, 1961)

17.40.110 Denial without hearing.

The commission may deny, without a hearing, a petition for an exception if such petition does not state sufficient facts to justify an exception. The commission may permit the petitioner to amend such petition. (Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 542 § 16, 1987; Ord. 178 § 511, 1961)

17.40.120 Hearings—When.

Hearings on the granting of an exception may be held:

A. Upon the initiative of the commission or council;

B. Upon the filing of an application. (Ord. 545 § 1 (part), 1988; Ord. 542 § 17, 1987; Ord. 178 § 512, 1961)

17.40.130 Fees.

In addition to the estimated costs of publication and notice as provided in Chapter 17.48, where an application is filed the applicant shall also deposit the sum of two hundred fifty dollars, which shall be deposited in the city treasury as a filing fee to partially cover the incidental expenses connected with the investigation of the facts involved. (Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 312 § 2, 1971; Ord. 178 § 513, 1961)

17.40.140 Expiration.

A. An exception permitting the use of any premises or property for residential purposes, whether an automatic exception or an exception granted by action of the council, automatically shall cease to be of any force and effect if the structure located on said property is not occupied or inhabited for a consecutive period of sixty days;

B. An exception for any other purpose or use whether an automatic exception or an exception granted by action of the council, automatically shall cease to be of any force and effect if the use for which said exception was granted has ceased or has been suspended for a consecutive period of one or more years. (Ord. 545 § 1 (part), 1988; Ord. 178 § 514, 1961)

17.40.150 Nullification.

An exception which is not used within the time specified in such exception, or, if no time is specified, within one year after granting of the exception, becomes null and void and of no effect except that the council may extend such time. (Ord. 545 § 1 (part), 1988; Ord. 178 § 515, 1961)

Chapter 17.44

USE PERMIT

Sections:

- 17.44.010 Use permit requirement.**
- 17.44.020 Procedure.**
- 17.44.030 Conditions of approval.**
- 17.44.040 Appeals.**
- 17.44.050 Special events.**

17.44.010 Use permit requirement.

Notwithstanding any other provision of this title, no property in the city shall be used for any purpose by any person, corporation, or other business establishment and no existing use shall be changed or altered by any person, corporation or other business establishment unless a use permit is granted to such person, corporation or other business establishment by the, city for the proposed use pursuant to this chapter. (Ord. 545 § 1 (part), 1988; Ord. 542 § 18 (part), 1987)

17.44.020 Procedure.

Applications for a use permit pursuant to this chapter shall be filed, on a form supplied by the city, with the planning director. The planning director shall review the application, cause the property to be inspected as he or she deems appropriate, and shall approve, conditionally approve, or deny the application. The planning director shall approve an application if he or she finds that:

- A. The proposed use is either a permitted use or a use permitted upon the issuance of a conditional use permit or pursuant to a plan of development under Chapter 17.36, and such conditional use permit or plan of development has been approved by the city;
- B. The occupant has caused the premises to be inspected and approved by the Los Angeles County fire prevention bureau;
- C. The occupant has an appropriate waste disposal approval; and
- D. The proposed use complies with all other state laws and city ordinances and regulations applicable to such property. (Ord. 669 § 13, 2001; Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 542 § 18 (part), 1987)

17.44.030 Conditions of approval.

A. The planning director may impose any conditions upon the issuance of the use permit which he or she deems reasonably necessary to assure compliance with the standards contained in Section 17.44.020. All use permits issued by the planning director pursuant to this chapter shall be subject to the following standard conditions of approval unless specifically exempted, in writing, by the planning director:

- 1. Off-street parking shall be provided at all times in accordance with Section 17.36.060 (K) of this title and shall be maintained in a clean and attractive manner (trash, litter, or other materials shall be removed regularly);
- 2. No outside storage of any personal property, building materials, or other property not permanently affixed to the real property shall be allowed, except as otherwise provided in this code;
- 3. All exterior surfaces of all buildings and appurtenances shall be painted and kept graffiti-free;
- 4. All landscaped areas shall be maintained in a healthy, well-kept; and good condition, and kept weed-free;

5. All trash containers shall be kept in a designated trash enclosure structure conforming with Section 17.36.060 (O) of this title;
6. Emergency fire facilities (hydrants) shall be kept free and unobstructed at all times;
7. No outside display of goods, wares or merchandise shall be permitted, except as otherwise provided in this code;
8. All signs, banners, pennants, flags or other outside advertising materials or structures shall comply with this code;
9. All mechanical equipment shall be painted or screened as provided in Section 17.36.060 (G) of this title;
10. Adequate landscaping, including automatic irrigation, shall be shown to exist on the property in conformance with the standards contained in Section 17.36.080 of this title or a landscape and automatic irrigation plan, so conforming, shall be approved by the planning director, and landscaping and automatic irrigation shall be installed by the applicant in substantial compliance therewith;
11. **Parking Area Surfaces.** All areas used for vehicle or trailer parking or storage shall be paved with asphalt, concrete or a city approved equivalent.
12. The applicant shall file an executed and acknowledged acceptance of terms and conditions of the use permit within thirty days after the granting of the use permit.
 - B. The planning director may, upon the approval of any application for a use permit, impose any conditions reasonably necessary to assure compliance with the standard conditions of approval set forth in this section. (Ord. 669 § 14, 2001; Ord. 633 §§ 12, 13, 1998; Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 542 § 18 (part), 1987)

17.44.040 Appeals.

The applicant or any interested person may appeal any decision of the planning director pursuant to this chapter to the city council by filing a written notice of appeal with the city clerk, along with the appropriate appeal filing fee, in accordance with the provisions contained in Section 17.04.090 of this code. (Ord. 669 § 15, 2001; Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 542 § 18 (part), 1987)

17.44.050 Special events.

A. All businesses with city approved use permits, except automobile agencies, in any zone of the city will be permitted to conduct two special events each calendar year for a period of not to exceed seven days for each event. All signage for a special event shall be considered a temporary banner as defined and regulated in Chapter 15.32 of this code.

B. Automobile Agencies

1. Any new automobile agency which opens a new automobile franchise is permitted to conduct a thirty-day grand opening special event for that new franchise. Such special event shall be permitted to have one special event tent, not to exceed two thousand square feet, promotional lighting, music and up to two temporary banners not to exceed a combined eighty square feet. Regular operating hours shall be maintained during the grand opening special event.

2. A once-a-year special event, joint tent sale shall be permitted upon a joint request, signed by a minimum of seven automobile agencies located in the city, for a period not to exceed ten days. Such joint tent sale must be conducted in a month where no special event sale is permitted as listed in subsection (B) (4) of this section. The joint tent sale shall be permitted to have two special event tents not to exceed two thousand square feet each, promotional lighting, outdoor food service, temporary fencing, music and up to two temporary banners not to exceed a combined area of eighty square feet.

3. All automobile agencies shall be permitted to conduct four individual special event sales each year for a period not to exceed four days. Such individual special event sale shall be permitted to have one special event tent not to exceed two thousand square feet, promotional lighting, outdoor food service, temporary fencing, music and up to two temporary banners not to exceed a combined area of eighty square feet.

4. All automobile agencies shall be permitted to conduct a special event sale for a period not to exceed four days on the following national holidays:

- a. New Year's Day;
- b. Chinese New Year;
- c. Presidents' Day;
- d. Cinco de Mayo;
- e. Memorial Day;
- f. Fourth of July;
- g. Labor Day;
- h. Veterans' Day;
- i. Thanksgiving Day;
- j. Christmas Day.

Each special event sale shall be permitted one special event tent, not to exceed two thousand square feet, promotional lighting, outdoor food service, temporary fencing, music and up to two temporary banners not to exceed a combined eighty square feet.

5. A special event application must be filed and approved by the city prior to conducting such event for all events listed in subsections (B)(1), (2) and (3) of this section. No application or permit is required to conduct any special event listed in subsection (B) (4) of this section.

C. All, special events shall be conducted in compliance with provisions of Chapter 15.32 of this code. (Ord. 633 § 14, 1998)

Chapter 17.48

CONDITIONAL USE PERMITS/EXCEPTIONS*

Sections:

- 17.48.010** **Applicability.**
- 17.48.020** **Application—Required.**
- 17.48.030** **Application—Contents.**
- 17.48.040** **Application—Fee.**
- 17.48.050** **Hearings.**
- 17.48.060** **Conditions of approval.**
- 17.48.070** **Appeals.**
- 17.48.080** **Revocations and suspensions.**
- 17.48.090** **Hearings—Continuance.**

* Prior ordinance history: Ords. 178, 543 and 502.

17.48.010 **Applicability.**

The procedures specified in this chapter shall govern all hearings held before the council or commission for the purpose of determining whether to grant, deny or revoke any conditional use permit or exception. (Ord. 545 § 1 (part), 1988; Ord. 542 § 19 (part), 1987)

17.48.020 **Application—Required.**

Any person desiring any conditional use permit or exception required by, or provided for, in this title shall file an application therefore with the city pursuant to this chapter. (Ord. 545 § 1 (part), 1988; Ord. 542 § 19 (part), 1987)

17.48.030 **Application—Contents.**

Such application shall contain:

- A. The name and address of the applicant;
- B. Evidence that the applicant:
 - 1. Is the owner of the premises involved, or
 - 2. Has the permission of such owner to make such application, or
 - 3. Is or will be the plaintiff in an action in eminent domain to acquire the premises involved;
- C. The legal description of, and if there is a street address, the street address, otherwise a description of, the premises upon which the requested use is to be maintained;
- D. If the applicant is not the owner, the name and address of the owner, and the nature of the applicant's interest in the premises involved;
- E. A detailed site plan showing, at a minimum, the proposed location of all buildings and structures, landscaped areas, parking areas, driveways and means of ingress and egress;
- F. A statement detailing the uses for each building and structure as shown on the site plan;
- G. Three copies of white background prints of a map drawn to scale specified by the city engineer, showing the location of the property concerned, and the location of all highways, streets and alleys and all lots and parcels of land within a distance of seven hundred feet from the exterior boundaries of the proposed use;

H. One copy of the map referred to in subsection G of this section shall show the use to which each and every lot and parcel of land is put;

I. 1. A certified list as shown on the last equalized assessment roll of the county of Los Angeles of the names and addresses of all persons to whom all property is assessed:

- a. Within one and one-half miles of the exterior boundaries of a proposed cemetery,
- b. In all other cases within three hundred feet from the exterior boundaries of the proposed use,

2. In addition to such list, two sets of gummed labels, adequate for use to address envelopes containing notices, with such addresses printed thereon;

J. The accuracy of such maps and list is the responsibility of the applicant;

K. Such other information as may be reasonably required by the city manager. The city manager may waive the filing of one or more of the items set forth in this section. (Ord. 545 § 1 (part), 1988; Ord. 542 § 19 (part), 1987)

17.48.040 Application—Fee.

If an application is filed pursuant to this chapter, the applicant shall deposit with the city clerk the required filing fee of two hundred and fifty dollars. (Ord. 545 § 1 (part), 1988; Ord. 542 § 19 (part), 1987)

17.48.050 Hearings.

Upon the filing of a complete application pursuant to this chapter and the making of the required deposit to cover the fee, the city shall fix a time and place for a public hearing before the planning commission. The city shall cause notice of such public hearing to be given pursuant to Section 65091 of the Government Code. Prior to such hearing, the executive director of the Industry urban development agency shall determine whether the proposed use is consistent with the provisions of the applicable redevelopment plan, if any, and shall report his or her findings to the planning commission. At the conclusion of the hearing, the planning commission may approve or deny an application for conditional use permit provided it makes written findings with respect to all of the following:

A. Whether the proposed use is consistent with the goals and objectives of the general plan and any applicable redevelopment plan;

B. Whether the site is adequate in size, shape, topography and location for the proposed use and there will be adequate utilities to accommodate the proposed use;

C. Whether there will be adequate street access, traffic circulation and parking capacity for the proposed use;

D. Whether the proposed use is compatible with the surrounding properties and uses; in making this finding, consideration shall be given to the potential for changes in the uses of surrounding properties;

E. Whether the proposed use will not be detrimental to the public health, safety or general welfare.

The ultimate decision of the planning commission with respect to the granting or denying of such application must be justified based upon substantial evidence in view of the whole record of the proceedings before the planning commission with respect to said application. (Ord. 567-U § 1, 1989; Ord. 545 § 1 (part), 1988; Ord. 542 § 19 (part), 1987)

17.48.060 Conditions of approval.

In the event that the planning commission grants a conditional use permit or exception, it may impose any conditions related to the proposed use which it deems reasonably necessary to further the purposes and intent of this title, to enable it to make the findings referred to in Section 17.48.050, or to protect the public health, safety and general welfare. (Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 542 § 19 (part), 1987)

17.48.070 Appeals.

Written notice of the planning commission's decision shall be mailed to the applicant at the address shown upon the application. The action of the planning commission shall be effective ten days following the mailing of such notice, unless, within such ten-day period an appeal in writing is filed with the city clerk by either the applicant or any other interested person, along with the appropriate appeal filing fee, in accordance with the provisions contained in Section 17.04.090 of this code. (Ord. 669 § 16, 2001; Ord. 545 § 1 (part), 1988; Ord. 542 § 19 (part) 1987)

17.48.080 Revocations and suspensions.

A. If the planning director or his or her designated representative determines that any condition of any conditional use permit, exception, or use permit issued pursuant to Chapter 17.44 or any provision of this title has been violated, or that any use is being exercised in such a manner as to constitute a public nuisance, the planning director shall cause a notice of violation to be mailed, by certified or registered mail, to the owner and occupant of the property, at his or her last known address, specifying the violation occurring, the remedial action required, and a reasonable time within which such remedial action must be completed. If the violation is not corrected or corrective measures are not commenced to the satisfaction of the planning director within the time stated in the notice of violation, the planning director shall set a hearing pursuant to this chapter before the planning commission for the revocation or suspension of the permit or exception and, in the event such violation or condition constitutes an immediate threat to health, safety or welfare, he or she may order immediate termination of the use, pending such hearing. After the public hearing, the planning commission may revoke, suspend or modify any conditional use permit, exception, or use permit which has been granted under either the provisions of this title or of any ordinance superseded by this title or of any ordinance superseded by this title on any one or more of the following grounds:

1. That such approval was obtained by fraud;
2. That the use for which such approval was granted is not being exercised;
3. That the use for which such approval was granted has ceased or has been suspended as provided in section 17.04.100;
4. That the use for which the conditional use permit, exception, or use permit was granted is being or recently has been exercised contrary to the terms or conditions of such approval or is in violation of any statute, ordinance, law or regulation;
5. That the use for which the approval was granted is so exercised as to be detrimental to the public health, safety or general welfare, or so as to be a nuisance.

B. The decision of the planning commission shall be final unless appealed to the city council as provided in Section 17.04.090 of this code. (Ord. 669 § 16, 2001; Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 542 § 19 (part), 1987)

17.48.090 Hearings—Continuance.

The city council or the planning commission may continue any hearing required by this chapter from time to time. (Ord. 545 § 1 (part), 1988; Ord. 542 § 19 (part), 1987)

Chapter 17.52

RECYCLING FACILITIES

Sections:

- 17.52.010 Definitions.**
- 17.52.020 Permits required.**
- 17.52.030 Permits for multiple sites.**
- 17.52.040 Criteria and standards.**

17.52.010 Definitions.

The following words shall have the following meanings when used in this chapter:

A. “Bulk reverse vending machine” means a reverse vending machine that is larger than fifty square feet; is designed to accept more than one container at a time; and will pay by weight instead of by container.

B. “Collection facility” means a center for the acceptance by donation, redemption or, purchase, or recyclable materials from the public. Such a facility does not use power-driven processing equipment except as indicated in Section 17.52.040 entitled Criteria and standards. Collection facilities may include the following:

1. Reverse vending machine(s);
2. Small collection facilities which occupy an area of not more than five hundred square feet, and may include:

- a. A mobile recycling unit;
- b. Bulk reverse vending machines or a grouping of reverse vending machines;
- c. Kiosk-type units which may include permanent structures;
- d. Unattended containers placed for the donation of recyclable materials;

C. “Mobile recycling unit” means an automobile, truck, trailer or van, licensed by the Department of Motor Vehicles which is used for the collection of recyclable materials. A mobile recycling unit also means the bins, boxes or containers transported by trucks, vans or trailers, and used for the collection of recyclable materials.

D. “Recyclable material” means reusable material including but not limited to metals, glass, plastic and paper, which are intended for reuse, remanufacture or reconstitution for the purpose of using the altered form. Recyclable material does not include refuse or hazardous materials. Recyclable material may include used motor oil collected and transported in accordance with Section 25250.11 and 25143.2 (b) (4) of the California Health and Safety Code.

E. “Recycling facility” means a collection facility defined in this section. A “certified recycling facility” means a collection facility certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986 (commencing with Section 14500 of the California Public Resources Code)

F. “Reverse vending machines” means an automated mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container’s redemption value as determined by the state. A reverse vending machine may sort and process containers mechanically; provided, that the entire process is enclosed within the machine. In order to accept and temporarily store all three container types in a proportion commensurate with their relative redemption rates,

and to meet the requirements of certification as a recycling facility, multiple grouping of reverse vending machines may be necessary. (Ord. 545 § 3 (part), 1988)

17.52.020 Permits required.

No person shall permit the placement, construction or operation of any recycling facility within the city without first obtaining the applicable permit required by this code. No such permit shall be granted unless the proposed recycling facility complies with the provisions of this chapter. (Ord. 545 § 3 (part), 1988)

17.52.030 Permits for multiple sites.

A single permit may be granted to allow more than one reverse vending machine(s) or small collection facility located on different sites; provided, that:

- A. The operator of each of the proposed facilities is the same;
- B. The proposed facilities are determined by the city engineer to be similar in nature, size and intensity of activity; and
- C. All of the applicable criteria and standards set forth in this chapter are met for each such proposed facility. (Ord. 545 § 3 (part), 1988)

17.52.040 Criteria and standards.

Those recycling facilities which are permitted in commercial and industrial zones, subject to the issuance of a use permit pursuant to Chapter 17.44 of this title, shall meet all of the applicable criteria and standards contained in this section. The criteria and standards for recycling facilities within the city are as follows:

A. Reverse Vending Machine(s). Reverse vending machine(s) located within a commercial structure do not require permits. Reverse vending machines are permitted uses in all commercial and industrial zones, subject to the issuance of a use permit as provided in Chapter 17.44 of this code. No such use permit shall be granted by the city engineer unless the proposed reverse vending machine(s) complies with the following standards:

1. Shall be established in conjunction with a commercial or industrial use (hereinafter "host use") which is in compliance with the zoning, building and fire codes of the city;
2. Shall not obstruct pedestrian or vehicular circulation;
3. Shall not occupy parking spaces required by the host use;
4. Shall occupy no more than fifty square feet of floor or ground space per installation, including any protective enclosure, and shall be no more than eight feet in height;
5. Shall be constructed and maintained with durable waterproof and rustproof material;
6. Shall be clearly marked to identify the type of material to be deposited, operating instructions, and the identity and phone number of the operator or responsible person to call if the machine is inoperative;
7. Shall have a sign area of a maximum of four square feet per machine, exclusive of operating instructions;
8. Shall be maintained in a clean, litter-free condition on a daily basis;
9. Operating hours shall be at least the operating hours of the host use;
10. Shall be illuminated to ensure comfortable and safe operation if operating hours are between dusk and dawn;
11. Shall be established pursuant to the written authorization of the property owner giving permission to the applicant to place the machine on his or her property;

12. Shall be located within a “convenience zone” as that term is defined in the California Beverage Container Recycling and Litter Reduction Act (commencing with Section 14500 of the California Public Resources Code)

B. Small Collection Facilities. Small collection facilities are permitted uses in commercial and industrial zones subject to the issuance of a use permit as provided in Chapter 17.44 of this code. No such use permit shall be granted by the city engineer unless the proposed small collection facilities comply with the following conditions:

1. Shall be established in conjunction with an existing commercial or industrial use which is in compliance with the zoning, building and fire codes of the city;

2. Shall be no larger than five hundred square feet and occupy no more than five parking spaces not including space that will be periodically needed for removal of materials or exchange of containers;

3. Shall be set back at least thirty feet from any street line and shall not obstruct pedestrian or vehicular circulation;

4. Shall accept only glass, metals, plastic containers, papers and reusable items;

5. Shall use no power-driven processing equipment except for reverse vending machines;

6. Shall use containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of, material, and shall be of a capacity sufficient to accommodate materials collected and collection schedule;

7. Shall store all recyclable material in containers or in a mobile recycling unit vehicle, and shall not leave materials outside of containers when attendant is not present;

8. Shall be maintained free of litter and any other undesirable materials, and mobile facilities, at which truck or containers are removed at the end of each collection day, shall be swept at the end of each collection day;

9. Shall not exceed noise levels of sixty dBA as measured at the property line of any residentially zoned or occupied property, otherwise shall not exceed seventy dBA;

10. Attended facilities located within one hundred feet of a property zoned or occupied for residential use shall operate only during the hours between nine a.m. and seven p.m.;

11. Containers for the twenty-four-hour donation of materials shall be at least thirty feet from any property zoned or occupied for residential use unless there is a recognized service corridor and acoustical shielding between the containers and the residential use;

12. Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material shall be left outside the recycling enclosure or containers;

13. Signs may be provided as follows:

a. Recycling facilities may have identification signs with a maximum of twenty percent per side or sixteen square feet, whichever is larger, in addition to informational signs required in subsection 17.52.040B12; in the case of a wheeled facility, the side will be measured from the pavement to the top of the container,

b. Signs must be consistent with the character of the location,

c. Directional signs, bearing no advertising message, may be installed with the approval of the city engineer if necessary to facilitate traffic circulation, or if the facility is not visible from the public right-of-way,

d. The city engineer may authorize increases in the number and size of signs upon findings that it is compatible with adjacent businesses;

14. The facility shall not impair the landscaping required by this title or any permit issued pursuant to this title;

15. No additional parking spaces will be required for customers of a small collection facility located at the established parking lot of a host use. One space will be provided for the attendant, if needed;

16. Mobile recycling units shall have an area clearly marked to prohibit other vehicular parking during hours when the mobile unit is scheduled to be present;

17. Occupation of parking spaces by the facility and by the attendant shall not reduce available parking spaces below the minimum number required for the primary host use unless all of the following conditions exist:

a. A parking study shows that existing parking capacity is not already fully utilized during the time the recycling facility will be on the site, and

b. The permit will be reconsidered at the end of eighteen months.

A reduction in available parking spaces in an established parking facility may then be allowed as follows:

Number of Available Parking Spaces	Maximum Reduction
0—25	0
25—35	2
36—49	3
50—99	4
100+	5

18. If the permit expires without renewal, the collection facility shall be removed from the site on the date following permit expiration;

19. Shall be established pursuant to the written authorization of the property owner giving permission. to the applicant to place the facilities on his or her property; and

20. Shall be located within a “convenience zone” as that term is defined in the California Beverage Container Recycling and Litter Reduction Act (commencing with Section 14500 of the California Public Resources Code). (Ord. 545 §3 (part), 1988)

Chapter 17.56

GENERAL REGULATIONS

Sections:

- 17.56.010** Height of structures.
- 17.56.020** Moving buildings.
- 17.56.030** Conversions and alterations.
- 17.56.040** Buildings under construction.
- 17.56.050** Repairs.
- 17.56.060** Using structure contrary to provisions.
- 17.56.070** Inspection.

17.56.010 Height of structures.

Except where a lesser maximum height is prescribed either by this title or any other ordinance or by statute, all buildings and structures of every kind and nature in the territory of the city except radio towers and oil derricks shall not exceed one hundred fifty feet in height. (Ord. 545 § 1 (part), 1988; Ord. 178 § 701, 1961)

17.56.020 Moving buildings.

No building or structure shall be moved from one lot or premises to another unless such building or structure shall thereupon be made to conform to all the provisions of this title relative to buildings or structures hereafter erected upon the lot or premises to which such building or structure shall have been moved, and shall be made to conform to the general character of the existing buildings in the neighborhood or better. (Ord. 545 § 1 (part), 1988; Ord. 178 § 702, 1961)

17.56.030 Conversions and alterations.

No building or structure existing at the time of the effective date of the ordinance codified in this title or any amendment thereof which is designed, arranged, intended for or devoted to a use not permitted in the zone in which such building or structure is located, shall be enlarged, extended, reconstructed, built upon or structurally altered unless the use of such building or structure is changed to a use permitted in the zone in which such building or structure is located or unless an exception has been granted under the terms of this title. (Ord. 545 § 1 (part), 1988; Ord. 178 § 703, 1961)

17.56.040 Buildings under construction.

Nothing in this title contained shall be deemed or construed to prevent the completion of any building or structure which is under construction at the effective date of the ordinance codified in this title, or any amendment thereof, or for the construction of which a valid building permit is in force, in the event that such construction or the proposed use of such building or structure is not at said date in violation of any other ordinance or law, and in the further event that such building or structure is completed within one year from such date. (Ord. 545 § 1 (part), 1988; Ord. 178 § 704, 1961)

17.56.050 Repairs.

When repairs within any twelvemonth period exceed fifty percent of the value of an existing building or structure, such building or structure shall be made to conform to the requirements of this title for new buildings or structures. (Ord. 545 § 1 (part), 1988; Ord. 178 § 705, 1961)

17.56.060 Using structure contrary to provisions.

A person shall not use or cause or permit to be used any building, structure, improvement or premises located in any zone described in this title contrary to the provisions of this title. (Ord. 545 § 1 (part), 1988; Ord. 178 § 706, 1961)

17.56.070 Inspection.

Every member of the city council, the city manager and his or her authorized representatives may enter any premises, building, or structure at any reasonable hours for investigation or inspection as to whether or not any portion of such premises, building, or structure, is being used in violation of this title. Every person who denies or prevents, obstructs, or attempts to deny, prevent or obstruct such access is guilty of a misdemeanor. (Ord. 545 § 1 (part), 1988; Ord. 178 § 707, 1961)

Chapter 17.60

DEVELOPMENT AGREEMENTS

Sections:

- 17.60.010** **General provisions.**
- 17.60.020** **Application for approval of development agreement.**
- 17.60.030** **Contents of application.**
- 17.60.040** **Processing of application.**
- 17.60.050** **Public hearing by city council.**
- 17.60.060** **Determination by city council.**

17.60.010 **General provisions.**

Pursuant to the provisions of Government Code Section 65864, et seq., the city council is authorized to enter into development agreements with certain developers pursuant to the provisions of this chapter. (Ord. 545 § 1 (part), 1988; Ord. 514-U § 1 (part), 1986)

17.60.020 **Application for approval of development agreement.**

Any property owner, or other person having a legal or equitable interest in any parcel of property located within the city may, upon the payment of an application fee of two hundred fifty dollars, submit an application for approval of a development agreement pursuant to the provisions of Government Code Section 65864, et seq. (Ord. 545 § 1 (part), 1988; Ord. 514-U § 1 (part), 1986)

17.60.030 **Contents of application.**

Any application for approval of a development agreement shall be accompanied by a proposed form of an agreement which shall, as a minimum, specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. Additionally, the development agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary actions. The agreement shall contain provisions that construction of improvements shall commence within a specified period of time and that the project or any phase thereof shall be completed within a specified period of time. (Ord. 545 § 1 (part), 1988; Ord. 514-U § 1 (part), 1986)

17.60.040 **Processing of application.**

Upon receipt of any such application for a development agreement, city shall cause the same to be reviewed and a staff report and recommendations to the planning commission to be prepared within a period of not to exceed forty-five days from the date of filing of the application. Said report and recommendations, together with the application, shall be submitted to the planning commission at its next regular meeting after the completion and filing of the report and recommendations and, at that meeting, the planning commission shall set the matter for public hearing pursuant to and in compliance with all of the provisions of Government Code Sections 65090 and 65091. Said public hearing shall be set not later than forty-five days following the meeting at which the planning commission receives said report and recommendations. At the conclusion of the public hearing, the planning commission shall make such recommendations to the city council and supporting findings as it may deem appropriate. (Ord. 545 § 1 (part), 1988; Ord. 514-U § 1 (part), 1986)

17.60.050 Public hearing by city council.

The recommendation and findings of the planning commission shall be submitted to the city council within thirty days following the adoption thereof by the planning commission, and the city council shall, at said meeting, set a public hearing on the application and the recommendation, which public hearing shall be held not later than forty-five days following the receipt by the city council of the planning commission recommendation and findings. Said public hearing by the city council shall be held in conformity with all of the provisions of Government Code Sections 65090 and 65091. (Ord. 545 § 1 (part), 1988; Ord. 514-U § 1 (part), 1986)

17.60.060 Determination by city council.

The city council, following the public hearing, may approve or disapprove the proposed development agreement and, if the same is approved, may imposed upon it such conditions as appear to the city council reasonable and necessary to carry out the intent of Government Code Section 65865 et seq., and to protect the public health, safety and welfare, including any of the conditions referred to in Government Code Section 65865.2. The approval by the city council of any such development agreement may be by resolution. (Ord. 545 § 1 (part), 1988; Ord. 514-U § 1 (part), 1986)

Chapter 17.64

PLANNING COMMISSION

Sections:

- 17.64.010** Created.
- 17.64.020** Composition.
- 17.64.030** Terms.
- 17.64.040** Forfeiture of position.
- 17.64.050** Powers and duties.
- 17.64.060** Hearings.
- 17.64.080** Records.
- 17.64.090** Debt.
- 17.64.100** Organization.
- 17.64.110** City clerk—Duties regarding commission.

17.64.010 Created.

A planning commission which may be known and referred to as the “planning commission,” is created and established pursuant to the provisions of that certain act of the Legislature of the state of California, which is designated and referred to as the “planning law” (Title 7 of the Government Code of the state of California) as amended to date and as same may hereafter be amended. (Ord. 545 § 1 (part), 1988; Ord. 178 § 801, 1961)

17.64.020 Composition.

The planning commission shall consist of five members, who shall be designated, respectively as commissioners Nos. 1, 2, 3, 4 and 5. Said commissioners shall be appointed by the mayor, with the approval of the city council. In addition to the five appointed members of the commission, the city manager and the planning director shall be ex officio members of said commission but shall be nonvoting members thereof. An appointed member of the planning commission may be removed at any time by the mayor, subject to the approval of the city council, or by a majority vote of the city council. (Ord. 669 § 18, 2001; Ord. 545 § 1 (part), 1988; Ord. 178 § 802, 1961)

17.64.030 Terms.

A. Of the members of the commission first appointed under the provisions of this title, commissioners Nos. 1 and 2 shall be appointed for terms of one year, commissioners Nos. 3 and 4 shall be appointed for terms of two years, and commissioner No. 5 shall be appointed for a term of three years.

B. Upon the expiration of the respective terms of the commissioners referred to in subsection A, their respective successors shall be appointed for terms of four years.

C. If a vacancy shall occur otherwise than by expiration of term, it shall be filled by appointment for the unexpired portion of the term. Such appointment shall be made by the mayor with the approval of the city council. (Ord. 545 § 1 (part), 1988; Ord. 178 § 803, 1961)

17.64.040 Forfeiture of position.

A. Notwithstanding any of the other provisions of this title, any commissioner who absents himself or herself from any three consecutive regular meetings of the planning commission, unless excused from such

attendance by consent of such commission expressed by action of record in its minutes, or who is absent from a total of five regular meetings of the commission in any six-month period without such consent of such commission so expressed of record, automatically forfeits his or her position or office as a member of the planning commission, and the name of such person shall be automatically removed from the membership of the commission immediately after the adjournment of any such third consecutive meeting or of any such fifth meeting in any such six-month period, as the case may be, at which such commissioner has not appeared.

B. The chairperson or the secretary of the commission shall thereupon promptly notify the city council, and any such person so ceasing to be such commissioner, of such fact, whereupon the vacancy so created shall be filled by appointment as contemplated under the provisions of Section 17.64.030C. (Ord. 545 §§ 1 (part), 2 (part), 1988; Ord. 178, § 804, 1961)

17.64.050 Powers and duties.

The planning commission and the members thereof respectively have and exercise each and all of the powers, duties, rights, privileges and authorities of city planning commissions and of members of such commissions, all as set forth, provided for, and contemplated in this title and under any other ordinance of this city and in and under the provisions of said “planning law” as same now exists and as same may hereafter be amended, and shall perform the duties, acts and functions of such city planning commissions, and members thereof, respectively, all as indicated, set forth and referred to in, and as contemplated by, said “planning law” and in the manner therein stated. (Ord. 545 § 1 (part), 1988; Ord. 178 § 805 (part), 1961).

17.64.060 Hearings.

The planning commission shall conduct such hearings as may be required by law upon receipt by the city of any application or petition for a change of zone and upon direction of the city council, shall conduct such hearings upon any proceedings for a change of zone otherwise initiated. The planning commission shall thereafter transmit its recommendations with reference to said application or proceedings for a change of zone to the city council. (Ord. 545 § 1 (part), 1988; Ord. 178 § 805 (part), 1961)

17.64.080 Records.

The commission shall cause proper records to be kept of all its official acts and proceedings, and shall make reports to the city council, all as contemplated in and by said “planning law.” (Ord. 545 § 1 (part), 1988; Ord. 178 § 806, 1961)

17.64.090 Debt.

The commission shall have no power or authority to bind or obligate the city or any officer or department thereof for any money, debt, undertaking or obligation of any kind in excess of the appropriation which the city council may have made for the purpose of the commission in any fiscal year. (Ord. 545 § 1 (part), 1988; Ord. 178 § 807, 1961)

17.64.100 Organization.

Except as otherwise provided in this title or by law, the commission shall have power to and shall provide for its own organization, shall adopt rules and regulations for the transaction of business before it, and shall designate the time and place for the regular monthly meeting or meetings of the commission. (Ord. 545 § 1 (part), 1988; Ord. 178 § 808, 1961)

17.64.110 City clerk—Duties regarding commission.

The city clerk is authorized and instructed to notify the planning commission of any matters which may hereafter be pending before the city council and to forward to the planning commission from time to time any and all documents, proceedings and instruments which may hereafter be so pending and which documents, proceedings and instruments, according to law, are required to be submitted to such planning commission prior to final action thereon by said city council. (Ord. 545 § 1 (part), 1988; Ord. 178 § 809, 1961)

Chapter 17.68

CONGESTION MANAGEMENT PROGRAM

Sections:

- 17.68.010 Definitions.**
- 17.68.020 Review of transit impacts.**
- 17.68.030 Transportation demand and trip reduction measures.**
- 17.68.040 Monitoring.**
- 17.68.050 Enforcement.**

17.68.010 Definitions.

The following words or phrases shall have the following meanings when used in this chapter:

A. "Alternative transportation" means the use of modes of transportation other than the single passenger motor vehicle, including but not limited to carpools, vanpools, buspools, public transit, walking and bicycling.

B. "Applicable development" means any development project that is determined to meet or exceed the project size threshold criteria contained in Section 17.68.030 of this chapter.

C. "Buspool" means a vehicle carrying sixteen or more passengers commuting on a regular basis to and from work with a fixed route, according to a fixed schedule.

D. "Carpool" means a vehicle carrying two to six persons commuting together to and from work on a regular basis.

E. "The California Environmental Quality Act ("CEQA")," a statute that requires all jurisdictions in the state of California to evaluate the extent of environmental degradation posed by proposed development.

F. "Developer" means the builder who is responsible for the planning, design and construction of an applicable development project. A developer may be responsible for implementing the provisions of this chapter as determined by the property owner.

G. "Development" means the construction or addition of new building square footage. Additions to buildings which existed prior to the adoption of this chapter and which exceed the thresholds defined in Section 17.68.030 shall comply with the applicable requirements but shall not be added cumulatively with existing square footage; existing square footage shall be exempt from these requirements. All calculations shall be based on gross square footage.

H. "Employee parking area" means the portion of total required parking at a development used by onsite employees. Unless specified in the city zoning/building code, employee parking, shall be calculated as follows:

Type of Use	Percent of Total Required Parking Devoted to Employees
Commercial	30%
Office/Professional	85%
Industrial/Manufacturing	90%

I. "Preferential parking" means parking spaces designated, or assigned, through use of a sign or painted space markings for carpool and vanpool vehicles carrying commute passengers on a regular basis

that are provided in a location more convenient to a place of employment than parking spaces provided for single-occupant vehicles.

J. “Property owner” means the legal owner of a development who serves as the lessor to a tenant. The property owner shall be responsible for complying with the provisions of the chapter either directly or by delegating such responsibility as appropriate to a tenant and/or his or her agent.

K. “South Coast Air Quality Management District” (“SCAQMD”) is the regional authority appointed by the California State Legislature to meet federal standards and otherwise improve air quality in South Coast Air Basin (the non-desert portions of Los Angeles, Orange, Riverside, and San Bernardino Counties).⁹

L. “Tenant” means the lessee of facility space at an applicable development project.

M. “Transportation demand management” (“TDM”) means the alteration of travel behavior — usually on the part of commuters — through programs of incentives, services, and policies. TDM addresses alternatives to single-occupant vehicles such as carpooling and vanpooling, and changes in work schedules that move trips out of the peak period or eliminate them altogether (as is the case in telecommuting or compressed work weeks).

N. “Trip reduction” means reduction in the number of work-related trips made by single-occupant vehicles.

O. “Vanpool” means a vehicle carrying seven or more persons commuting together to and from work on a regular basis, usually in a vehicle with a seating arrangement designed to carry seven to fifteen adult passengers, and on a prepaid subscription basis.

P. “Vehicle” means any motorized form of transportation, including but not limited to automobiles, vans, busses and motorcycles. (Ord. 593 § 1 (part), 1993)

17.68.020 Review of transit impacts.

A. Prior to approval of any development project for which an environmental impact report (“EIR”) will be prepared pursuant to the requirements of the California Environmental Quality Act (“CEQA”) or based on a local determination, regional and municipal fixed-route transit operators providing service to the project shall be identified and consulted with. Projects for which a notice of preparation (“NOP”) for a draft EIR has been circulated pursuant to the provisions of CEQA prior to the effective date of the ordinance codified in this chapter shall be exempted from its provisions.

B. The “transit impact review worksheet”, contained in the Los Angeles County congestion management program manual, or similar worksheets, shall be used in assessing impacts. Pursuant to the provisions of CEQA, transit operators shall be sent a NOP for all contemplated EIR’s and shall, as part of the NOP process, be given opportunity to comment on the impacts of the project, to identify recommended transit service or capital improvements which may be required as a result of the project, and to recommend mitigation measures which minimize automobile trips on the CMP network.

C. Impacts and recommended mitigation measures identified by the transit operator shall be evaluated in the draft environmental impact report prepared for the project. Related mitigation measures adopted shall be monitored through the mitigation monitoring requirements of CEQA.

D. Phased development projects, development projects subject to a development agreement, or development projects requiring subsequent approvals, need not repeat this process as long as no significant changes are made to the project. It shall remain the discretion of the lead agency to determine when a project is substantially the same and therefore covered by a previously certified EIR. (Ord. 593 § 1 (part), 1993)

17.68.030 Transportation demand and trip reduction measures.

A. Applicability of requirements. Prior to approval of any development project, the applicant shall make provision for, as a minimum, all of the following applicable transportation demand management and trip reduction measures. This chapter shall not apply to projects for which a development application has been deemed “complete” by the city pursuant to Government Code Section 65943, or for which a notice of preparation for a DEIR has been circulated or for which an application for a building permit has been received, prior to the effective date of the ordinance codified in this chapter. All facilities and improvements constructed or otherwise required shall be maintained in a state of good repair.

B. Development standards.

1. Nonresidential development of twenty-five thousand square feet or more shall provide the following to the satisfaction of the city:

a. A bulletin board, display case, or kiosk displaying transportation information located where the greatest number of employees are likely to see it. Information in the area shall include, but is not limited to the following:

- i. Current maps, routes and schedules for public transit routes serving the site;
- ii. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
- iii. Ridesharing promotional material supplied by commuter-oriented organizations;
- iv. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information;
- v. A listing of facilities available for vanpoolers, bicyclists, transit riders and pedestrians at the site.

2. Nonresidential development of fifty thousand square feet or more shall comply with Section 17.68.030(B)(1) above and shall provide all of the following measures to the satisfaction of the city:

a. Not less than ten percent of employee parking area, shall be located as close as is practical to the employee entrance(s), and shall be reserved for use by potential carpool/vanpool vehicles, without displacing handicapped and customer parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan upon application for building permit, to the satisfaction of city. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the required transportation information board. Spaces will be signed/stripped as demand warrants; provided that at all times at least one space for projects of fifty thousand square feet to one hundred thousand square feet and two spaces for projects over one hundred thousand square feet will be signed/stripped for carpool/vanpool vehicles.

b. Preferential parking spaces reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of seven feet two inches shall be provided for those spaces and accessways to be used by such vehicles. Adequate turning radii and parking space dimensions shall also be included in vanpool parking areas.

c. Bicycle racks or other secure bicycle parking shall be provided to accommodate four bicycles, per the first fifty thousand square feet of non-residential development and one bicycle per each additional fifty thousand square feet of non residential development. Calculations which result in a fraction of 0.5 or higher shall be rounded up to the nearest whole number. A bicycle parking facility may also be a fully enclosed space or locker accessible only to the owner or operator of the bicycle, which, protects the bike from inclement weather. Specific facilities and location (e.g., provision or racks, lockers, or locked room) shall be to the satisfaction of the city.

3. Nonresidential development of one hundred thousand square feet or more shall comply with subsections (B)(1) and (B)(2) of this section, and shall provide all of the following measures to the satisfaction of the city:

a. A safe and convenient zone in which vanpool and carpool vehicles may deliver or board their passengers.

b. Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development.

c. If determined necessary by the city to mitigate the project impact, bus stop improvements must be provided. The city will consult with the local bus service providers in determining appropriate improvements. When locating bus stops and/or planning building entrances, entrances must be designed to provide safe and efficient access to nearby transit stations/stops.

d. Safe and convenient access from the external circulation system to bicycle parking facilities onsite. (Ord. 593 § 1 (part), 1993)

17.68.040 Monitoring.

A city inspection of the development/site shall be performed to insure that all provisions of this chapter have been implemented prior to occupancy of the building. Noncompliance with any provision of this chapter shall cause the city to withhold authorization for occupancy of the building. (Ord. 593, § 1 (part), 1993)

17.68.050 Enforcement.

Conformance with this ordinance shall be maintained at all times. Failure to conform with any provision of this chapter would be a violation of the city's municipal code and subject to the penalties outlined in Chapter 1.08 of the Industry Municipal Code. (Ord. 593 § 1 (part), 1993)

APPENDIX C

Shared Parking Worksheets

Weekday

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: January
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	1,034	145	30	95	4	1,308
Monthly Adjustment Factor	56%	85%	85%	85%	100%	
Adjusted Peak Parking	579	123	26	81	4	
6:00 AM	1%	0%	25%	5%	0%	
7:00 AM	5%	0%	50%	10%	1%	
8:00 AM	15%	0%	60%	20%	20%	
9:00 AM	35%	0%	75%	30%	60%	
10:00 AM	65%	15%	85%	55%	100%	
11:00 AM	85%	40%	90%	85%	45%	
12:00 NOON	95%	75%	100%	100%	15%	
1:00 PM	100%	75%	90%	100%	45%	
2:00 PM	95%	65%	50%	90%	100%	
3:00 PM	90%	40%	45%	60%	45%	
4:00 PM	90%	50%	45%	55%	15%	
5:00 PM	95%	75%	75%	60%	10%	
6:00 PM	95%	95%	80%	85%	5%	
7:00 PM	95%	100%	80%	80%	2%	
8:00 PM	80%	100%	80%	50%	1%	
9:00 PM	50%	100%	60%	30%	0%	
10:00 PM	30%	95%	55%	20%	0%	
11:00 PM	10%	75%	50%	10%	0%	
12:00 MID	0%	25%	25%	5%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	6	0	7	4	0	17
7:00 AM	29	0	13	8	0	50
8:00 AM	87	0	16	16	1	120
9:00 AM	203	0	20	24	2	249
10:00 AM	376	18	22	45	4	465
11:00 AM	492	49	23	69	2	635
12:00 NOON	550	92	26	81	1	750
1:00 PM	579	92	23	81	2	777
2:00 PM	550	80	13	73	4	720
3:00 PM	521	49	12	49	2	633
4:00 PM	521	62	12	45	1	641
5:00 PM	550	92	20	49	0	711
6:00 PM	550	117	21	69	0	757
7:00 PM	550	123	21	65	0	759
8:00 PM	463	123	21	41	0	648
9:00 PM	290	123	16	24	0	453
10:00 PM	174	117	14	16	0	321
11:00 PM	58	92	13	8	0	171
12:00 MID	0	31	7	4	0	42
Maximum						777

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: January
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	250	26	5	17	47	345
Monthly Adjustment Factor	80%	95%	95%	95%	100%	
Adjusted Peak Parking	200	25	5	16	47	
6:00 AM	10%	0%	50%	15%	3%	
7:00 AM	15%	20%	75%	20%	30%	
8:00 AM	40%	50%	90%	30%	75%	
9:00 AM	75%	75%	90%	40%	95%	
10:00 AM	85%	90%	100%	75%	100%	
11:00 AM	95%	90%	100%	100%	100%	
12:00 NOON	100%	90%	100%	100%	90%	
1:00 PM	100%	90%	100%	100%	90%	
2:00 PM	100%	90%	100%	95%	100%	
3:00 PM	100%	75%	75%	70%	100%	
4:00 PM	100%	75%	75%	60%	90%	
5:00 PM	95%	100%	95%	70%	50%	
6:00 PM	95%	100%	95%	90%	25%	
7:00 PM	95%	100%	95%	90%	10%	
8:00 PM	90%	100%	95%	60%	7%	
9:00 PM	75%	100%	80%	40%	3%	
10:00 PM	40%	100%	65%	30%	1%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	35%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	20	0	3	2	1	26
7:00 AM	30	5	4	3	14	56
8:00 AM	80	13	5	5	35	138
9:00 AM	150	19	5	6	45	225
10:00 AM	170	23	5	12	47	257
11:00 AM	190	23	5	16	47	281
12:00 NOON	200	23	5	16	42	286
1:00 PM	200	23	5	16	42	286
2:00 PM	200	23	5	15	47	290
3:00 PM	200	19	4	11	47	281
4:00 PM	200	19	4	10	42	275
5:00 PM	190	25	5	11	24	255
6:00 PM	190	25	5	14	12	246
7:00 PM	190	25	5	14	5	239
8:00 PM	180	25	5	10	3	223
9:00 PM	150	25	4	6	1	186
10:00 PM	80	25	3	5	0	113
11:00 PM	30	21	3	3	0	57
12:00 MID	0	9	2	3	0	14
Maximum						290

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: February
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	1,034	145	30	95	4	1,308
Monthly Adjustment Factor	57%	86%	86%	86%	100%	
Adjusted Peak Parking	589	125	26	82	4	
6:00 AM	1%	0%	25%	5%	0%	
7:00 AM	5%	0%	50%	10%	1%	
8:00 AM	15%	0%	60%	20%	20%	
9:00 AM	35%	0%	75%	30%	60%	
10:00 AM	65%	15%	85%	55%	100%	
11:00 AM	85%	40%	90%	85%	45%	
12:00 NOON	95%	75%	100%	100%	15%	
1:00 PM	100%	75%	90%	100%	45%	
2:00 PM	95%	65%	50%	90%	100%	
3:00 PM	90%	40%	45%	60%	45%	
4:00 PM	90%	50%	45%	55%	15%	
5:00 PM	95%	75%	75%	60%	10%	
6:00 PM	95%	95%	80%	85%	5%	
7:00 PM	95%	100%	80%	80%	2%	
8:00 PM	80%	100%	80%	50%	1%	
9:00 PM	50%	100%	60%	30%	0%	
10:00 PM	30%	95%	55%	20%	0%	
11:00 PM	10%	75%	50%	10%	0%	
12:00 MID	0%	25%	25%	5%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	6	0	7	4	0	17
7:00 AM	29	0	13	8	0	50
8:00 AM	88	0	16	16	1	121
9:00 AM	206	0	20	25	2	253
10:00 AM	383	19	22	45	4	473
11:00 AM	501	50	23	70	2	646
12:00 NOON	560	94	26	82	1	763
1:00 PM	589	94	23	82	2	790
2:00 PM	560	81	13	74	4	732
3:00 PM	530	50	12	49	2	643
4:00 PM	530	63	12	45	1	651
5:00 PM	560	94	20	49	0	723
6:00 PM	560	119	21	70	0	770
7:00 PM	560	125	21	66	0	772
8:00 PM	471	125	21	41	0	658
9:00 PM	295	125	16	25	0	461
10:00 PM	177	119	14	16	0	326
11:00 PM	59	94	13	8	0	174
12:00 MID	0	31	7	4	0	42
Maximum						790

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: February
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	250	26	5	17	47	345
Monthly Adjustment Factor	80%	95%	95%	95%	100%	
Adjusted Peak Parking	200	25	5	16	47	
6:00 AM	10%	0%	50%	15%	3%	
7:00 AM	15%	20%	75%	20%	30%	
8:00 AM	40%	50%	90%	30%	75%	
9:00 AM	75%	75%	90%	40%	95%	
10:00 AM	85%	90%	100%	75%	100%	
11:00 AM	95%	90%	100%	100%	100%	
12:00 NOON	100%	90%	100%	100%	90%	
1:00 PM	100%	90%	100%	100%	90%	
2:00 PM	100%	90%	100%	95%	100%	
3:00 PM	100%	75%	75%	70%	100%	
4:00 PM	100%	75%	75%	60%	90%	
5:00 PM	95%	100%	95%	70%	50%	
6:00 PM	95%	100%	95%	90%	25%	
7:00 PM	95%	100%	95%	90%	10%	
8:00 PM	90%	100%	95%	60%	7%	
9:00 PM	75%	100%	80%	40%	3%	
10:00 PM	40%	100%	65%	30%	1%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	35%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	20	0	3	2	1	26
7:00 AM	30	5	4	3	14	56
8:00 AM	80	13	5	5	35	138
9:00 AM	150	19	5	6	45	225
10:00 AM	170	23	5	12	47	257
11:00 AM	190	23	5	16	47	281
12:00 NOON	200	23	5	16	42	286
1:00 PM	200	23	5	16	42	286
2:00 PM	200	23	5	15	47	290
3:00 PM	200	19	4	11	47	281
4:00 PM	200	19	4	10	42	275
5:00 PM	190	25	5	11	24	255
6:00 PM	190	25	5	14	12	246
7:00 PM	190	25	5	14	5	239
8:00 PM	180	25	5	10	3	223
9:00 PM	150	25	4	6	1	186
10:00 PM	80	25	3	5	0	113
11:00 PM	30	21	3	3	0	57
12:00 MID	0	9	2	3	0	14
Maximum						290

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: March
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	1,034	145	30	95	4	1,308
Monthly Adjustment Factor	64%	95%	95%	95%	100%	
Adjusted Peak Parking	662	138	29	90	4	
6:00 AM	1%	0%	25%	5%	0%	
7:00 AM	5%	0%	50%	10%	1%	
8:00 AM	15%	0%	60%	20%	20%	
9:00 AM	35%	0%	75%	30%	60%	
10:00 AM	65%	15%	85%	55%	100%	
11:00 AM	85%	40%	90%	85%	45%	
12:00 NOON	95%	75%	100%	100%	15%	
1:00 PM	100%	75%	90%	100%	45%	
2:00 PM	95%	65%	50%	90%	100%	
3:00 PM	90%	40%	45%	60%	45%	
4:00 PM	90%	50%	45%	55%	15%	
5:00 PM	95%	75%	75%	60%	10%	
6:00 PM	95%	95%	80%	85%	5%	
7:00 PM	95%	100%	80%	80%	2%	
8:00 PM	80%	100%	80%	50%	1%	
9:00 PM	50%	100%	60%	30%	0%	
10:00 PM	30%	95%	55%	20%	0%	
11:00 PM	10%	75%	50%	10%	0%	
12:00 MID	0%	25%	25%	5%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	7	0	7	5	0	19
7:00 AM	33	0	15	9	0	57
8:00 AM	99	0	17	18	1	135
9:00 AM	232	0	22	27	2	283
10:00 AM	430	21	25	50	4	530
11:00 AM	563	55	26	77	2	723
12:00 NOON	629	104	29	90	1	853
1:00 PM	662	104	26	90	2	884
2:00 PM	629	90	15	81	4	819
3:00 PM	596	55	13	54	2	720
4:00 PM	596	69	13	50	1	729
5:00 PM	629	104	22	54	0	809
6:00 PM	629	131	23	77	0	860
7:00 PM	629	138	23	72	0	862
8:00 PM	530	138	23	45	0	736
9:00 PM	331	138	17	27	0	513
10:00 PM	199	131	16	18	0	364
11:00 PM	66	104	15	9	0	194
12:00 MID	0	35	7	5	0	47
Maximum						884

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: March
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	250	26	5	17	47	345
Monthly Adjustment Factor	80%	100%	100%	100%	100%	
Adjusted Peak Parking	200	26	5	17	47	
6:00 AM	10%	0%	50%	15%	3%	
7:00 AM	15%	20%	75%	20%	30%	
8:00 AM	40%	50%	90%	30%	75%	
9:00 AM	75%	75%	90%	40%	95%	
10:00 AM	85%	90%	100%	75%	100%	
11:00 AM	95%	90%	100%	100%	100%	
12:00 NOON	100%	90%	100%	100%	90%	
1:00 PM	100%	90%	100%	100%	90%	
2:00 PM	100%	90%	100%	95%	100%	
3:00 PM	100%	75%	75%	70%	100%	
4:00 PM	100%	75%	75%	60%	90%	
5:00 PM	95%	100%	95%	70%	50%	
6:00 PM	95%	100%	95%	90%	25%	
7:00 PM	95%	100%	95%	90%	10%	
8:00 PM	90%	100%	95%	60%	7%	
9:00 PM	75%	100%	80%	40%	3%	
10:00 PM	40%	100%	65%	30%	1%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	35%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	20	0	3	3	1	27
7:00 AM	30	5	4	3	14	56
8:00 AM	80	13	5	5	35	138
9:00 AM	150	20	5	7	45	227
10:00 AM	170	23	5	13	47	258
11:00 AM	190	23	5	17	47	282
12:00 NOON	200	23	5	17	42	287
1:00 PM	200	23	5	17	42	287
2:00 PM	200	23	5	16	47	291
3:00 PM	200	20	4	12	47	283
4:00 PM	200	20	4	10	42	276
5:00 PM	190	26	5	12	24	257
6:00 PM	190	26	5	15	12	248
7:00 PM	190	26	5	15	5	241
8:00 PM	180	26	5	10	3	224
9:00 PM	150	26	4	7	1	188
10:00 PM	80	26	3	5	0	114
11:00 PM	30	22	3	3	0	58
12:00 MID	0	9	2	3	0	14
Maximum						291

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: April
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	1,034	145	30	95	4	1,308
Monthly Adjustment Factor	63%	92%	92%	92%	100%	
Adjusted Peak Parking	651	133	28	87	4	
6:00 AM	1%	0%	25%	5%	0%	
7:00 AM	5%	0%	50%	10%	1%	
8:00 AM	15%	0%	60%	20%	20%	
9:00 AM	35%	0%	75%	30%	60%	
10:00 AM	65%	15%	85%	55%	100%	
11:00 AM	85%	40%	90%	85%	45%	
12:00 NOON	95%	75%	100%	100%	15%	
1:00 PM	100%	75%	90%	100%	45%	
2:00 PM	95%	65%	50%	90%	100%	
3:00 PM	90%	40%	45%	60%	45%	
4:00 PM	90%	50%	45%	55%	15%	
5:00 PM	95%	75%	75%	60%	10%	
6:00 PM	95%	95%	80%	85%	5%	
7:00 PM	95%	100%	80%	80%	2%	
8:00 PM	80%	100%	80%	50%	1%	
9:00 PM	50%	100%	60%	30%	0%	
10:00 PM	30%	95%	55%	20%	0%	
11:00 PM	10%	75%	50%	10%	0%	
12:00 MID	0%	25%	25%	5%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	7	0	7	4	0	18
7:00 AM	33	0	14	9	0	56
8:00 AM	98	0	17	17	1	133
9:00 AM	228	0	21	26	2	277
10:00 AM	423	20	24	48	4	519
11:00 AM	553	53	25	74	2	707
12:00 NOON	618	100	28	87	1	834
1:00 PM	651	100	25	87	2	865
2:00 PM	618	86	14	78	4	800
3:00 PM	586	53	13	52	2	706
4:00 PM	586	67	13	48	1	715
5:00 PM	618	100	21	52	0	791
6:00 PM	618	126	22	74	0	840
7:00 PM	618	133	22	70	0	843
8:00 PM	521	133	22	44	0	720
9:00 PM	326	133	17	26	0	502
10:00 PM	195	126	15	17	0	353
11:00 PM	65	100	14	9	0	188
12:00 MID	0	33	7	4	0	44
Maximum						865

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: April
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	250	26	5	17	47	345
Monthly Adjustment Factor	80%	100%	100%	100%	100%	
Adjusted Peak Parking	200	26	5	17	47	
6:00 AM	10%	0%	50%	15%	3%	
7:00 AM	15%	20%	75%	20%	30%	
8:00 AM	40%	50%	90%	30%	75%	
9:00 AM	75%	75%	90%	40%	95%	
10:00 AM	85%	90%	100%	75%	100%	
11:00 AM	95%	90%	100%	100%	100%	
12:00 NOON	100%	90%	100%	100%	90%	
1:00 PM	100%	90%	100%	100%	90%	
2:00 PM	100%	90%	100%	95%	100%	
3:00 PM	100%	75%	75%	70%	100%	
4:00 PM	100%	75%	75%	60%	90%	
5:00 PM	95%	100%	95%	70%	50%	
6:00 PM	95%	100%	95%	90%	25%	
7:00 PM	95%	100%	95%	90%	10%	
8:00 PM	90%	100%	95%	60%	7%	
9:00 PM	75%	100%	80%	40%	3%	
10:00 PM	40%	100%	65%	30%	1%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	35%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	20	0	3	3	1	27
7:00 AM	30	5	4	3	14	56
8:00 AM	80	13	5	5	35	138
9:00 AM	150	20	5	7	45	227
10:00 AM	170	23	5	13	47	258
11:00 AM	190	23	5	17	47	282
12:00 NOON	200	23	5	17	42	287
1:00 PM	200	23	5	17	42	287
2:00 PM	200	23	5	16	47	291
3:00 PM	200	20	4	12	47	283
4:00 PM	200	20	4	10	42	276
5:00 PM	190	26	5	12	24	257
6:00 PM	190	26	5	15	12	248
7:00 PM	190	26	5	15	5	241
8:00 PM	180	26	5	10	3	224
9:00 PM	150	26	4	7	1	188
10:00 PM	80	26	3	5	0	114
11:00 PM	30	22	3	3	0	58
12:00 MID	0	9	2	3	0	14
Maximum						291

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: May
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	1,034	145	30	95	4	1,308
Monthly Adjustment Factor	66%	96%	96%	96%	100%	
Adjusted Peak Parking	682	139	29	91	4	
6:00 AM	1%	0%	25%	5%	0%	
7:00 AM	5%	0%	50%	10%	1%	
8:00 AM	15%	0%	60%	20%	20%	
9:00 AM	35%	0%	75%	30%	60%	
10:00 AM	65%	15%	85%	55%	100%	
11:00 AM	85%	40%	90%	85%	45%	
12:00 NOON	95%	75%	100%	100%	15%	
1:00 PM	100%	75%	90%	100%	45%	
2:00 PM	95%	65%	50%	90%	100%	
3:00 PM	90%	40%	45%	60%	45%	
4:00 PM	90%	50%	45%	55%	15%	
5:00 PM	95%	75%	75%	60%	10%	
6:00 PM	95%	95%	80%	85%	5%	
7:00 PM	95%	100%	80%	80%	2%	
8:00 PM	80%	100%	80%	50%	1%	
9:00 PM	50%	100%	60%	30%	0%	
10:00 PM	30%	95%	55%	20%	0%	
11:00 PM	10%	75%	50%	10%	0%	
12:00 MID	0%	25%	25%	5%	0%	
Parking Demand: Number of 5spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	7	0	7	5	0	19
7:00 AM	34	0	15	9	0	58
8:00 AM	102	0	17	18	1	138
9:00 AM	239	0	22	27	2	290
10:00 AM	443	21	25	50	4	543
11:00 AM	580	56	26	77	2	741
12:00 NOON	648	104	29	91	1	873
1:00 PM	682	104	26	91	2	905
2:00 PM	648	90	15	82	4	839
3:00 PM	614	56	13	55	2	740
4:00 PM	614	70	13	50	1	748
5:00 PM	648	104	22	55	0	829
6:00 PM	648	132	23	77	0	880
7:00 PM	648	139	23	73	0	883
8:00 PM	546	139	23	46	0	754
9:00 PM	341	139	17	27	0	524
10:00 PM	205	132	16	18	0	371
11:00 PM	68	104	15	9	0	196
12:00 MID	0	35	7	5	0	47
Maximum						905

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: May
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	250	26	5	17	47	345
Monthly Adjustment Factor	80%	100%	100%	100%	100%	
Adjusted Peak Parking	200	26	5	17	47	
6:00 AM	10%	0%	50%	15%	3%	
7:00 AM	15%	20%	75%	20%	30%	
8:00 AM	40%	50%	90%	30%	75%	
9:00 AM	75%	75%	90%	40%	95%	
10:00 AM	85%	90%	100%	75%	100%	
11:00 AM	95%	90%	100%	100%	100%	
12:00 NOON	100%	90%	100%	100%	90%	
1:00 PM	100%	90%	100%	100%	90%	
2:00 PM	100%	90%	100%	95%	100%	
3:00 PM	100%	75%	75%	70%	100%	
4:00 PM	100%	75%	75%	60%	90%	
5:00 PM	95%	100%	95%	70%	50%	
6:00 PM	95%	100%	95%	90%	25%	
7:00 PM	95%	100%	95%	90%	10%	
8:00 PM	90%	100%	95%	60%	7%	
9:00 PM	75%	100%	80%	40%	3%	
10:00 PM	40%	100%	65%	30%	1%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	35%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	20	0	3	3	1	27
7:00 AM	30	5	4	3	14	56
8:00 AM	80	13	5	5	35	138
9:00 AM	150	20	5	7	45	227
10:00 AM	170	23	5	13	47	258
11:00 AM	190	23	5	17	47	282
12:00 NOON	200	23	5	17	42	287
1:00 PM	200	23	5	17	42	287
2:00 PM	200	23	5	16	47	291
3:00 PM	200	20	4	12	47	283
4:00 PM	200	20	4	10	42	276
5:00 PM	190	26	5	12	24	257
6:00 PM	190	26	5	15	12	248
7:00 PM	190	26	5	15	5	241
8:00 PM	180	26	5	10	3	224
9:00 PM	150	26	4	7	1	188
10:00 PM	80	26	3	5	0	114
11:00 PM	30	22	3	3	0	58
12:00 MID	0	9	2	3	0	14
Maximum						291

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: June
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	1,034	145	30	95	4	1,308
Monthly Adjustment Factor	67%	95%	95%	95%	100%	
Adjusted Peak Parking	693	138	29	90	4	
6:00 AM	1%	0%	25%	5%	0%	
7:00 AM	5%	0%	50%	10%	1%	
8:00 AM	15%	0%	60%	20%	20%	
9:00 AM	35%	0%	75%	30%	60%	
10:00 AM	65%	15%	85%	55%	100%	
11:00 AM	85%	40%	90%	85%	45%	
12:00 NOON	95%	75%	100%	100%	15%	
1:00 PM	100%	75%	90%	100%	45%	
2:00 PM	95%	65%	50%	90%	100%	
3:00 PM	90%	40%	45%	60%	45%	
4:00 PM	90%	50%	45%	55%	15%	
5:00 PM	95%	75%	75%	60%	10%	
6:00 PM	95%	95%	80%	85%	5%	
7:00 PM	95%	100%	80%	80%	2%	
8:00 PM	80%	100%	80%	50%	1%	
9:00 PM	50%	100%	60%	30%	0%	
10:00 PM	30%	95%	55%	20%	0%	
11:00 PM	10%	75%	50%	10%	0%	
12:00 MID	0%	25%	25%	5%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	7	0	7	5	0	19
7:00 AM	35	0	15	9	0	59
8:00 AM	104	0	17	18	1	140
9:00 AM	243	0	22	27	2	294
10:00 AM	450	21	25	50	4	550
11:00 AM	589	55	26	77	2	749
12:00 NOON	658	104	29	90	1	882
1:00 PM	693	104	26	90	2	915
2:00 PM	658	90	15	81	4	848
3:00 PM	624	55	13	54	2	748
4:00 PM	624	69	13	50	1	757
5:00 PM	658	104	22	54	0	838
6:00 PM	658	131	23	77	0	889
7:00 PM	658	138	23	72	0	891
8:00 PM	554	138	23	45	0	760
9:00 PM	347	138	17	27	0	529
10:00 PM	208	131	16	18	0	373
11:00 PM	69	104	15	9	0	197
12:00 MID	0	35	7	5	0	47
Maximum						915

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: June
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	250	26	5	17	47	345
Monthly Adjustment Factor	80%	100%	100%	100%	100%	
Adjusted Peak Parking	200	26	5	17	47	
6:00 AM	10%	0%	50%	15%	3%	
7:00 AM	15%	20%	75%	20%	30%	
8:00 AM	40%	50%	90%	30%	75%	
9:00 AM	75%	75%	90%	40%	95%	
10:00 AM	85%	90%	100%	75%	100%	
11:00 AM	95%	90%	100%	100%	100%	
12:00 NOON	100%	90%	100%	100%	90%	
1:00 PM	100%	90%	100%	100%	90%	
2:00 PM	100%	90%	100%	95%	100%	
3:00 PM	100%	75%	75%	70%	100%	
4:00 PM	100%	75%	75%	60%	90%	
5:00 PM	95%	100%	95%	70%	50%	
6:00 PM	95%	100%	95%	90%	25%	
7:00 PM	95%	100%	95%	90%	10%	
8:00 PM	90%	100%	95%	60%	7%	
9:00 PM	75%	100%	80%	40%	3%	
10:00 PM	40%	100%	65%	30%	1%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	35%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	20	0	3	3	1	27
7:00 AM	30	5	4	3	14	56
8:00 AM	80	13	5	5	35	138
9:00 AM	150	20	5	7	45	227
10:00 AM	170	23	5	13	47	258
11:00 AM	190	23	5	17	47	282
12:00 NOON	200	23	5	17	42	287
1:00 PM	200	23	5	17	42	287
2:00 PM	200	23	5	16	47	291
3:00 PM	200	20	4	12	47	283
4:00 PM	200	20	4	10	42	276
5:00 PM	190	26	5	12	24	257
6:00 PM	190	26	5	15	12	248
7:00 PM	190	26	5	15	5	241
8:00 PM	180	26	5	10	3	224
9:00 PM	150	26	4	7	1	188
10:00 PM	80	26	3	5	0	114
11:00 PM	30	22	3	3	0	58
12:00 MID	0	9	2	3	0	14
Maximum						291

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: July
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	1,034	145	30	95	4	1,308
Monthly Adjustment Factor	64%	98%	98%	98%	95%	
Adjusted Peak Parking	662	142	29	93	4	
6:00 AM	1%	0%	25%	5%	0%	
7:00 AM	5%	0%	50%	10%	1%	
8:00 AM	15%	0%	60%	20%	20%	
9:00 AM	35%	0%	75%	30%	60%	
10:00 AM	65%	15%	85%	55%	100%	
11:00 AM	85%	40%	90%	85%	45%	
12:00 NOON	95%	75%	100%	100%	15%	
1:00 PM	100%	75%	90%	100%	45%	
2:00 PM	95%	65%	50%	90%	100%	
3:00 PM	90%	40%	45%	60%	45%	
4:00 PM	90%	50%	45%	55%	15%	
5:00 PM	95%	75%	75%	60%	10%	
6:00 PM	95%	95%	80%	85%	5%	
7:00 PM	95%	100%	80%	80%	2%	
8:00 PM	80%	100%	80%	50%	1%	
9:00 PM	50%	100%	60%	30%	0%	
10:00 PM	30%	95%	55%	20%	0%	
11:00 PM	10%	75%	50%	10%	0%	
12:00 MID	0%	25%	25%	5%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	7	0	7	5	0	19
7:00 AM	33	0	15	9	0	57
8:00 AM	99	0	17	19	1	136
9:00 AM	232	0	22	28	2	284
10:00 AM	430	21	25	51	4	531
11:00 AM	563	57	26	79	2	727
12:00 NOON	629	107	29	93	1	859
1:00 PM	662	107	26	93	2	890
2:00 PM	629	92	15	84	4	824
3:00 PM	596	57	13	56	2	724
4:00 PM	596	71	13	51	1	732
5:00 PM	629	107	22	56	0	814
6:00 PM	629	135	23	79	0	866
7:00 PM	629	142	23	74	0	868
8:00 PM	530	142	23	47	0	742
9:00 PM	331	142	17	28	0	518
10:00 PM	199	135	16	19	0	369
11:00 PM	66	107	15	9	0	197
12:00 MID	0	36	7	5	0	48
Maximum						890

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: July
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	250	26	5	17	47	345
Monthly Adjustment Factor	80%	100%	100%	100%	95%	
Adjusted Peak Parking	200	26	5	17	45	
6:00 AM	10%	0%	50%	15%	3%	
7:00 AM	15%	20%	75%	20%	30%	
8:00 AM	40%	50%	90%	30%	75%	
9:00 AM	75%	75%	90%	40%	95%	
10:00 AM	85%	90%	100%	75%	100%	
11:00 AM	95%	90%	100%	100%	100%	
12:00 NOON	100%	90%	100%	100%	90%	
1:00 PM	100%	90%	100%	100%	90%	
2:00 PM	100%	90%	100%	95%	100%	
3:00 PM	100%	75%	75%	70%	100%	
4:00 PM	100%	75%	75%	60%	90%	
5:00 PM	95%	100%	95%	70%	50%	
6:00 PM	95%	100%	95%	90%	25%	
7:00 PM	95%	100%	95%	90%	10%	
8:00 PM	90%	100%	95%	60%	7%	
9:00 PM	75%	100%	80%	40%	3%	
10:00 PM	40%	100%	65%	30%	1%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	35%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	20	0	3	3	1	27
7:00 AM	30	5	4	3	14	56
8:00 AM	80	13	5	5	34	137
9:00 AM	150	20	5	7	43	225
10:00 AM	170	23	5	13	45	256
11:00 AM	190	23	5	17	45	280
12:00 NOON	200	23	5	17	41	286
1:00 PM	200	23	5	17	41	286
2:00 PM	200	23	5	16	45	289
3:00 PM	200	20	4	12	45	281
4:00 PM	200	20	4	10	41	275
5:00 PM	190	26	5	12	23	256
6:00 PM	190	26	5	15	11	247
7:00 PM	190	26	5	15	5	241
8:00 PM	180	26	5	10	3	224
9:00 PM	150	26	4	7	1	188
10:00 PM	80	26	3	5	0	114
11:00 PM	30	22	3	3	0	58
12:00 MID	0	9	2	3	0	14
Maximum						289

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: August
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	1,034	145	30	95	4	1,308
Monthly Adjustment Factor	69%	99%	99%	99%	95%	
Adjusted Peak Parking	713	144	30	94	4	
6:00 AM	1%	0%	25%	5%	0%	
7:00 AM	5%	0%	50%	10%	1%	
8:00 AM	15%	0%	60%	20%	20%	
9:00 AM	35%	0%	75%	30%	60%	
10:00 AM	65%	15%	85%	55%	100%	
11:00 AM	85%	40%	90%	85%	45%	
12:00 NOON	95%	75%	100%	100%	15%	
1:00 PM	100%	75%	90%	100%	45%	
2:00 PM	95%	65%	50%	90%	100%	
3:00 PM	90%	40%	45%	60%	45%	
4:00 PM	90%	50%	45%	55%	15%	
5:00 PM	95%	75%	75%	60%	10%	
6:00 PM	95%	95%	80%	85%	5%	
7:00 PM	95%	100%	80%	80%	2%	
8:00 PM	80%	100%	80%	50%	1%	
9:00 PM	50%	100%	60%	30%	0%	
10:00 PM	30%	95%	55%	20%	0%	
11:00 PM	10%	75%	50%	10%	0%	
12:00 MID	0%	25%	25%	5%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	7	0	8	5	0	20
7:00 AM	36	0	15	9	0	60
8:00 AM	107	0	18	19	1	145
9:00 AM	250	0	23	28	2	303
10:00 AM	463	22	26	52	4	567
11:00 AM	606	58	27	80	2	773
12:00 NOON	677	108	30	94	1	910
1:00 PM	713	108	27	94	2	944
2:00 PM	677	94	15	85	4	875
3:00 PM	642	58	14	56	2	772
4:00 PM	642	72	14	52	1	781
5:00 PM	677	108	23	56	0	864
6:00 PM	677	137	24	80	0	918
7:00 PM	677	144	24	75	0	920
8:00 PM	570	144	24	47	0	785
9:00 PM	357	144	18	28	0	547
10:00 PM	214	137	17	19	0	387
11:00 PM	71	108	15	9	0	203
12:00 MID	0	36	8	5	0	49
Maximum						944

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: August
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	250	26	5	17	47	345
Monthly Adjustment Factor	80%	100%	100%	100%	95%	
Adjusted Peak Parking	200	26	5	17	45	
6:00 AM	10%	0%	50%	15%	3%	
7:00 AM	15%	20%	75%	20%	30%	
8:00 AM	40%	50%	90%	30%	75%	
9:00 AM	75%	75%	90%	40%	95%	
10:00 AM	85%	90%	100%	75%	100%	
11:00 AM	95%	90%	100%	100%	100%	
12:00 NOON	100%	90%	100%	100%	90%	
1:00 PM	100%	90%	100%	100%	90%	
2:00 PM	100%	90%	100%	95%	100%	
3:00 PM	100%	75%	75%	70%	100%	
4:00 PM	100%	75%	75%	60%	90%	
5:00 PM	95%	100%	95%	70%	50%	
6:00 PM	95%	100%	95%	90%	25%	
7:00 PM	95%	100%	95%	90%	10%	
8:00 PM	90%	100%	95%	60%	7%	
9:00 PM	75%	100%	80%	40%	3%	
10:00 PM	40%	100%	65%	30%	1%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	35%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	20	0	3	3	1	27
7:00 AM	30	5	4	3	14	56
8:00 AM	80	13	5	5	34	137
9:00 AM	150	20	5	7	43	225
10:00 AM	170	23	5	13	45	256
11:00 AM	190	23	5	17	45	280
12:00 NOON	200	23	5	17	41	286
1:00 PM	200	23	5	17	41	286
2:00 PM	200	23	5	16	45	289
3:00 PM	200	20	4	12	45	281
4:00 PM	200	20	4	10	41	275
5:00 PM	190	26	5	12	23	256
6:00 PM	190	26	5	15	11	247
7:00 PM	190	26	5	15	5	241
8:00 PM	180	26	5	10	3	224
9:00 PM	150	26	4	7	1	188
10:00 PM	80	26	3	5	0	114
11:00 PM	30	22	3	3	0	58
12:00 MID	0	9	2	3	0	14
Maximum						289

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: September
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	1,034	145	30	95	4	1,308
Monthly Adjustment Factor	64%	91%	91%	91%	100%	
Adjusted Peak Parking	662	132	27	86	4	
6:00 AM	1%	0%	25%	5%	0%	
7:00 AM	5%	0%	50%	10%	1%	
8:00 AM	15%	0%	60%	20%	20%	
9:00 AM	35%	0%	75%	30%	60%	
10:00 AM	65%	15%	85%	55%	100%	
11:00 AM	85%	40%	90%	85%	45%	
12:00 NOON	95%	75%	100%	100%	15%	
1:00 PM	100%	75%	90%	100%	45%	
2:00 PM	95%	65%	50%	90%	100%	
3:00 PM	90%	40%	45%	60%	45%	
4:00 PM	90%	50%	45%	55%	15%	
5:00 PM	95%	75%	75%	60%	10%	
6:00 PM	95%	95%	80%	85%	5%	
7:00 PM	95%	100%	80%	80%	2%	
8:00 PM	80%	100%	80%	50%	1%	
9:00 PM	50%	100%	60%	30%	0%	
10:00 PM	30%	95%	55%	20%	0%	
11:00 PM	10%	75%	50%	10%	0%	
12:00 MID	0%	25%	25%	5%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	7	0	7	4	0	18
7:00 AM	33	0	14	9	0	56
8:00 AM	99	0	16	17	1	133
9:00 AM	232	0	20	26	2	280
10:00 AM	430	20	23	47	4	524
11:00 AM	563	53	24	73	2	715
12:00 NOON	629	99	27	86	1	842
1:00 PM	662	99	24	86	2	873
2:00 PM	629	86	14	77	4	810
3:00 PM	596	53	12	52	2	715
4:00 PM	596	66	12	47	1	722
5:00 PM	629	99	20	52	0	800
6:00 PM	629	125	22	73	0	849
7:00 PM	629	132	22	69	0	852
8:00 PM	530	132	22	43	0	727
9:00 PM	331	132	16	26	0	505
10:00 PM	199	125	15	17	0	356
11:00 PM	66	99	14	9	0	188
12:00 MID	0	33	7	4	0	44
Maximum						873

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: September
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	250	26	5	17	47	345
Monthly Adjustment Factor	80%	100%	100%	100%	100%	
Adjusted Peak Parking	200	26	5	17	47	
6:00 AM	10%	0%	50%	15%	3%	
7:00 AM	15%	20%	75%	20%	30%	
8:00 AM	40%	50%	90%	30%	75%	
9:00 AM	75%	75%	90%	40%	95%	
10:00 AM	85%	90%	100%	75%	100%	
11:00 AM	95%	90%	100%	100%	100%	
12:00 NOON	100%	90%	100%	100%	90%	
1:00 PM	100%	90%	100%	100%	90%	
2:00 PM	100%	90%	100%	95%	100%	
3:00 PM	100%	75%	75%	70%	100%	
4:00 PM	100%	75%	75%	60%	90%	
5:00 PM	95%	100%	95%	70%	50%	
6:00 PM	95%	100%	95%	90%	25%	
7:00 PM	95%	100%	95%	90%	10%	
8:00 PM	90%	100%	95%	60%	7%	
9:00 PM	75%	100%	80%	40%	3%	
10:00 PM	40%	100%	65%	30%	1%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	35%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	20	0	3	3	1	27
7:00 AM	30	5	4	3	14	56
8:00 AM	80	13	5	5	35	138
9:00 AM	150	20	5	7	45	227
10:00 AM	170	23	5	13	47	258
11:00 AM	190	23	5	17	47	282
12:00 NOON	200	23	5	17	42	287
1:00 PM	200	23	5	17	42	287
2:00 PM	200	23	5	16	47	291
3:00 PM	200	20	4	12	47	283
4:00 PM	200	20	4	10	42	276
5:00 PM	190	26	5	12	24	257
6:00 PM	190	26	5	15	12	248
7:00 PM	190	26	5	15	5	241
8:00 PM	180	26	5	10	3	224
9:00 PM	150	26	4	7	1	188
10:00 PM	80	26	3	5	0	114
11:00 PM	30	22	3	3	0	58
12:00 MID	0	9	2	3	0	14
Maximum						291

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: October
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	1,034	145	30	95	4	1,308
Monthly Adjustment Factor	66%	96%	96%	96%	100%	
Adjusted Peak Parking	682	139	29	91	4	
6:00 AM	1%	0%	25%	5%	0%	
7:00 AM	5%	0%	50%	10%	1%	
8:00 AM	15%	0%	60%	20%	20%	
9:00 AM	35%	0%	75%	30%	60%	
10:00 AM	65%	15%	85%	55%	100%	
11:00 AM	85%	40%	90%	85%	45%	
12:00 NOON	95%	75%	100%	100%	15%	
1:00 PM	100%	75%	90%	100%	45%	
2:00 PM	95%	65%	50%	90%	100%	
3:00 PM	90%	40%	45%	60%	45%	
4:00 PM	90%	50%	45%	55%	15%	
5:00 PM	95%	75%	75%	60%	10%	
6:00 PM	95%	95%	80%	85%	5%	
7:00 PM	95%	100%	80%	80%	2%	
8:00 PM	80%	100%	80%	50%	1%	
9:00 PM	50%	100%	60%	30%	0%	
10:00 PM	30%	95%	55%	20%	0%	
11:00 PM	10%	75%	50%	10%	0%	
12:00 MID	0%	25%	25%	5%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	7	0	7	5	0	19
7:00 AM	34	0	15	9	0	58
8:00 AM	102	0	17	18	1	138
9:00 AM	239	0	22	27	2	290
10:00 AM	443	21	25	50	4	543
11:00 AM	580	56	26	77	2	741
12:00 NOON	648	104	29	91	1	873
1:00 PM	682	104	26	91	2	905
2:00 PM	648	90	15	82	4	839
3:00 PM	614	56	13	55	2	740
4:00 PM	614	70	13	50	1	748
5:00 PM	648	104	22	55	0	829
6:00 PM	648	132	23	77	0	880
7:00 PM	648	139	23	73	0	883
8:00 PM	546	139	23	46	0	754
9:00 PM	341	139	17	27	0	524
10:00 PM	205	132	16	18	0	371
11:00 PM	68	104	15	9	0	196
12:00 MID	0	35	7	5	0	47
Maximum						905

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: October
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	250	26	5	17	47	345
Monthly Adjustment Factor	80%	100%	100%	100%	100%	
Adjusted Peak Parking	200	26	5	17	47	
6:00 AM	10%	0%	50%	15%	3%	
7:00 AM	15%	20%	75%	20%	30%	
8:00 AM	40%	50%	90%	30%	75%	
9:00 AM	75%	75%	90%	40%	95%	
10:00 AM	85%	90%	100%	75%	100%	
11:00 AM	95%	90%	100%	100%	100%	
12:00 NOON	100%	90%	100%	100%	90%	
1:00 PM	100%	90%	100%	100%	90%	
2:00 PM	100%	90%	100%	95%	100%	
3:00 PM	100%	75%	75%	70%	100%	
4:00 PM	100%	75%	75%	60%	90%	
5:00 PM	95%	100%	95%	70%	50%	
6:00 PM	95%	100%	95%	90%	25%	
7:00 PM	95%	100%	95%	90%	10%	
8:00 PM	90%	100%	95%	60%	7%	
9:00 PM	75%	100%	80%	40%	3%	
10:00 PM	40%	100%	65%	30%	1%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	35%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	20	0	3	3	1	27
7:00 AM	30	5	4	3	14	56
8:00 AM	80	13	5	5	35	138
9:00 AM	150	20	5	7	45	227
10:00 AM	170	23	5	13	47	258
11:00 AM	190	23	5	17	47	282
12:00 NOON	200	23	5	17	42	287
1:00 PM	200	23	5	17	42	287
2:00 PM	200	23	5	16	47	291
3:00 PM	200	20	4	12	47	283
4:00 PM	200	20	4	10	42	276
5:00 PM	190	26	5	12	24	257
6:00 PM	190	26	5	15	12	248
7:00 PM	190	26	5	15	5	241
8:00 PM	180	26	5	10	3	224
9:00 PM	150	26	4	7	1	188
10:00 PM	80	26	3	5	0	114
11:00 PM	30	22	3	3	0	58
12:00 MID	0	9	2	3	0	14
Maximum						291

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: November
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	1,034	145	30	95	4	1,308
Monthly Adjustment Factor	72%	93%	93%	93%	100%	
Adjusted Peak Parking	744	135	28	88	4	
6:00 AM	1%	0%	25%	5%	0%	
7:00 AM	5%	0%	50%	10%	1%	
8:00 AM	15%	0%	60%	20%	20%	
9:00 AM	35%	0%	75%	30%	60%	
10:00 AM	65%	15%	85%	55%	100%	
11:00 AM	85%	40%	90%	85%	45%	
12:00 NOON	95%	75%	100%	100%	15%	
1:00 PM	100%	75%	90%	100%	45%	
2:00 PM	95%	65%	50%	90%	100%	
3:00 PM	90%	40%	45%	60%	45%	
4:00 PM	90%	50%	45%	55%	15%	
5:00 PM	95%	75%	75%	60%	10%	
6:00 PM	95%	95%	80%	85%	5%	
7:00 PM	95%	100%	80%	80%	2%	
8:00 PM	80%	100%	80%	50%	1%	
9:00 PM	50%	100%	60%	30%	0%	
10:00 PM	30%	95%	55%	20%	0%	
11:00 PM	10%	75%	50%	10%	0%	
12:00 MID	0%	25%	25%	5%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	7	0	7	4	0	18
7:00 AM	37	0	14	9	0	60
8:00 AM	112	0	17	18	1	148
9:00 AM	260	0	21	26	2	309
10:00 AM	484	20	24	48	4	580
11:00 AM	632	54	25	75	2	788
12:00 NOON	707	101	28	88	1	925
1:00 PM	744	101	25	88	2	960
2:00 PM	707	88	14	79	4	892
3:00 PM	670	54	13	53	2	792
4:00 PM	670	68	13	48	1	800
5:00 PM	707	101	21	53	0	882
6:00 PM	707	128	22	75	0	932
7:00 PM	707	135	22	70	0	934
8:00 PM	595	135	22	44	0	796
9:00 PM	372	135	17	26	0	550
10:00 PM	223	128	15	18	0	384
11:00 PM	74	101	14	9	0	198
12:00 MID	0	34	7	4	0	45
Maximum						960

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: November
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	250	26	5	17	47	345
Monthly Adjustment Factor	90%	100%	100%	100%	100%	
Adjusted Peak Parking	225	26	5	17	47	
6:00 AM	10%	0%	50%	15%	3%	
7:00 AM	15%	20%	75%	20%	30%	
8:00 AM	40%	50%	90%	30%	75%	
9:00 AM	75%	75%	90%	40%	95%	
10:00 AM	85%	90%	100%	75%	100%	
11:00 AM	95%	90%	100%	100%	100%	
12:00 NOON	100%	90%	100%	100%	90%	
1:00 PM	100%	90%	100%	100%	90%	
2:00 PM	100%	90%	100%	95%	100%	
3:00 PM	100%	75%	75%	70%	100%	
4:00 PM	100%	75%	75%	60%	90%	
5:00 PM	95%	100%	95%	70%	50%	
6:00 PM	95%	100%	95%	90%	25%	
7:00 PM	95%	100%	95%	90%	10%	
8:00 PM	90%	100%	95%	60%	7%	
9:00 PM	75%	100%	80%	40%	3%	
10:00 PM	40%	100%	65%	30%	1%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	35%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	23	0	3	3	1	30
7:00 AM	34	5	4	3	14	60
8:00 AM	90	13	5	5	35	148
9:00 AM	169	20	5	7	45	246
10:00 AM	191	23	5	13	47	279
11:00 AM	214	23	5	17	47	306
12:00 NOON	225	23	5	17	42	312
1:00 PM	225	23	5	17	42	312
2:00 PM	225	23	5	16	47	316
3:00 PM	225	20	4	12	47	308
4:00 PM	225	20	4	10	42	301
5:00 PM	214	26	5	12	24	281
6:00 PM	214	26	5	15	12	272
7:00 PM	214	26	5	15	5	265
8:00 PM	203	26	5	10	3	247
9:00 PM	169	26	4	7	1	207
10:00 PM	90	26	3	5	0	124
11:00 PM	34	22	3	3	0	62
12:00 MID	0	9	2	3	0	14
Maximum						316

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: December
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	1,034	145	30	95	4	1,308
Monthly Adjustment Factor	100%	100%	100%	100%	100%	
Adjusted Peak Parking	1,034	145	30	95	4	
6:00 AM	1%	0%	25%	5%	0%	
7:00 AM	5%	0%	50%	10%	1%	
8:00 AM	15%	0%	60%	20%	20%	
9:00 AM	30%	0%	75%	30%	60%	
10:00 AM	55%	15%	85%	55%	100%	
11:00 AM	75%	40%	90%	85%	45%	
12:00 NOON	90%	75%	100%	100%	15%	
1:00 PM	100%	75%	90%	100%	45%	
2:00 PM	100%	65%	50%	90%	100%	
3:00 PM	100%	40%	45%	60%	45%	
4:00 PM	95%	50%	45%	55%	15%	
5:00 PM	85%	75%	75%	60%	10%	
6:00 PM	80%	95%	80%	85%	5%	
7:00 PM	75%	100%	80%	80%	2%	
8:00 PM	65%	100%	80%	50%	1%	
9:00 PM	50%	100%	60%	30%	0%	
10:00 PM	30%	95%	55%	20%	0%	
11:00 PM	10%	75%	50%	10%	0%	
12:00 MID	0%	25%	25%	5%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	10	0	8	5	0	23
7:00 AM	52	0	15	10	0	77
8:00 AM	155	0	18	19	1	193
9:00 AM	310	0	23	29	2	364
10:00 AM	569	22	26	52	4	673
11:00 AM	776	58	27	81	2	944
12:00 NOON	931	109	30	95	1	1,166
1:00 PM	1,034	109	27	95	2	1,267
2:00 PM	1,034	94	15	86	4	1,233
3:00 PM	1,034	58	14	57	2	1,165
4:00 PM	982	73	14	52	1	1,122
5:00 PM	879	109	23	57	0	1,068
6:00 PM	827	138	24	81	0	1,070
7:00 PM	776	145	24	76	0	1,021
8:00 PM	672	145	24	48	0	889
9:00 PM	517	145	18	29	0	709
10:00 PM	310	138	17	19	0	484
11:00 PM	103	109	15	10	0	237
12:00 MID	0	36	8	5	0	49
Maximum						1,267

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: December
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	250	26	5	17	47	345
Monthly Adjustment Factor	100%	100%	100%	100%	100%	
Adjusted Peak Parking	250	26	5	17	47	
6:00 AM	10%	0%	50%	15%	3%	
7:00 AM	15%	20%	75%	20%	30%	
8:00 AM	40%	50%	90%	30%	75%	
9:00 AM	75%	75%	90%	40%	95%	
10:00 AM	85%	90%	100%	75%	100%	
11:00 AM	95%	90%	100%	100%	100%	
12:00 NOON	100%	90%	100%	100%	90%	
1:00 PM	100%	90%	100%	100%	90%	
2:00 PM	100%	90%	100%	95%	100%	
3:00 PM	100%	75%	75%	70%	100%	
4:00 PM	100%	75%	75%	60%	90%	
5:00 PM	95%	100%	95%	70%	50%	
6:00 PM	95%	100%	95%	90%	25%	
7:00 PM	95%	100%	95%	90%	10%	
8:00 PM	90%	100%	95%	60%	7%	
9:00 PM	75%	100%	80%	40%	3%	
10:00 PM	40%	100%	65%	30%	1%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	35%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	25	0	3	3	1	32
7:00 AM	38	5	4	3	14	64
8:00 AM	100	13	5	5	35	158
9:00 AM	188	20	5	7	45	265
10:00 AM	213	23	5	13	47	301
11:00 AM	238	23	5	17	47	330
12:00 NOON	250	23	5	17	42	337
1:00 PM	250	23	5	17	42	337
2:00 PM	250	23	5	16	47	341
3:00 PM	250	20	4	12	47	333
4:00 PM	250	20	4	10	42	326
5:00 PM	238	26	5	12	24	305
6:00 PM	238	26	5	15	12	296
7:00 PM	238	26	5	15	5	289
8:00 PM	225	26	5	10	3	269
9:00 PM	188	26	4	7	1	226
10:00 PM	100	26	3	5	0	134
11:00 PM	38	22	3	3	0	66
12:00 MID	0	9	2	3	0	14
Maximum						341

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: Late December
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	1,034	145	30	95	4	1,308
Monthly Adjustment Factor	80%	95%	95%	95%	80%	
Adjusted Peak Parking	827	138	29	90	3	
6:00 AM	1%	0%	25%	5%	0%	
7:00 AM	5%	0%	50%	10%	1%	
8:00 AM	10%	0%	60%	20%	20%	
9:00 AM	20%	0%	75%	30%	60%	
10:00 AM	40%	15%	85%	55%	100%	
11:00 AM	65%	40%	90%	85%	45%	
12:00 NOON	90%	75%	100%	100%	15%	
1:00 PM	100%	75%	90%	100%	45%	
2:00 PM	100%	65%	50%	90%	100%	
3:00 PM	100%	40%	45%	60%	45%	
4:00 PM	95%	50%	45%	55%	15%	
5:00 PM	85%	75%	75%	60%	10%	
6:00 PM	70%	95%	80%	85%	5%	
7:00 PM	55%	100%	80%	80%	2%	
8:00 PM	40%	100%	80%	50%	1%	
9:00 PM	25%	100%	60%	30%	0%	
10:00 PM	15%	95%	55%	20%	0%	
11:00 PM	5%	75%	50%	10%	0%	
12:00 MID	0%	25%	25%	5%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	8	0	7	5	0	20
7:00 AM	41	0	15	9	0	65
8:00 AM	83	0	17	18	1	119
9:00 AM	165	0	22	27	2	216
10:00 AM	331	21	25	50	3	430
11:00 AM	538	55	26	77	1	697
12:00 NOON	744	104	29	90	0	967
1:00 PM	827	104	26	90	1	1,048
2:00 PM	827	90	15	81	3	1,016
3:00 PM	827	55	13	54	1	950
4:00 PM	786	69	13	50	0	918
5:00 PM	703	104	22	54	0	883
6:00 PM	579	131	23	77	0	810
7:00 PM	455	138	23	72	0	688
8:00 PM	331	138	23	45	0	537
9:00 PM	207	138	17	27	0	389
10:00 PM	124	131	16	18	0	289
11:00 PM	41	104	15	9	0	169
12:00 MID	0	35	7	5	0	47
Maximum						1,048

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: Late December
 Day of the Week: Weekday
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	250	26	5	17	47	345
Monthly Adjustment Factor	90%	100%	100%	100%	80%	
Adjusted Peak Parking	225	26	5	17	38	
6:00 AM	10%	0%	50%	15%	3%	
7:00 AM	15%	20%	75%	20%	30%	
8:00 AM	40%	50%	90%	30%	75%	
9:00 AM	75%	75%	90%	40%	95%	
10:00 AM	85%	90%	100%	75%	100%	
11:00 AM	95%	90%	100%	100%	100%	
12:00 NOON	100%	90%	100%	100%	90%	
1:00 PM	100%	90%	100%	100%	90%	
2:00 PM	100%	90%	100%	95%	100%	
3:00 PM	100%	75%	75%	70%	100%	
4:00 PM	100%	75%	75%	60%	90%	
5:00 PM	95%	100%	95%	70%	50%	
6:00 PM	95%	100%	95%	90%	25%	
7:00 PM	95%	100%	95%	90%	10%	
8:00 PM	90%	100%	95%	60%	7%	
9:00 PM	75%	100%	80%	40%	3%	
10:00 PM	40%	100%	65%	30%	1%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	35%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	23	0	3	3	1	30
7:00 AM	34	5	4	3	11	57
8:00 AM	90	13	5	5	29	142
9:00 AM	169	20	5	7	36	237
10:00 AM	191	23	5	13	38	270
11:00 AM	214	23	5	17	38	297
12:00 NOON	225	23	5	17	34	304
1:00 PM	225	23	5	17	34	304
2:00 PM	225	23	5	16	38	307
3:00 PM	225	20	4	12	38	299
4:00 PM	225	20	4	10	34	293
5:00 PM	214	26	5	12	19	276
6:00 PM	214	26	5	15	10	270
7:00 PM	214	26	5	15	4	264
8:00 PM	203	26	5	10	3	247
9:00 PM	169	26	4	7	1	207
10:00 PM	90	26	3	5	0	124
11:00 PM	34	22	3	3	0	62
12:00 MID	0	9	2	3	0	14
Maximum						307

Weekend

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: January
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest					
Parking Distribution					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
Peak Parking	1,141	162	43	90	1,436
Monthly Adjustment Factor	56%	85%	85%	85%	
Adjusted Peak Parking	639	138	37	77	
6:00 AM	1%	0%	10%	5%	
7:00 AM	5%	0%	25%	10%	
8:00 AM	10%	0%	45%	20%	
9:00 AM	30%	0%	70%	30%	
10:00 AM	50%	0%	90%	55%	
11:00 AM	65%	15%	90%	85%	
12:00 NOON	80%	50%	100%	100%	
1:00 PM	90%	55%	85%	100%	
2:00 PM	100%	45%	65%	90%	
3:00 PM	100%	45%	40%	60%	
4:00 PM	95%	45%	45%	55%	
5:00 PM	90%	60%	60%	60%	
6:00 PM	80%	90%	70%	85%	
7:00 PM	75%	95%	70%	80%	
8:00 PM	65%	100%	65%	50%	
9:00 PM	50%	90%	30%	30%	
10:00 PM	35%	90%	25%	20%	
11:00 PM	15%	90%	15%	10%	
12:00 MID	0%	50%	10%	5%	
Parking Demand: Number of Spaces					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
6:00 AM	6	0	4	4	14
7:00 AM	32	0	9	8	49
8:00 AM	64	0	17	15	96
9:00 AM	192	0	26	23	241
10:00 AM	320	0	33	42	395
11:00 AM	415	21	33	65	534
12:00 NOON	511	69	37	77	694
1:00 PM	575	76	31	77	759
2:00 PM	639	62	24	69	794
3:00 PM	639	62	15	46	762
4:00 PM	607	62	17	42	728
5:00 PM	575	83	22	46	726
6:00 PM	511	124	26	65	726
7:00 PM	479	131	26	62	698
8:00 PM	415	138	24	39	616
9:00 PM	320	124	11	23	478
10:00 PM	224	124	9	15	372
11:00 PM	96	124	6	8	234
12:00 MID	0	69	4	4	77
Maximum					794

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: January
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	285	29	8	15	5	342
Monthly Adjustment Factor	80%	95%	95%	95%	100%	
Adjusted Peak Parking	228	28	8	14	5	
6:00 AM	10%	0%	50%	15%	0%	
7:00 AM	15%	20%	75%	20%	20%	
8:00 AM	40%	30%	90%	30%	60%	
9:00 AM	75%	60%	90%	40%	80%	
10:00 AM	85%	75%	100%	75%	90%	
11:00 AM	95%	75%	100%	100%	100%	
12:00 NOON	100%	75%	100%	100%	90%	
1:00 PM	100%	75%	100%	100%	80%	
2:00 PM	100%	75%	100%	95%	60%	
3:00 PM	100%	75%	75%	70%	40%	
4:00 PM	100%	75%	75%	60%	20%	
5:00 PM	95%	100%	95%	70%	10%	
6:00 PM	85%	100%	95%	90%	5%	
7:00 PM	80%	100%	95%	90%	0%	
8:00 PM	75%	100%	95%	60%	0%	
9:00 PM	65%	100%	80%	40%	0%	
10:00 PM	45%	100%	65%	30%	0%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	50%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	23	0	4	2	0	29
7:00 AM	34	6	6	3	1	50
8:00 AM	91	8	7	4	3	113
9:00 AM	171	17	7	6	4	205
10:00 AM	194	21	8	11	5	239
11:00 AM	217	21	8	14	5	265
12:00 NOON	228	21	8	14	5	276
1:00 PM	228	21	8	14	4	275
2:00 PM	228	21	8	13	3	273
3:00 PM	228	21	6	10	2	267
4:00 PM	228	21	6	8	1	264
5:00 PM	217	28	8	10	1	264
6:00 PM	194	28	8	13	0	243
7:00 PM	182	28	8	13	0	231
8:00 PM	171	28	8	8	0	215
9:00 PM	148	28	6	6	0	188
10:00 PM	103	28	5	4	0	140
11:00 PM	34	24	5	3	0	66
12:00 MID	0	14	3	3	0	20
Maximum						276

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: February
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest					
Parking Distribution					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
Peak Parking	1,141	162	43	90	1,436
Monthly Adjustment Factor	57%	86%	86%	86%	
Adjusted Peak Parking	650	139	37	77	
6:00 AM	1%	0%	10%	5%	
7:00 AM	5%	0%	25%	10%	
8:00 AM	10%	0%	45%	20%	
9:00 AM	30%	0%	70%	30%	
10:00 AM	50%	0%	90%	55%	
11:00 AM	65%	15%	90%	85%	
12:00 NOON	80%	50%	100%	100%	
1:00 PM	90%	55%	85%	100%	
2:00 PM	100%	45%	65%	90%	
3:00 PM	100%	45%	40%	60%	
4:00 PM	95%	45%	45%	55%	
5:00 PM	90%	60%	60%	60%	
6:00 PM	80%	90%	70%	85%	
7:00 PM	75%	95%	70%	80%	
8:00 PM	65%	100%	65%	50%	
9:00 PM	50%	90%	30%	30%	
10:00 PM	35%	90%	25%	20%	
11:00 PM	15%	90%	15%	10%	
12:00 MID	0%	50%	10%	5%	
Parking Demand: Number of Spaces					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
6:00 AM	7	0	4	4	15
7:00 AM	33	0	9	8	50
8:00 AM	65	0	17	15	97
9:00 AM	195	0	26	23	244
10:00 AM	325	0	33	42	400
11:00 AM	423	21	33	65	542
12:00 NOON	520	70	37	77	704
1:00 PM	585	76	31	77	769
2:00 PM	650	63	24	69	806
3:00 PM	650	63	15	46	774
4:00 PM	618	63	17	42	740
5:00 PM	585	83	22	46	736
6:00 PM	520	125	26	65	736
7:00 PM	488	132	26	62	708
8:00 PM	423	139	24	39	625
9:00 PM	325	125	11	23	484
10:00 PM	228	125	9	15	377
11:00 PM	98	125	6	8	237
12:00 MID	0	70	4	4	78
Maximum					806

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: February
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	285	29	8	15	5	342
Monthly Adjustment Factor	80%	95%	95%	95%	100%	
Adjusted Peak Parking	228	28	8	14	5	
6:00 AM	10%	0%	50%	15%	0%	
7:00 AM	15%	20%	75%	20%	20%	
8:00 AM	40%	30%	90%	30%	60%	
9:00 AM	75%	60%	90%	40%	80%	
10:00 AM	85%	75%	100%	75%	90%	
11:00 AM	95%	75%	100%	100%	100%	
12:00 NOON	100%	75%	100%	100%	90%	
1:00 PM	100%	75%	100%	100%	80%	
2:00 PM	100%	75%	100%	95%	60%	
3:00 PM	100%	75%	75%	70%	40%	
4:00 PM	100%	75%	75%	60%	20%	
5:00 PM	95%	100%	95%	70%	10%	
6:00 PM	85%	100%	95%	90%	5%	
7:00 PM	80%	100%	95%	90%	0%	
8:00 PM	75%	100%	95%	60%	0%	
9:00 PM	65%	100%	80%	40%	0%	
10:00 PM	45%	100%	65%	30%	0%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	50%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	23	0	4	2	0	29
7:00 AM	34	6	6	3	1	50
8:00 AM	91	8	7	4	3	113
9:00 AM	171	17	7	6	4	205
10:00 AM	194	21	8	11	5	239
11:00 AM	217	21	8	14	5	265
12:00 NOON	228	21	8	14	5	276
1:00 PM	228	21	8	14	4	275
2:00 PM	228	21	8	13	3	273
3:00 PM	228	21	6	10	2	267
4:00 PM	228	21	6	8	1	264
5:00 PM	217	28	8	10	1	264
6:00 PM	194	28	8	13	0	243
7:00 PM	182	28	8	13	0	231
8:00 PM	171	28	8	8	0	215
9:00 PM	148	28	6	6	0	188
10:00 PM	103	28	5	4	0	140
11:00 PM	34	24	5	3	0	66
12:00 MID	0	14	3	3	0	20
Maximum						276

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: March
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest					
Parking Distribution					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
Peak Parking	1,141	162	43	90	1,436
Monthly Adjustment Factor	64%	95%	95%	95%	
Adjusted Peak Parking	730	154	41	86	
6:00 AM	1%	0%	10%	5%	
7:00 AM	5%	0%	25%	10%	
8:00 AM	10%	0%	45%	20%	
9:00 AM	30%	0%	70%	30%	
10:00 AM	50%	0%	90%	55%	
11:00 AM	65%	15%	90%	85%	
12:00 NOON	80%	50%	100%	100%	
1:00 PM	90%	55%	85%	100%	
2:00 PM	100%	45%	65%	90%	
3:00 PM	100%	45%	40%	60%	
4:00 PM	95%	45%	45%	55%	
5:00 PM	90%	60%	60%	60%	
6:00 PM	80%	90%	70%	85%	
7:00 PM	75%	95%	70%	80%	
8:00 PM	65%	100%	65%	50%	
9:00 PM	50%	90%	30%	30%	
10:00 PM	35%	90%	25%	20%	
11:00 PM	15%	90%	15%	10%	
12:00 MID	0%	50%	10%	5%	
Parking Demand: Number of Spaces					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
6:00 AM	7	0	4	4	15
7:00 AM	37	0	10	9	56
8:00 AM	73	0	18	17	108
9:00 AM	219	0	29	26	274
10:00 AM	365	0	37	47	449
11:00 AM	475	23	37	73	608
12:00 NOON	584	77	41	86	788
1:00 PM	657	85	35	86	863
2:00 PM	730	69	27	77	903
3:00 PM	730	69	16	52	867
4:00 PM	694	69	18	47	828
5:00 PM	657	92	25	52	826
6:00 PM	584	139	29	73	825
7:00 PM	548	146	29	69	792
8:00 PM	475	154	27	43	699
9:00 PM	365	139	12	26	542
10:00 PM	256	139	10	17	422
11:00 PM	110	139	6	9	264
12:00 MID	0	77	4	4	85
Maximum					903

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: March
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	285	29	8	15	5	342
Monthly Adjustment Factor	80%	100%	100%	100%	100%	
Adjusted Peak Parking	228	29	8	15	5	
6:00 AM	10%	0%	50%	15%	0%	
7:00 AM	15%	20%	75%	20%	20%	
8:00 AM	40%	30%	90%	30%	60%	
9:00 AM	75%	60%	90%	40%	80%	
10:00 AM	85%	75%	100%	75%	90%	
11:00 AM	95%	75%	100%	100%	100%	
12:00 NOON	100%	75%	100%	100%	90%	
1:00 PM	100%	75%	100%	100%	80%	
2:00 PM	100%	75%	100%	95%	60%	
3:00 PM	100%	75%	75%	70%	40%	
4:00 PM	100%	75%	75%	60%	20%	
5:00 PM	95%	100%	95%	70%	10%	
6:00 PM	85%	100%	95%	90%	5%	
7:00 PM	80%	100%	95%	90%	0%	
8:00 PM	75%	100%	95%	60%	0%	
9:00 PM	65%	100%	80%	40%	0%	
10:00 PM	45%	100%	65%	30%	0%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	50%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	23	0	4	2	0	29
7:00 AM	34	6	6	3	1	50
8:00 AM	91	9	7	5	3	115
9:00 AM	171	17	7	6	4	205
10:00 AM	194	22	8	11	5	240
11:00 AM	217	22	8	15	5	267
12:00 NOON	228	22	8	15	5	278
1:00 PM	228	22	8	15	4	277
2:00 PM	228	22	8	14	3	275
3:00 PM	228	22	6	11	2	269
4:00 PM	228	22	6	9	1	266
5:00 PM	217	29	8	11	1	266
6:00 PM	194	29	8	14	0	245
7:00 PM	182	29	8	14	0	233
8:00 PM	171	29	8	9	0	217
9:00 PM	148	29	6	6	0	189
10:00 PM	103	29	5	5	0	142
11:00 PM	34	25	5	3	0	67
12:00 MID	0	15	3	3	0	21
Maximum						278

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: April
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest					
Parking Distribution					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
Peak Parking	1,141	162	43	90	1,436
Monthly Adjustment Factor	63%	92%	92%	92%	
Adjusted Peak Parking	719	149	40	83	
6:00 AM	1%	0%	10%	5%	
7:00 AM	5%	0%	25%	10%	
8:00 AM	10%	0%	45%	20%	
9:00 AM	30%	0%	70%	30%	
10:00 AM	50%	0%	90%	55%	
11:00 AM	65%	15%	90%	85%	
12:00 NOON	80%	50%	100%	100%	
1:00 PM	90%	55%	85%	100%	
2:00 PM	100%	45%	65%	90%	
3:00 PM	100%	45%	40%	60%	
4:00 PM	95%	45%	45%	55%	
5:00 PM	90%	60%	60%	60%	
6:00 PM	80%	90%	70%	85%	
7:00 PM	75%	95%	70%	80%	
8:00 PM	65%	100%	65%	50%	
9:00 PM	50%	90%	30%	30%	
10:00 PM	35%	90%	25%	20%	
11:00 PM	15%	90%	15%	10%	
12:00 MID	0%	50%	10%	5%	
Parking Demand: Number of Spaces					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
6:00 AM	7	0	4	4	15
7:00 AM	36	0	10	8	54
8:00 AM	72	0	18	17	107
9:00 AM	216	0	28	25	269
10:00 AM	360	0	36	46	442
11:00 AM	467	22	36	71	596
12:00 NOON	575	75	40	83	773
1:00 PM	647	82	34	83	846
2:00 PM	719	67	26	75	887
3:00 PM	719	67	16	50	852
4:00 PM	683	67	18	46	814
5:00 PM	647	89	24	50	810
6:00 PM	575	134	28	71	808
7:00 PM	539	142	28	66	775
8:00 PM	467	149	26	42	684
9:00 PM	360	134	12	25	531
10:00 PM	252	134	10	17	413
11:00 PM	108	134	6	8	256
12:00 MID	0	75	4	4	83
Maximum					887

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: April
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	285	29	8	15	5	342
Monthly Adjustment Factor	80%	100%	100%	100%	100%	
Adjusted Peak Parking	228	29	8	15	5	
6:00 AM	10%	0%	50%	15%	0%	
7:00 AM	15%	20%	75%	20%	20%	
8:00 AM	40%	30%	90%	30%	60%	
9:00 AM	75%	60%	90%	40%	80%	
10:00 AM	85%	75%	100%	75%	90%	
11:00 AM	95%	75%	100%	100%	100%	
12:00 NOON	100%	75%	100%	100%	90%	
1:00 PM	100%	75%	100%	100%	80%	
2:00 PM	100%	75%	100%	95%	60%	
3:00 PM	100%	75%	75%	70%	40%	
4:00 PM	100%	75%	75%	60%	20%	
5:00 PM	95%	100%	95%	70%	10%	
6:00 PM	85%	100%	95%	90%	5%	
7:00 PM	80%	100%	95%	90%	0%	
8:00 PM	75%	100%	95%	60%	0%	
9:00 PM	65%	100%	80%	40%	0%	
10:00 PM	45%	100%	65%	30%	0%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	50%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	23	0	4	2	0	29
7:00 AM	34	6	6	3	1	50
8:00 AM	91	9	7	5	3	115
9:00 AM	171	17	7	6	4	205
10:00 AM	194	22	8	11	5	240
11:00 AM	217	22	8	15	5	267
12:00 NOON	228	22	8	15	5	278
1:00 PM	228	22	8	15	4	277
2:00 PM	228	22	8	14	3	275
3:00 PM	228	22	6	11	2	269
4:00 PM	228	22	6	9	1	266
5:00 PM	217	29	8	11	1	266
6:00 PM	194	29	8	14	0	245
7:00 PM	182	29	8	14	0	233
8:00 PM	171	29	8	9	0	217
9:00 PM	148	29	6	6	0	189
10:00 PM	103	29	5	5	0	142
11:00 PM	34	25	5	3	0	67
12:00 MID	0	15	3	3	0	21
Maximum						278

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: May
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest					
Parking Distribution					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
Peak Parking	1,141	162	43	90	1,436
Monthly Adjustment Factor	66%	96%	96%	96%	
Adjusted Peak Parking	753	156	41	86	
6:00 AM	1%	0%	10%	5%	
7:00 AM	5%	0%	25%	10%	
8:00 AM	10%	0%	45%	20%	
9:00 AM	30%	0%	70%	30%	
10:00 AM	50%	0%	90%	55%	
11:00 AM	65%	15%	90%	85%	
12:00 NOON	80%	50%	100%	100%	
1:00 PM	90%	55%	85%	100%	
2:00 PM	100%	45%	65%	90%	
3:00 PM	100%	45%	40%	60%	
4:00 PM	95%	45%	45%	55%	
5:00 PM	90%	60%	60%	60%	
6:00 PM	80%	90%	70%	85%	
7:00 PM	75%	95%	70%	80%	
8:00 PM	65%	100%	65%	50%	
9:00 PM	50%	90%	30%	30%	
10:00 PM	35%	90%	25%	20%	
11:00 PM	15%	90%	15%	10%	
12:00 MID	0%	50%	10%	5%	
Parking Demand: Number of Spaces					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
6:00 AM	8	0	4	4	16
7:00 AM	38	0	10	9	57
8:00 AM	75	0	18	17	110
9:00 AM	226	0	29	26	281
10:00 AM	377	0	37	47	461
11:00 AM	489	23	37	73	622
12:00 NOON	602	78	41	86	807
1:00 PM	678	86	35	86	885
2:00 PM	753	70	27	77	927
3:00 PM	753	70	16	52	891
4:00 PM	715	70	18	47	850
5:00 PM	678	94	25	52	849
6:00 PM	602	140	29	73	844
7:00 PM	565	148	29	69	811
8:00 PM	489	156	27	43	715
9:00 PM	377	140	12	26	555
10:00 PM	264	140	10	17	431
11:00 PM	113	140	6	9	268
12:00 MID	0	78	4	4	86
Maximum					927

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: May
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	285	29	8	15	5	342
Monthly Adjustment Factor	80%	100%	100%	100%	100%	
Adjusted Peak Parking	228	29	8	15	5	
6:00 AM	10%	0%	50%	15%	0%	
7:00 AM	15%	20%	75%	20%	20%	
8:00 AM	40%	30%	90%	30%	60%	
9:00 AM	75%	60%	90%	40%	80%	
10:00 AM	85%	75%	100%	75%	90%	
11:00 AM	95%	75%	100%	100%	100%	
12:00 NOON	100%	75%	100%	100%	90%	
1:00 PM	100%	75%	100%	100%	80%	
2:00 PM	100%	75%	100%	95%	60%	
3:00 PM	100%	75%	75%	70%	40%	
4:00 PM	100%	75%	75%	60%	20%	
5:00 PM	95%	100%	95%	70%	10%	
6:00 PM	85%	100%	95%	90%	5%	
7:00 PM	80%	100%	95%	90%	0%	
8:00 PM	75%	100%	95%	60%	0%	
9:00 PM	65%	100%	80%	40%	0%	
10:00 PM	45%	100%	65%	30%	0%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	50%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	23	0	4	2	0	29
7:00 AM	34	6	6	3	1	50
8:00 AM	91	9	7	5	3	115
9:00 AM	171	17	7	6	4	205
10:00 AM	194	22	8	11	5	240
11:00 AM	217	22	8	15	5	267
12:00 NOON	228	22	8	15	5	278
1:00 PM	228	22	8	15	4	277
2:00 PM	228	22	8	14	3	275
3:00 PM	228	22	6	11	2	269
4:00 PM	228	22	6	9	1	266
5:00 PM	217	29	8	11	1	266
6:00 PM	194	29	8	14	0	245
7:00 PM	182	29	8	14	0	233
8:00 PM	171	29	8	9	0	217
9:00 PM	148	29	6	6	0	189
10:00 PM	103	29	5	5	0	142
11:00 PM	34	25	5	3	0	67
12:00 MID	0	15	3	3	0	21
Maximum						278

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: June
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest					
Parking Distribution					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
Peak Parking	1,141	162	43	90	1,436
Monthly Adjustment Factor	67%	95%	95%	95%	
Adjusted Peak Parking	764	154	41	86	
6:00 AM	1%	0%	10%	5%	
7:00 AM	5%	0%	25%	10%	
8:00 AM	10%	0%	45%	20%	
9:00 AM	30%	0%	70%	30%	
10:00 AM	50%	0%	90%	55%	
11:00 AM	65%	15%	90%	85%	
12:00 NOON	80%	50%	100%	100%	
1:00 PM	90%	55%	85%	100%	
2:00 PM	100%	45%	65%	90%	
3:00 PM	100%	45%	40%	60%	
4:00 PM	95%	45%	45%	55%	
5:00 PM	90%	60%	60%	60%	
6:00 PM	80%	90%	70%	85%	
7:00 PM	75%	95%	70%	80%	
8:00 PM	65%	100%	65%	50%	
9:00 PM	50%	90%	30%	30%	
10:00 PM	35%	90%	25%	20%	
11:00 PM	15%	90%	15%	10%	
12:00 MID	0%	50%	10%	5%	
Parking Demand: Number of Spaces					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
6:00 AM	8	0	4	4	16
7:00 AM	38	0	10	9	57
8:00 AM	76	0	18	17	111
9:00 AM	229	0	29	26	284
10:00 AM	382	0	37	47	466
11:00 AM	497	23	37	73	630
12:00 NOON	611	77	41	86	815
1:00 PM	688	85	35	86	894
2:00 PM	764	69	27	77	937
3:00 PM	764	69	16	52	901
4:00 PM	726	69	18	47	860
5:00 PM	688	92	25	52	857
6:00 PM	611	139	29	73	852
7:00 PM	573	146	29	69	817
8:00 PM	497	154	27	43	721
9:00 PM	382	139	12	26	559
10:00 PM	267	139	10	17	433
11:00 PM	115	139	6	9	269
12:00 MID	0	77	4	4	85
Maximum					937

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: June
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	285	29	8	15	5	342
Monthly Adjustment Factor	80%	100%	100%	100%	100%	
Adjusted Peak Parking	228	29	8	15	5	
6:00 AM	10%	0%	50%	15%	0%	
7:00 AM	15%	20%	75%	20%	20%	
8:00 AM	40%	30%	90%	30%	60%	
9:00 AM	75%	60%	90%	40%	80%	
10:00 AM	85%	75%	100%	75%	90%	
11:00 AM	95%	75%	100%	100%	100%	
12:00 NOON	100%	75%	100%	100%	90%	
1:00 PM	100%	75%	100%	100%	80%	
2:00 PM	100%	75%	100%	95%	60%	
3:00 PM	100%	75%	75%	70%	40%	
4:00 PM	100%	75%	75%	60%	20%	
5:00 PM	95%	100%	95%	70%	10%	
6:00 PM	85%	100%	95%	90%	5%	
7:00 PM	80%	100%	95%	90%	0%	
8:00 PM	75%	100%	95%	60%	0%	
9:00 PM	65%	100%	80%	40%	0%	
10:00 PM	45%	100%	65%	30%	0%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	50%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	23	0	4	2	0	29
7:00 AM	34	6	6	3	1	50
8:00 AM	91	9	7	5	3	115
9:00 AM	171	17	7	6	4	205
10:00 AM	194	22	8	11	5	240
11:00 AM	217	22	8	15	5	267
12:00 NOON	228	22	8	15	5	278
1:00 PM	228	22	8	15	4	277
2:00 PM	228	22	8	14	3	275
3:00 PM	228	22	6	11	2	269
4:00 PM	228	22	6	9	1	266
5:00 PM	217	29	8	11	1	266
6:00 PM	194	29	8	14	0	245
7:00 PM	182	29	8	14	0	233
8:00 PM	171	29	8	9	0	217
9:00 PM	148	29	6	6	0	189
10:00 PM	103	29	5	5	0	142
11:00 PM	34	25	5	3	0	67
12:00 MID	0	15	3	3	0	21
Maximum						278

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: July
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest					
Parking Distribution					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
Peak Parking	1,141	162	43	90	1,436
Monthly Adjustment Factor	64%	98%	98%	98%	
Adjusted Peak Parking	730	159	42	88	
6:00 AM	1%	0%	10%	5%	
7:00 AM	5%	0%	25%	10%	
8:00 AM	10%	0%	45%	20%	
9:00 AM	30%	0%	70%	30%	
10:00 AM	50%	0%	90%	55%	
11:00 AM	65%	15%	90%	85%	
12:00 NOON	80%	50%	100%	100%	
1:00 PM	90%	55%	85%	100%	
2:00 PM	100%	45%	65%	90%	
3:00 PM	100%	45%	40%	60%	
4:00 PM	95%	45%	45%	55%	
5:00 PM	90%	60%	60%	60%	
6:00 PM	80%	90%	70%	85%	
7:00 PM	75%	95%	70%	80%	
8:00 PM	65%	100%	65%	50%	
9:00 PM	50%	90%	30%	30%	
10:00 PM	35%	90%	25%	20%	
11:00 PM	15%	90%	15%	10%	
12:00 MID	0%	50%	10%	5%	
Parking Demand: Number of Spaces					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
6:00 AM	7	0	4	4	15
7:00 AM	37	0	11	9	57
8:00 AM	73	0	19	18	110
9:00 AM	219	0	29	26	274
10:00 AM	365	0	38	48	451
11:00 AM	475	24	38	75	612
12:00 NOON	584	80	42	88	794
1:00 PM	657	87	36	88	868
2:00 PM	730	72	27	79	908
3:00 PM	730	72	17	53	872
4:00 PM	694	72	19	48	833
5:00 PM	657	95	25	53	830
6:00 PM	584	143	29	75	831
7:00 PM	548	151	29	70	798
8:00 PM	475	159	27	44	705
9:00 PM	365	143	13	26	547
10:00 PM	256	143	11	18	428
11:00 PM	110	143	6	9	268
12:00 MID	0	80	4	4	88
Maximum					908

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: July
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	285	29	8	15	5	342
Monthly Adjustment Factor	80%	100%	100%	100%	95%	
Adjusted Peak Parking	228	29	8	15	5	
6:00 AM	10%	0%	50%	15%	0%	
7:00 AM	15%	20%	75%	20%	20%	
8:00 AM	40%	30%	90%	30%	60%	
9:00 AM	75%	60%	90%	40%	80%	
10:00 AM	85%	75%	100%	75%	90%	
11:00 AM	95%	75%	100%	100%	100%	
12:00 NOON	100%	75%	100%	100%	90%	
1:00 PM	100%	75%	100%	100%	80%	
2:00 PM	100%	75%	100%	95%	60%	
3:00 PM	100%	75%	75%	70%	40%	
4:00 PM	100%	75%	75%	60%	20%	
5:00 PM	95%	100%	95%	70%	10%	
6:00 PM	85%	100%	95%	90%	5%	
7:00 PM	80%	100%	95%	90%	0%	
8:00 PM	75%	100%	95%	60%	0%	
9:00 PM	65%	100%	80%	40%	0%	
10:00 PM	45%	100%	65%	30%	0%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	50%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	23	0	4	2	0	29
7:00 AM	34	6	6	3	1	50
8:00 AM	91	9	7	5	3	115
9:00 AM	171	17	7	6	4	205
10:00 AM	194	22	8	11	5	240
11:00 AM	217	22	8	15	5	267
12:00 NOON	228	22	8	15	5	278
1:00 PM	228	22	8	15	4	277
2:00 PM	228	22	8	14	3	275
3:00 PM	228	22	6	11	2	269
4:00 PM	228	22	6	9	1	266
5:00 PM	217	29	8	11	1	266
6:00 PM	194	29	8	14	0	245
7:00 PM	182	29	8	14	0	233
8:00 PM	171	29	8	9	0	217
9:00 PM	148	29	6	6	0	189
10:00 PM	103	29	5	5	0	142
11:00 PM	34	25	5	3	0	67
12:00 MID	0	15	3	3	0	21
Maximum						278

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: August
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest					
Parking Distribution					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
Peak Parking	1,141	162	43	90	1,436
Monthly Adjustment Factor	69%	99%	99%	99%	
Adjusted Peak Parking	787	160	43	89	
6:00 AM	1%	0%	10%	5%	
7:00 AM	5%	0%	25%	10%	
8:00 AM	10%	0%	45%	20%	
9:00 AM	30%	0%	70%	30%	
10:00 AM	50%	0%	90%	55%	
11:00 AM	65%	15%	90%	85%	
12:00 NOON	80%	50%	100%	100%	
1:00 PM	90%	55%	85%	100%	
2:00 PM	100%	45%	65%	90%	
3:00 PM	100%	45%	40%	60%	
4:00 PM	95%	45%	45%	55%	
5:00 PM	90%	60%	60%	60%	
6:00 PM	80%	90%	70%	85%	
7:00 PM	75%	95%	70%	80%	
8:00 PM	65%	100%	65%	50%	
9:00 PM	50%	90%	30%	30%	
10:00 PM	35%	90%	25%	20%	
11:00 PM	15%	90%	15%	10%	
12:00 MID	0%	50%	10%	5%	
Parking Demand: Number of Spaces					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
6:00 AM	8	0	4	4	16
7:00 AM	39	0	11	9	59
8:00 AM	79	0	19	18	116
9:00 AM	236	0	30	27	293
10:00 AM	394	0	39	49	482
11:00 AM	512	24	39	76	651
12:00 NOON	630	80	43	89	842
1:00 PM	708	88	37	89	922
2:00 PM	787	72	28	80	967
3:00 PM	787	72	17	53	929
4:00 PM	748	72	19	49	888
5:00 PM	708	96	26	53	883
6:00 PM	630	144	30	76	880
7:00 PM	590	152	30	71	843
8:00 PM	512	160	28	45	745
9:00 PM	394	144	13	27	578
10:00 PM	275	144	11	18	448
11:00 PM	118	144	6	9	277
12:00 MID	0	80	4	4	88
Maximum					967

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: August
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	285	29	8	15	5	342
Monthly Adjustment Factor	80%	100%	100%	100%	95%	
Adjusted Peak Parking	228	29	8	15	5	
6:00 AM	10%	0%	50%	15%	0%	
7:00 AM	15%	20%	75%	20%	20%	
8:00 AM	40%	30%	90%	30%	60%	
9:00 AM	75%	60%	90%	40%	80%	
10:00 AM	85%	75%	100%	75%	90%	
11:00 AM	95%	75%	100%	100%	100%	
12:00 NOON	100%	75%	100%	100%	90%	
1:00 PM	100%	75%	100%	100%	80%	
2:00 PM	100%	75%	100%	95%	60%	
3:00 PM	100%	75%	75%	70%	40%	
4:00 PM	100%	75%	75%	60%	20%	
5:00 PM	95%	100%	95%	70%	10%	
6:00 PM	85%	100%	95%	90%	5%	
7:00 PM	80%	100%	95%	90%	0%	
8:00 PM	75%	100%	95%	60%	0%	
9:00 PM	65%	100%	80%	40%	0%	
10:00 PM	45%	100%	65%	30%	0%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	50%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	23	0	4	2	0	29
7:00 AM	34	6	6	3	1	50
8:00 AM	91	9	7	5	3	115
9:00 AM	171	17	7	6	4	205
10:00 AM	194	22	8	11	5	240
11:00 AM	217	22	8	15	5	267
12:00 NOON	228	22	8	15	5	278
1:00 PM	228	22	8	15	4	277
2:00 PM	228	22	8	14	3	275
3:00 PM	228	22	6	11	2	269
4:00 PM	228	22	6	9	1	266
5:00 PM	217	29	8	11	1	266
6:00 PM	194	29	8	14	0	245
7:00 PM	182	29	8	14	0	233
8:00 PM	171	29	8	9	0	217
9:00 PM	148	29	6	6	0	189
10:00 PM	103	29	5	5	0	142
11:00 PM	34	25	5	3	0	67
12:00 MID	0	15	3	3	0	21
Maximum						278

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: September
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest					
Parking Distribution					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
Peak Parking	1,141	162	43	90	1,436
Monthly Adjustment Factor	64%	91%	91%	91%	
Adjusted Peak Parking	730	147	39	82	
6:00 AM	1%	0%	10%	5%	
7:00 AM	5%	0%	25%	10%	
8:00 AM	10%	0%	45%	20%	
9:00 AM	30%	0%	70%	30%	
10:00 AM	50%	0%	90%	55%	
11:00 AM	65%	15%	90%	85%	
12:00 NOON	80%	50%	100%	100%	
1:00 PM	90%	55%	85%	100%	
2:00 PM	100%	45%	65%	90%	
3:00 PM	100%	45%	40%	60%	
4:00 PM	95%	45%	45%	55%	
5:00 PM	90%	60%	60%	60%	
6:00 PM	80%	90%	70%	85%	
7:00 PM	75%	95%	70%	80%	
8:00 PM	65%	100%	65%	50%	
9:00 PM	50%	90%	30%	30%	
10:00 PM	35%	90%	25%	20%	
11:00 PM	15%	90%	15%	10%	
12:00 MID	0%	50%	10%	5%	
Parking Demand: Number of Spaces					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
6:00 AM	7	0	4	4	15
7:00 AM	37	0	10	8	55
8:00 AM	73	0	18	16	107
9:00 AM	219	0	27	25	271
10:00 AM	365	0	35	45	445
11:00 AM	475	22	35	70	602
12:00 NOON	584	74	39	82	779
1:00 PM	657	81	33	82	853
2:00 PM	730	66	25	74	895
3:00 PM	730	66	16	49	861
4:00 PM	694	66	18	45	823
5:00 PM	657	88	23	49	817
6:00 PM	584	132	27	70	813
7:00 PM	548	140	27	66	781
8:00 PM	475	147	25	41	688
9:00 PM	365	132	12	25	534
10:00 PM	256	132	10	16	414
11:00 PM	110	132	6	8	256
12:00 MID	0	74	4	4	82
Maximum					895

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: September
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	285	29	8	15	5	342
Monthly Adjustment Factor	80%	100%	100%	100%	100%	
Adjusted Peak Parking	228	29	8	15	5	
6:00 AM	10%	0%	50%	15%	0%	
7:00 AM	15%	20%	75%	20%	20%	
8:00 AM	40%	30%	90%	30%	60%	
9:00 AM	75%	60%	90%	40%	80%	
10:00 AM	85%	75%	100%	75%	90%	
11:00 AM	95%	75%	100%	100%	100%	
12:00 NOON	100%	75%	100%	100%	90%	
1:00 PM	100%	75%	100%	100%	80%	
2:00 PM	100%	75%	100%	95%	60%	
3:00 PM	100%	75%	75%	70%	40%	
4:00 PM	100%	75%	75%	60%	20%	
5:00 PM	95%	100%	95%	70%	10%	
6:00 PM	85%	100%	95%	90%	5%	
7:00 PM	80%	100%	95%	90%	0%	
8:00 PM	75%	100%	95%	60%	0%	
9:00 PM	65%	100%	80%	40%	0%	
10:00 PM	45%	100%	65%	30%	0%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	50%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	23	0	4	2	0	29
7:00 AM	34	6	6	3	1	50
8:00 AM	91	9	7	5	3	115
9:00 AM	171	17	7	6	4	205
10:00 AM	194	22	8	11	5	240
11:00 AM	217	22	8	15	5	267
12:00 NOON	228	22	8	15	5	278
1:00 PM	228	22	8	15	4	277
2:00 PM	228	22	8	14	3	275
3:00 PM	228	22	6	11	2	269
4:00 PM	228	22	6	9	1	266
5:00 PM	217	29	8	11	1	266
6:00 PM	194	29	8	14	0	245
7:00 PM	182	29	8	14	0	233
8:00 PM	171	29	8	9	0	217
9:00 PM	148	29	6	6	0	189
10:00 PM	103	29	5	5	0	142
11:00 PM	34	25	5	3	0	67
12:00 MID	0	15	3	3	0	21
Maximum						278

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: October
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest					
Parking Distribution					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
Peak Parking	1,141	162	43	90	1,436
Monthly Adjustment Factor	66%	96%	96%	96%	
Adjusted Peak Parking	753	156	41	86	
6:00 AM	1%	0%	10%	5%	
7:00 AM	5%	0%	25%	10%	
8:00 AM	10%	0%	45%	20%	
9:00 AM	30%	0%	70%	30%	
10:00 AM	50%	0%	90%	55%	
11:00 AM	65%	15%	90%	85%	
12:00 NOON	80%	50%	100%	100%	
1:00 PM	90%	55%	85%	100%	
2:00 PM	100%	45%	65%	90%	
3:00 PM	100%	45%	40%	60%	
4:00 PM	95%	45%	45%	55%	
5:00 PM	90%	60%	60%	60%	
6:00 PM	80%	90%	70%	85%	
7:00 PM	75%	95%	70%	80%	
8:00 PM	65%	100%	65%	50%	
9:00 PM	50%	90%	30%	30%	
10:00 PM	35%	90%	25%	20%	
11:00 PM	15%	90%	15%	10%	
12:00 MID	0%	50%	10%	5%	
Parking Demand: Number of Spaces					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
6:00 AM	8	0	4	4	16
7:00 AM	38	0	10	9	57
8:00 AM	75	0	18	17	110
9:00 AM	226	0	29	26	281
10:00 AM	377	0	37	47	461
11:00 AM	489	23	37	73	622
12:00 NOON	602	78	41	86	807
1:00 PM	678	86	35	86	885
2:00 PM	753	70	27	77	927
3:00 PM	753	70	16	52	891
4:00 PM	715	70	18	47	850
5:00 PM	678	94	25	52	849
6:00 PM	602	140	29	73	844
7:00 PM	565	148	29	69	811
8:00 PM	489	156	27	43	715
9:00 PM	377	140	12	26	555
10:00 PM	264	140	10	17	431
11:00 PM	113	140	6	9	268
12:00 MID	0	78	4	4	86
Maximum					927

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: October
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	285	29	8	15	5	342
Monthly Adjustment Factor	80%	100%	100%	100%	100%	
Adjusted Peak Parking	228	29	8	15	5	
6:00 AM	10%	0%	50%	15%	0%	
7:00 AM	15%	20%	75%	20%	20%	
8:00 AM	40%	30%	90%	30%	60%	
9:00 AM	75%	60%	90%	40%	80%	
10:00 AM	85%	75%	100%	75%	90%	
11:00 AM	95%	75%	100%	100%	100%	
12:00 NOON	100%	75%	100%	100%	90%	
1:00 PM	100%	75%	100%	100%	80%	
2:00 PM	100%	75%	100%	95%	60%	
3:00 PM	100%	75%	75%	70%	40%	
4:00 PM	100%	75%	75%	60%	20%	
5:00 PM	95%	100%	95%	70%	10%	
6:00 PM	85%	100%	95%	90%	5%	
7:00 PM	80%	100%	95%	90%	0%	
8:00 PM	75%	100%	95%	60%	0%	
9:00 PM	65%	100%	80%	40%	0%	
10:00 PM	45%	100%	65%	30%	0%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	50%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	23	0	4	2	0	29
7:00 AM	34	6	6	3	1	50
8:00 AM	91	9	7	5	3	115
9:00 AM	171	17	7	6	4	205
10:00 AM	194	22	8	11	5	240
11:00 AM	217	22	8	15	5	267
12:00 NOON	228	22	8	15	5	278
1:00 PM	228	22	8	15	4	277
2:00 PM	228	22	8	14	3	275
3:00 PM	228	22	6	11	2	269
4:00 PM	228	22	6	9	1	266
5:00 PM	217	29	8	11	1	266
6:00 PM	194	29	8	14	0	245
7:00 PM	182	29	8	14	0	233
8:00 PM	171	29	8	9	0	217
9:00 PM	148	29	6	6	0	189
10:00 PM	103	29	5	5	0	142
11:00 PM	34	25	5	3	0	67
12:00 MID	0	15	3	3	0	21
Maximum						278

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: November
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest					
Parking Distribution					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
Peak Parking	1,141	162	43	90	1,436
Monthly Adjustment Factor	72%	93%	93%	93%	
Adjusted Peak Parking	822	151	40	84	
6:00 AM	1%	0%	10%	5%	
7:00 AM	5%	0%	25%	10%	
8:00 AM	10%	0%	45%	20%	
9:00 AM	30%	0%	70%	30%	
10:00 AM	50%	0%	90%	55%	
11:00 AM	65%	15%	90%	85%	
12:00 NOON	80%	50%	100%	100%	
1:00 PM	90%	55%	85%	100%	
2:00 PM	100%	45%	65%	90%	
3:00 PM	100%	45%	40%	60%	
4:00 PM	95%	45%	45%	55%	
5:00 PM	90%	60%	60%	60%	
6:00 PM	80%	90%	70%	85%	
7:00 PM	75%	95%	70%	80%	
8:00 PM	65%	100%	65%	50%	
9:00 PM	50%	90%	30%	30%	
10:00 PM	35%	90%	25%	20%	
11:00 PM	15%	90%	15%	10%	
12:00 MID	0%	50%	10%	5%	
Parking Demand: Number of Spaces					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
6:00 AM	8	0	4	4	16
7:00 AM	41	0	10	8	59
8:00 AM	82	0	18	17	117
9:00 AM	247	0	28	25	300
10:00 AM	411	0	36	46	493
11:00 AM	534	23	36	71	664
12:00 NOON	658	76	40	84	858
1:00 PM	740	83	34	84	941
2:00 PM	822	68	26	76	992
3:00 PM	822	68	16	50	956
4:00 PM	781	68	18	46	913
5:00 PM	740	91	24	50	905
6:00 PM	658	136	28	71	893
7:00 PM	617	143	28	67	855
8:00 PM	534	151	26	42	753
9:00 PM	411	136	12	25	584
10:00 PM	288	136	10	17	451
11:00 PM	123	136	6	8	273
12:00 MID	0	76	4	4	84
Maximum					992

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: November
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	285	29	8	15	5	342
Monthly Adjustment Factor	90%	100%	100%	100%	100%	
Adjusted Peak Parking	257	29	8	15	5	
6:00 AM	10%	0%	50%	15%	0%	
7:00 AM	15%	20%	75%	20%	20%	
8:00 AM	40%	30%	90%	30%	60%	
9:00 AM	75%	60%	90%	40%	80%	
10:00 AM	85%	75%	100%	75%	90%	
11:00 AM	95%	75%	100%	100%	100%	
12:00 NOON	100%	75%	100%	100%	90%	
1:00 PM	100%	75%	100%	100%	80%	
2:00 PM	100%	75%	100%	95%	60%	
3:00 PM	100%	75%	75%	70%	40%	
4:00 PM	100%	75%	75%	60%	20%	
5:00 PM	95%	100%	95%	70%	10%	
6:00 PM	85%	100%	95%	90%	5%	
7:00 PM	80%	100%	95%	90%	0%	
8:00 PM	75%	100%	95%	60%	0%	
9:00 PM	65%	100%	80%	40%	0%	
10:00 PM	45%	100%	65%	30%	0%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	50%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	26	0	4	2	0	32
7:00 AM	39	6	6	3	1	55
8:00 AM	103	9	7	5	3	127
9:00 AM	193	17	7	6	4	227
10:00 AM	218	22	8	11	5	264
11:00 AM	244	22	8	15	5	294
12:00 NOON	257	22	8	15	5	307
1:00 PM	257	22	8	15	4	306
2:00 PM	257	22	8	14	3	304
3:00 PM	257	22	6	11	2	298
4:00 PM	257	22	6	9	1	295
5:00 PM	244	29	8	11	1	293
6:00 PM	218	29	8	14	0	269
7:00 PM	206	29	8	14	0	257
8:00 PM	193	29	8	9	0	239
9:00 PM	167	29	6	6	0	208
10:00 PM	116	29	5	5	0	155
11:00 PM	39	25	5	3	0	72
12:00 MID	0	15	3	3	0	21
Maximum						307

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: December
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest					
Parking Distribution					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
Peak Parking	1,141	162	43	90	1,436
Monthly Adjustment Factor	100%	100%	100%	100%	
Adjusted Peak Parking	1,141	162	43	90	
6:00 AM	1%	0%	10%	5%	
7:00 AM	5%	0%	25%	10%	
8:00 AM	10%	0%	45%	20%	
9:00 AM	35%	0%	70%	30%	
10:00 AM	60%	0%	90%	55%	
11:00 AM	70%	15%	90%	85%	
12:00 NOON	85%	50%	100%	100%	
1:00 PM	95%	55%	85%	100%	
2:00 PM	100%	45%	65%	90%	
3:00 PM	100%	45%	40%	60%	
4:00 PM	95%	45%	45%	55%	
5:00 PM	90%	60%	60%	60%	
6:00 PM	80%	90%	70%	85%	
7:00 PM	75%	95%	70%	80%	
8:00 PM	65%	100%	65%	50%	
9:00 PM	50%	90%	30%	30%	
10:00 PM	35%	90%	25%	20%	
11:00 PM	15%	90%	15%	10%	
12:00 MID	0%	50%	10%	5%	
Parking Demand: Number of Spaces					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
6:00 AM	11	0	4	5	20
7:00 AM	57	0	11	9	77
8:00 AM	114	0	19	18	151
9:00 AM	399	0	30	27	456
10:00 AM	685	0	39	50	774
11:00 AM	799	24	39	77	939
12:00 NOON	970	81	43	90	1,184
1:00 PM	1,084	89	37	90	1,300
2:00 PM	1,141	73	28	81	1,323
3:00 PM	1,141	73	17	54	1,285
4:00 PM	1,084	73	19	50	1,226
5:00 PM	1,027	97	26	54	1,204
6:00 PM	913	146	30	77	1,166
7:00 PM	856	154	30	72	1,112
8:00 PM	742	162	28	45	977
9:00 PM	571	146	13	27	757
10:00 PM	399	146	11	18	574
11:00 PM	171	146	6	9	332
12:00 MID	0	81	4	5	90
Maximum					1,323

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: December
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	285	29	8	15	5	342
Monthly Adjustment Factor	100%	100%	100%	100%	100%	
Adjusted Peak Parking	285	29	8	15	5	
6:00 AM	10%	0%	50%	15%	0%	
7:00 AM	15%	20%	75%	20%	20%	
8:00 AM	40%	30%	90%	30%	60%	
9:00 AM	75%	60%	90%	40%	80%	
10:00 AM	85%	75%	100%	75%	90%	
11:00 AM	95%	75%	100%	100%	100%	
12:00 NOON	100%	75%	100%	100%	90%	
1:00 PM	100%	75%	100%	100%	80%	
2:00 PM	100%	75%	100%	95%	60%	
3:00 PM	100%	75%	75%	70%	40%	
4:00 PM	100%	75%	75%	60%	20%	
5:00 PM	95%	100%	95%	70%	10%	
6:00 PM	85%	100%	95%	90%	5%	
7:00 PM	80%	100%	95%	90%	0%	
8:00 PM	75%	100%	95%	60%	0%	
9:00 PM	65%	100%	80%	40%	0%	
10:00 PM	45%	100%	65%	30%	0%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	50%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	29	0	4	2	0	35
7:00 AM	43	6	6	3	1	59
8:00 AM	114	9	7	5	3	138
9:00 AM	214	17	7	6	4	248
10:00 AM	242	22	8	11	5	288
11:00 AM	271	22	8	15	5	321
12:00 NOON	285	22	8	15	5	335
1:00 PM	285	22	8	15	4	334
2:00 PM	285	22	8	14	3	332
3:00 PM	285	22	6	11	2	326
4:00 PM	285	22	6	9	1	323
5:00 PM	271	29	8	11	1	320
6:00 PM	242	29	8	14	0	293
7:00 PM	228	29	8	14	0	279
8:00 PM	214	29	8	9	0	260
9:00 PM	185	29	6	6	0	226
10:00 PM	128	29	5	5	0	167
11:00 PM	43	25	5	3	0	76
12:00 MID	0	15	3	3	0	21
Maximum						335

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: Late December
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Customer/Visitor/Guest					
Parking Distribution					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
Peak Parking	1,141	162	43	90	1,436
Monthly Adjustment Factor	80%	95%	95%	95%	
Adjusted Peak Parking	913	154	41	86	
6:00 AM	1%	0%	10%	5%	
7:00 AM	5%	0%	25%	10%	
8:00 AM	10%	0%	45%	20%	
9:00 AM	20%	0%	70%	30%	
10:00 AM	40%	0%	90%	55%	
11:00 AM	60%	15%	90%	85%	
12:00 NOON	80%	50%	100%	100%	
1:00 PM	95%	55%	85%	100%	
2:00 PM	100%	45%	65%	90%	
3:00 PM	100%	45%	40%	60%	
4:00 PM	95%	45%	45%	55%	
5:00 PM	85%	60%	60%	60%	
6:00 PM	70%	90%	70%	85%	
7:00 PM	60%	95%	70%	80%	
8:00 PM	50%	100%	65%	50%	
9:00 PM	30%	90%	30%	30%	
10:00 PM	20%	90%	25%	20%	
11:00 PM	10%	90%	15%	10%	
12:00 MID	0%	50%	10%	5%	
Parking Demand: Number of Spaces					
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Total
6:00 AM	9	0	4	4	17
7:00 AM	46	0	10	9	65
8:00 AM	91	0	18	17	126
9:00 AM	183	0	29	26	238
10:00 AM	365	0	37	47	449
11:00 AM	548	23	37	73	681
12:00 NOON	730	77	41	86	934
1:00 PM	867	85	35	86	1,073
2:00 PM	913	69	27	77	1,086
3:00 PM	913	69	16	52	1,050
4:00 PM	867	69	18	47	1,001
5:00 PM	776	92	25	52	945
6:00 PM	639	139	29	73	880
7:00 PM	548	146	29	69	792
8:00 PM	457	154	27	43	681
9:00 PM	274	139	12	26	451
10:00 PM	183	139	10	17	349
11:00 PM	91	139	6	9	245
12:00 MID	0	77	4	4	85
Maximum					1,086

Project Name: 17919 Gale Avenue Project
 Job Number: 6141
 Month of the Year: Late December
 Day of the Week: Weekend
 Parking Rates Used: City of Industry/Urban Land Institute

Employee/Resident						
Parking Distribution						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
Peak Parking	285	29	8	15	5	342
Monthly Adjustment Factor	90%	100%	100%	100%	80%	
Adjusted Peak Parking	257	29	8	15	4	
6:00 AM	10%	0%	50%	15%	0%	
7:00 AM	15%	20%	75%	20%	20%	
8:00 AM	40%	30%	90%	30%	60%	
9:00 AM	75%	60%	90%	40%	80%	
10:00 AM	85%	75%	100%	75%	90%	
11:00 AM	95%	75%	100%	100%	100%	
12:00 NOON	100%	75%	100%	100%	90%	
1:00 PM	100%	75%	100%	100%	80%	
2:00 PM	100%	75%	100%	95%	60%	
3:00 PM	100%	75%	75%	70%	40%	
4:00 PM	100%	75%	75%	60%	20%	
5:00 PM	95%	100%	95%	70%	10%	
6:00 PM	85%	100%	95%	90%	5%	
7:00 PM	80%	100%	95%	90%	0%	
8:00 PM	75%	100%	95%	60%	0%	
9:00 PM	65%	100%	80%	40%	0%	
10:00 PM	45%	100%	65%	30%	0%	
11:00 PM	15%	85%	65%	20%	0%	
12:00 MID	0%	50%	35%	20%	0%	
Parking Demand: Number of Spaces						
Time of the Day	Commercial Retail	Fine/Casual Dining	Family Restaurant	Fast-Food Restaurant	Office	Total
6:00 AM	26	0	4	2	0	32
7:00 AM	39	6	6	3	1	55
8:00 AM	103	9	7	5	2	126
9:00 AM	193	17	7	6	3	226
10:00 AM	218	22	8	11	4	263
11:00 AM	244	22	8	15	4	293
12:00 NOON	257	22	8	15	4	306
1:00 PM	257	22	8	15	3	305
2:00 PM	257	22	8	14	2	303
3:00 PM	257	22	6	11	2	298
4:00 PM	257	22	6	9	1	295
5:00 PM	244	29	8	11	0	292
6:00 PM	218	29	8	14	0	269
7:00 PM	206	29	8	14	0	257
8:00 PM	193	29	8	9	0	239
9:00 PM	167	29	6	6	0	208
10:00 PM	116	29	5	5	0	155
11:00 PM	39	25	5	3	0	72
12:00 MID	0	15	3	3	0	21
Maximum						306



KUNZMAN ASSOCIATES, INC.

OVER 35 YEARS OF EXCELLENT SERVICE

1111 Town & Country Road, Suite 34
Orange, California 92868
(714) 973-8383

www.traffic-engineer.com

Attachment 6

**Notice of Availability of a Negative Declaration and
Initial Study for Conditional Use Permit No. 14-8
(Golden Phoenix Restaurant), January 2015,
Placeworks**

**NOTICE OF INTENT TO ADOPT A
NEGATIVE DECLARATION
CONDITIONAL USE PERMIT 14-8
17919 GALE AVENUE #101, CITY OF INDUSTRY**

CITY OF INDUSTRY

Purpose: In accordance with the State of California Public Resources Code Section 21092, Title 14 of the California Code of Regulations Guidelines for implementation of Section 15063 of the California Environmental Quality Act, and the Industry Municipal Code, this is to advise you that the Planning Department of the City of Industry has prepared an initial study of environmental impacts on the following project and is recommending the environmental determination described below.

Project Description: The proposed project (Conditional Use Permit 14-8) is a request to establish a full service restaurant with alcohol service (Type 41 ABC License) for beer and wine at Golden Phoenix, an existing 3,500 square foot fast-food restaurant.

Location: The proposed project is located at 17919 Gale Avenue #101 in the City of Industry, Los Angeles County (Assessor Parcel Numbers 8264-013-011).

Environmental Determination: Based on the findings of the Initial Study, the Planning Department has determined that the proposed project would not result in significant environmental impacts. Accordingly, the City intends to adopt a Negative Declaration pursuant to Section 21080 (c) of the Public Resources Code.

The project site is not included on the list of hazardous materials facilities, hazardous waste properties, or hazardous waste disposal sites named under Section 65962.5 of the California Government Code (Cortese List).

Public Review and Comment Period: Copies of the proposed Negative Declaration and Initial Study are available in the Planning Department at the address listed below. **A 20-day public review period for the Negative Declaration begins August 20, 2015, and ends September 9, 2015.** Written comments on the adequacy of the document must be received by the City prior to 5:00 PM on September 9, 2015. If you would like to comment, please send written comments to:

Troy Helling, Senior Planner
15625 E. Stafford Street, Suite 100
P.O. Box 3366
City of Industry, CA 91744
thelling@cityofindustry.org
(626) 333-2211

Public Hearing: The Planning Commission is scheduled to consider the Negative Declaration and proposed project at a regularly scheduled meeting to be held on September 10, 2015, at 11:00 AM in the City of Industry Council Chambers located at 15651 E. Stafford Street, City of Industry, CA 91744. To confirm the date and time of the meeting, please check the City's website: www.cityofindustry.org.

September 2015 | Initial Study

Golden Phoenix Restaurant

for City of Industry

Prepared for:

City of Industry

Contact: Troy Helling, Senior Planner
15625 East Stafford, Suite 100
City of Industry, California 91774-0366
626.333.2211

Prepared by:

PlaceWorks

Contact: Dwayne Mears, Principal, Environmental Services
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
714.966.9220
info@placeworks.com
www.placeworks.com

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APPENDICES

Appendix A Conditional Use Permit Application

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1. Introduction

The project applicant, Gold Feng Huang, Inc. (Golden Phoenix Restaurant), is seeking approval of a Conditional Use Permit (CUP) by the City of Industry to convert an existing fast-food restaurant in a unit of a two-story commercial building into a high-turnover sit-down restaurant with an alcohol license.

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA), as amended, to determine if approval of the discretionary action requested and subsequent development could have a significant impact on the environment. This analysis will also provide the City of Industry with information to document the potential impacts of the proposed project.

1.1 PROJECT LOCATION

The project site is in the City of Industry in the San Gabriel Valley in eastern Los Angeles County. Regional access to the site is from State Route 60 (SR-60) via Fullerton Road (see Figure 1, Regional Location).

The site is in an existing commercial building at 17919 East Gale Avenue in the Plaza at Puente Hills commercial development on the north side of Gale Avenue about 0.5 mile west of Fullerton Road. (The Plaza at Puente Hills is distinct from the Puente Hills Mall regional retail development, which is about 0.7 mile west of the project site). Access to the site is via a driveway near the east side of the building from Gale Avenue into the Plaza at Puente Hills parking lot. See Figures 2 and 3.

The project site is Unit 101 of the building, which occupies 3,500 square feet in the north and central parts of the first floor of the building. Unit 102, the other unit on the first floor of the building, is currently vacant; the three units on the second floor of the building are occupied by realty offices.

The front entrance to Unit 101 is on the east side of the building. A door for accessing the exterior trash enclosure is at the southwest corner of the unit; the door opens into a corridor next to a door for exiting the building. An emergency exit door is near the southeast corner of the unit.

1.2 ENVIRONMENTAL SETTING

1.2.1 Existing Land Use

Unit 101 is currently occupied by the Taste Gui Zhou fast-food restaurant. Gui Zhou is a province in the southern part of the People's Republic of China.

Previous Uses of Building

The building housing the project site was extensively remodeled sometime between April 2013 and April 2014. Before the remodel the building had a gabled red tile roof since at least 2003 based on Google Earth

1. Introduction

satellite photographs. The building housed a Mimi's Café restaurant in 2008 and was used as a law office in 2012, as shown in Google *Street View* photographs. Existing conditions are shown in Figure 4.

1.2.2 Surrounding Land Use

Unit 102 of the building, comprising approximately the west third of the first floor, was vacant as of a site visit on December 26, 2014. The building's lobby, which provides access to the second-story units via stairways and an elevator, is next to the northwest side of Unit 101 and is accessed from the north side of the building.

The building is surrounded to the west by a Benihana full-service restaurant and a Sam's Club big-box retail store; to the north by the parking lot for the Plaza at Puente Hills; to the east by another portion of the parking lot; and to the south by Gale Avenue. The SR-60 freeway is about 155 feet south of the building. The nearest commercial building east of the project site in the Plaza at Puente Hills development is a two-unit building at 17961 Gale Avenue about 425 feet to the east. The larger unit in that building is vacant, and the smaller unit contains a retail lighting business.

The Plaza at Puente Hills extends for about 0.6 mile along the north side of Gale Avenue; is bounded by Fullerton Road on the east; and includes the Sam's Club west of the site. The Plaza at Puente Hills is bounded to the north by Union Pacific Railroad tracks, Railroad Street, and industrial land uses.

1.3 PROJECT DESCRIPTION

1.3.1 Proposed Land Use

The project consists of minor interior remodeling of the unit converting the restaurant from the existing fast-food operation to high-turnover sit-down operation with an alcohol license. The remodeled unit would include a dining area and dining room; tea sale retail space; kitchen and preparatory areas; walk-in refrigerator and freezer; two offices; and restrooms. See Figure 5.

The restaurant would provide 62 seats at tables and booths in the dining area, 32 seats in the four dining rooms (8 seats per private dining room), and a counter with five seats, for a total of 99 seats.

The restaurant would operate from 11 AM to 10 PM seven days per week and would employ about 10 people.

1.3.2 Project Phasing

Upon approval of the CUP by the City of Industry the interior remodeling would be completed in one phase, followed by operation of the proposed restaurant.

1. Introduction

1.4 EXISTING ZONING AND GENERAL PLAN

The existing zoning designation onsite is Commercial (C), and the existing General Plan land use designation is Commercial.

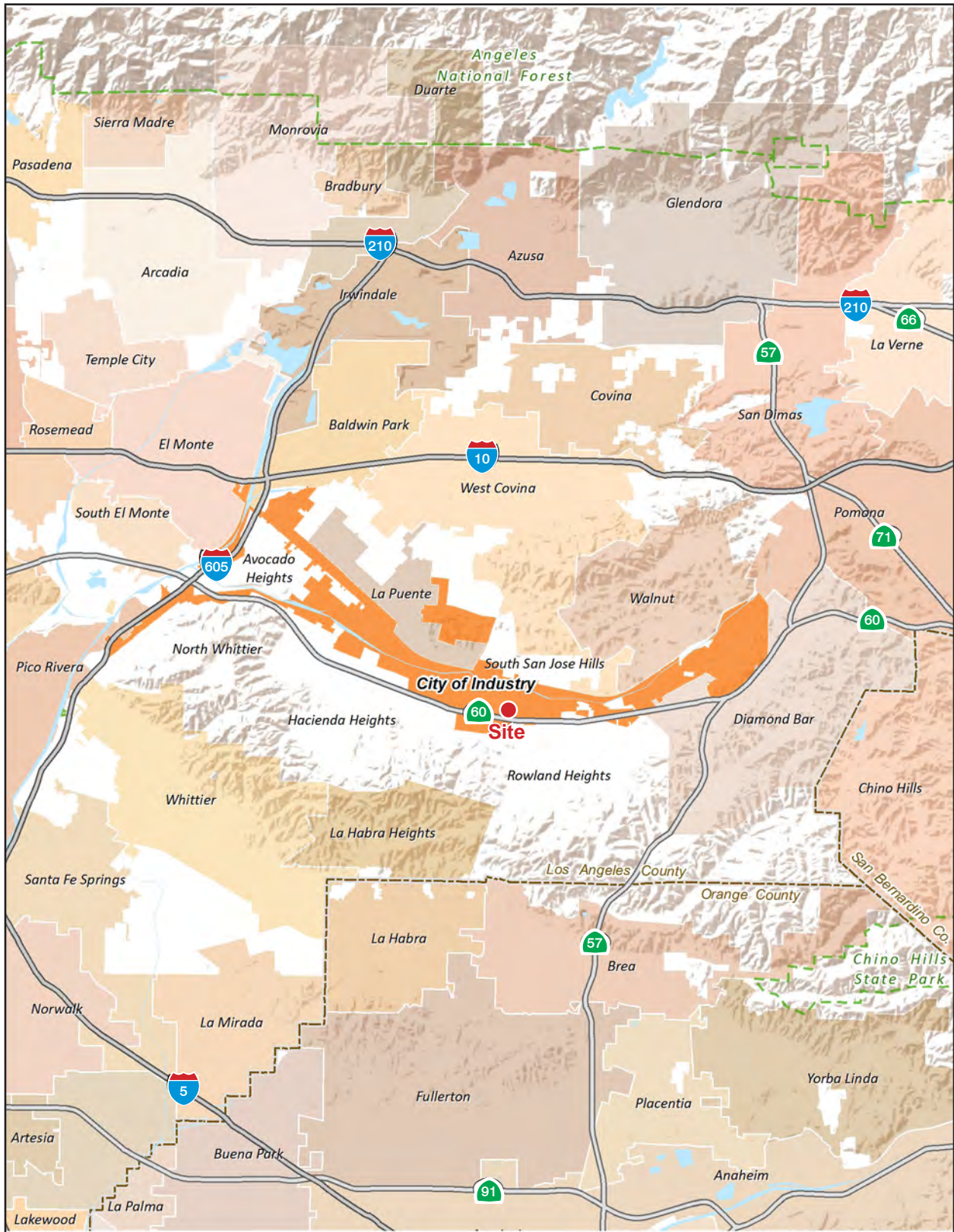
1.5 CITY ACTION REQUESTED

Approval of a Conditional Use Permit.

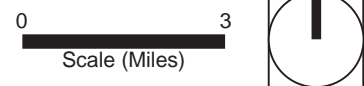
1. Introduction

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Figure 1 - Regional Location
1. Introduction



Note: Unincorporated county areas shown in white.



Source: ESRI, 2014.

1. Introduction

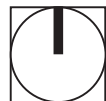
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Figure 2 - Local Vicinity
1. Introduction



--- Project Site - - - City Boundary

0 500
Scale (Feet)

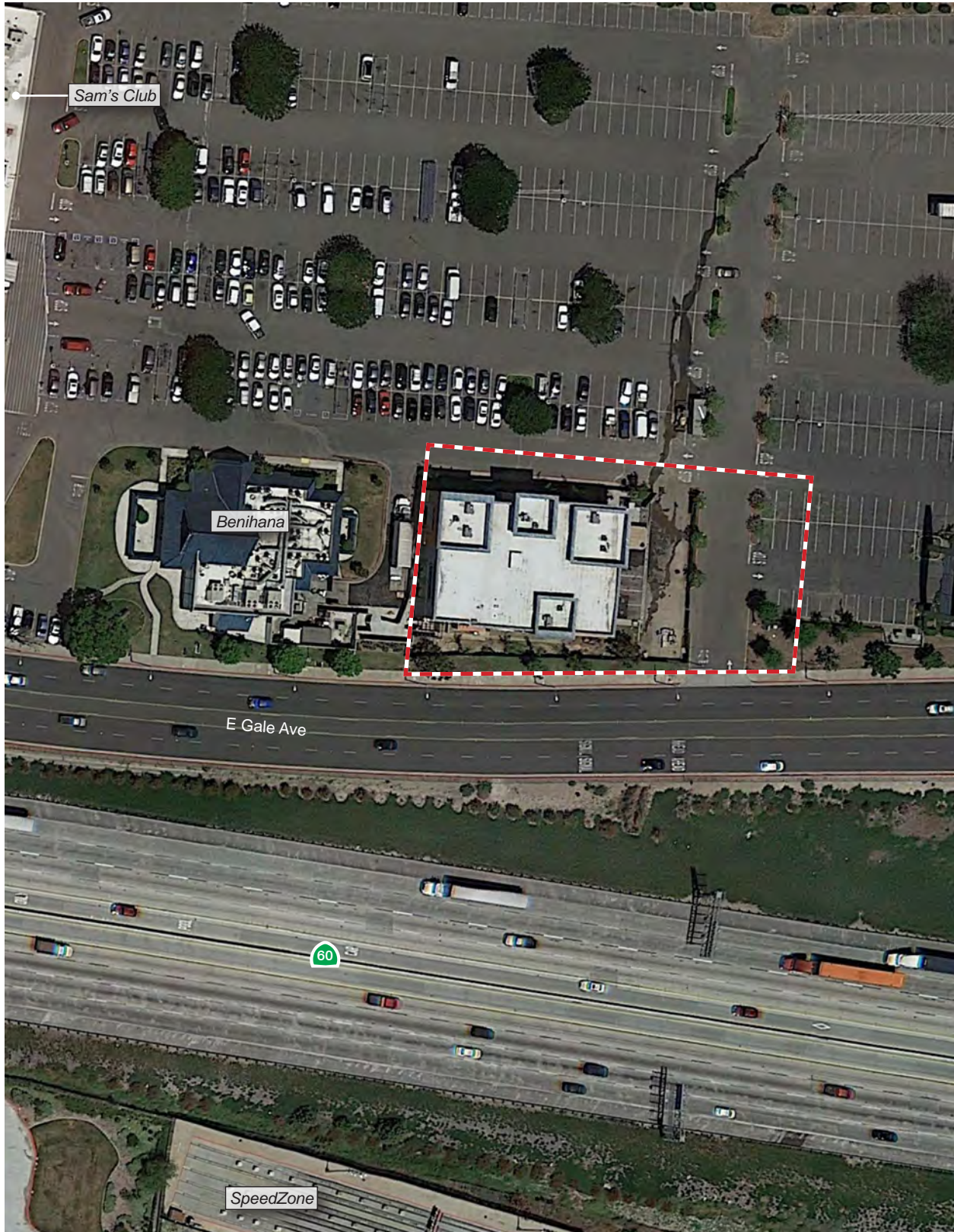


Source: ESRI, 2014.

1. Introduction

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Figure 3 - Aerial Photograph
1. Introduction



--- Project Site - - - - - City Boundary

0 200
Scale (Feet)



Source: Google Earth Pro 2014

1. Introduction

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Figure 4 - Site Photographs
1. Introduction



View looking west of the east exterior of the building containing the project site; the entrance to the unit is at the bottom right of the building.



View looking southwest of the building housing the project site, which is on the first floor in the nearest corner of the building.

1. Introduction

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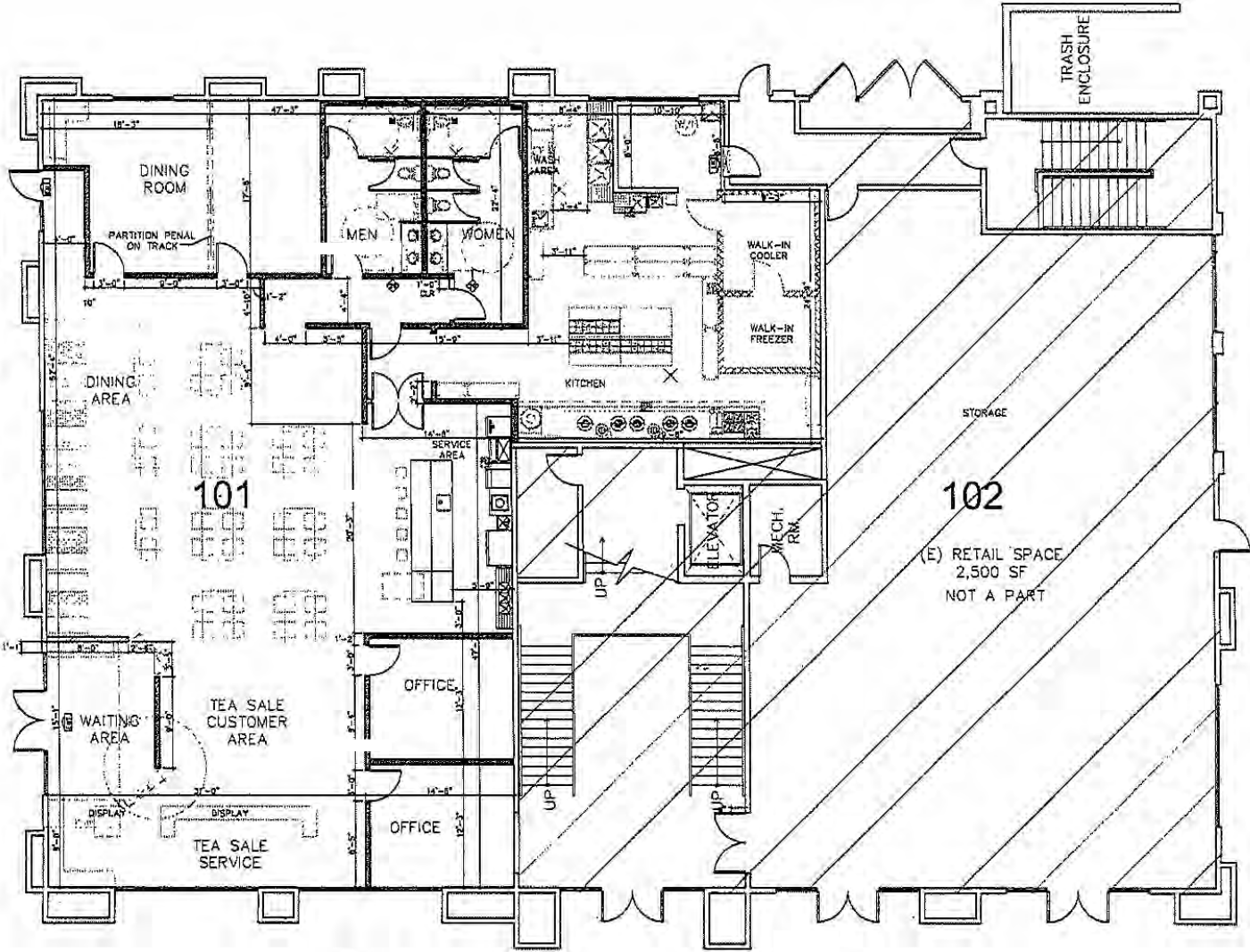
Figure 5 - Floor Plan
1. Introduction

ALL EXTERIOR AND RESTROOM DOORS ARE SELF CLOSING.

LIGHT ACTIVATED EXHAUST FAN IN RESTROOM.

LEGEND

- EXISTING GLASS WINDOW (FIXED WINDOWS)
- EXISTING WALL
- NEW WALL
- WALK-IN FREEZER/COOLER PANEL
- ILLUMINATED EXIT SIGNS TO BE MOUNTED OR SUSPENDED AT DOOR HEIGHT WITH BACK UP BATTERY
- EXHAUST FAN AT RESTROOM, PROVIDE MIN 50 CFM PER FEATURED, SEALER AND LIGHT SWITCH BE INTERLOCKED TO A COMMON SWITCH.



Source: JWL Associates, Inc., 2014

1. Introduction

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2. Environmental Checklist

2.1 BACKGROUND

1. Project Title: Golden Phoenix Restaurant

2. Lead Agency Name and Address:

City of Industry
15625 East Stafford, Suite 100
P.O. Box 3366
City of Industry, CA 91744-0366

3. Contact Person and Phone Number:

Troy Helling, Senior Planner
626.333.2211

4. Project Location:

The project site is a 3,500-square-foot unit in an existing commercial building at 17919 East Gale Avenue in the City of Industry about 0.5 mile west of the intersection of Gale Avenue and Fullerton Road.

5. Project Sponsor's Name and Address:

Quinn Development LLC
1221 South Hacienda Boulevard
Hacienda Heights, CA 91745

6. General Plan Designation: Commercial

7. Zoning: Commercial (C).

8. Description of Project:

The project consists of remodeling the interior of the unit, and operation of an Asian restaurant with 99 seats

9. Surrounding Land Uses and Setting:

The project site is a 3,500-square-foot unit in an existing commercial building at 17919 East Gale Avenue in the Plaza at Puente Hills. The unit is currently occupied by the Taste Gui Zhou fast-food restaurant, which would be converted to the proposed high-turnover sit-down restaurant. The building housing the project site is surrounded by retail, restaurants, and other commercial uses in the Plaza at Puente Hills. The Plaza at Puente Hills is surrounded to the south by the SR-60 freeway and to the north by Railroad Street and industrial uses.

2. Environmental Checklist

10. Other Public Agencies Whose Approval Is Required:

Los Angeles County Fire Department
Los Angeles County Building Department
Los Angeles County Health Services Department
Los Angeles County Public Works Department
South Coast Air Quality Management District
State Water Resource Control Board

2. Environmental Checklist

2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

2.3 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g. the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal

2. Environmental Checklist

standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create objectionable odors affecting a substantial number of people?			X	
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
g) Result in inadequate parking capacity?				X
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?			X	

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

2. Environmental Checklist

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2. Environmental Checklist

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3. Environmental Analysis

Section 2.3 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

3.1 AESTHETICS

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

No Impact. The project site is inside an existing building. The proposed remodeling and restaurant operation would not affect a scenic vista, and no impact would occur.

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

No Impact. The project site is indoors; proposed remodeling and operation would not damage scenic resources, including scenic resources in a state scenic highway. No impact would occur.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

No Impact. The project site is a unit inside an existing commercial building. The building is surrounded by a parking lot, other commercial buildings, and Gale Avenue. The proposed indoor remodeling and project operation would not change the visual character of the building or its surroundings. Any exterior or outdoor signage that would be installed by the proposed restaurant would comply with the City of Industry's sign regulations, Chapter 15.32 of the City's Municipal Code. No impact would occur.

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

Less Than Significant Impact. The project site is indoors. Project implementation would not create substantial light or glare affecting viewers in surrounding land uses or roadways. Any exterior or outdoor signage that would be installed by the proposed restaurant would comply with the City of Industry's sign regulations, Chapter 15.32 of the City's Municipal Code. Impacts would be less than significant.

3.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range

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Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

No Impact. The project site is indoors. Project implementation would not convert mapped important farmland to non-agricultural uses, and no impact would occur.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

No Impact. The project site is indoors and is zoned Commercial (C). Williamson Act contracts restrict the use of privately-owned land to agriculture and compatible open-space uses under contract with local governments; in exchange, the land is taxed based on actual use rather than potential market value. There is no Williamson Act contract in effect on the project site. No impact would occur.

- c) **c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?**

No Impact. The project site is zoned Commercial (C) and is not zoned as forest land, timberland, or timberland production. No impact would occur.

- d) **Result in the loss of forest land or conversion of forest land to non-forest use?**

No Impact. The project site is a unit inside a commercial building. Project implementation would not cause a loss of forest land, and no impact would occur.

- e) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

No Impact. The project site is surrounded by commercial land uses, and project implementation would not indirectly cause conversion of mapped important farmland to non-agricultural uses, or forest land to non-forest uses; no impact would occur.

3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

- a) **Conflict with or obstruct implementation of the applicable air quality plan?**

Less Than Significant Impact. A consistency determination plays an important role in local agency project review by linking local planning and individual projects to the air quality management plan (AQMP). It fulfills

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the CEQA goal of informing decision makers of the environmental efforts of the project under consideration at an early enough stage to ensure that air quality concerns are fully addressed. It also provides the local agency with ongoing information as to whether they are contributing to clean air goals in the AQMP. The most recent adopted comprehensive plan is the 2012 AQMP, which was adopted December 7, 2012.

Regional growth projections are used by SCAQMD to forecast future emission levels in the SoCAB. For southern California, these regional growth projections are provided by the Southern California Association of Governments (SCAG) and are partially based on land use designations in city/county general plans. Typically, only large, regionally significant projects have the potential to affect the regional growth projections. The proposed project is not a regionally significant project under CEQA Guidelines Section 15206 that would warrant Intergovernmental Review by SCAG. Project implementation would consist of interior remodeling and operation of the proposed restaurant. The regional emissions generated by operation of the proposed project would be less than the SCAQMD emissions thresholds. Additionally, the proposed use is consistent with the General Plan land use designation for the site. Therefore, the project would not be considered by SCAQMD to be a substantial source of air pollutant emissions. The project would not conflict or obstruct implementation of the AQMP. Impacts are less than significant.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less Than Significant Impact.

Short-term air quality impacts

Most emissions generated by construction activities are from operation of heavy diesel-powered construction equipment and heavy trucks; and dust emissions from ground disturbance. The proposed remodeling would involve far less effort than construction and/or demolition of a building, and would not involve use of such construction equipment or trucks, or involve ground disturbance. **The proposed project includes the approval of a CUP for the operation of a restaurant within a commercial unit already operating as a restaurant.** The majority of project-related construction activities would be interior remodeling and improvements, **such as painting and the application of finishes, which may have short-term volatile organic compound emissions. However, these emissions would be minimal and below SCAQMD construction significance thresholds.** Additionally, exterior construction activities that may be related to signage improvements would also be minimal and would not generate emissions that would exceed the SCAQMD construction significance thresholds. Therefore, project-related construction air quality impacts would be less than significant and no mitigation measures are necessary.

Long-Term Air Quality Impacts

Long-term air pollutant emissions generated by the project would be generated by energy use by operation of the restaurant (e.g., natural gas used for cooking and heating), and the project-related vehicle trips generated. The project site currently operates as a restaurant and would continue to operate as a restaurant after project implementation. Thus, long-term stationary-source emissions generated from the proposed project would be comparable to existing emissions currently generated and result in minimal net changes in overall emissions.

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The proposed restaurant is estimated to generate 445 average daily vehicle trips (ADT) based on the trip generation estimate for high-turnover sit-down restaurant from the Institute of Transportation Engineers' *Trip Generation 9th Edition* (ITE 2012). The current restaurant, which operates more as a fast-food establishment, is estimated to generate a higher number of daily trips at approximately 2,506 ADTs. Thus the proposed restaurant would result in a substantial net decrease in daily vehicle trips and mobile-source emissions compared to existing conditions. Therefore, project-related operational phase air quality impacts would be less than significant and no mitigation measures are necessary.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less Than Significant Impact. The South Coast Air Basin (SoCAB) is designated as nonattainment for O₃ and PM_{2.5} under the California and national ambient air quality standards (AAQS), and nonattainment for PM₁₀, NO_x, and lead (Los Angeles County only) under the California AAQS. According to SCAQMD methodology, any project that does not exceed or can be mitigated to less than the daily threshold values will not add significantly to the cumulative impact. **The proposed project would not increase any square footage of the existing commercial space and the proposed project would generate a similar number of trips as the existing conditions. Additionally, the proposed project would not require site grading, excavation, or any other heavy construction activity.** Therefore, air pollutant emissions resulting from project implementation would be negligible and would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under applicable federal or state ambient air quality standards. Impacts would be less than significant and no mitigation measures are necessary.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. The project could expose sensitive receptors to elevated pollutant concentrations if it would cause or contribute significantly to elevated pollutant concentration levels. Localized concentrations refer to the amount of pollutant in a volume of air (ppm or µg/m³) and can be correlated to potential health effects. The nearest sensitive receptors to the project site are residents about 0.4 mile to the south. As stated previously, the proposed project would generate a nominal increase in air pollutant emissions during construction activities. In addition, onsite emissions from the operational phase of the project, limited to natural gas used for heating and cooking and other activities that would be generated by the project are also nominal. Furthermore, it is anticipated that implementation of the proposed project would result in a decrease of average daily vehicle trips and reduce mobile-source emissions. Therefore, **the proposed project would not generate substantial pollutant emissions that would affect sensitive receptors in the vicinity of the site.** Impacts are less than significant and no mitigation measures are necessary.

e) Create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. The type of facilities that are considered to have objectionable odors are wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass

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manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. The uses proposed by the project do not fall within these land uses. There are numerous existing restaurants in the Plaza at Puente Hills commercial development; operation of one additional restaurant would not subject a substantial number of people to objectionable odors. Additionally, odor complaints are subject to SCAQMD Rule 402, Nuisance, which requires that odors not result in a nuisance or annoyance to the public. Therefore, odor impacts would be less than significant and no mitigation measures are necessary.

3.4 BIOLOGICAL RESOURCES

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

No Impact. The project site is indoors in fully developed commercial land use. Project implementation would have no impact on special status species, and no impact would occur.

- g) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?**

No Impact. The project site is indoors and does not contain sensitive natural communities or riparian habitats (that is, habitats along the banks of rivers and streams). No impact would occur.

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

No Impact. The project site is indoors; project implementation would have no impact on wetlands protected under the Clean Water Act.

- i) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

No Impact. The project site is indoors and is not available for wildlife movement or for nesting by migratory birds; no impact would occur.

- j) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

No Impact. The project site is indoors; project implementation would not conflict with any local policies or ordinances protecting biological resources. No impact would occur.

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

No Impact. The project site is not in the plan area of any habitat conservation plan or Natural Community Conservation Plan, and no impact would occur.

3.5 CULTURAL RESOURCES

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

No Impact. Less Than Significant Impact. Less Than Significant Impact With Mitigation Incorporated. Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered to be “historically significant” if it meets one of the following criteria:

- i) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- ii) Is associated with the lives of persons important in our past;
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- iv) Has yielded, or may be likely to yield, information important in prehistory or history.

No Impact. The Plaza at Puente Hills was developed in 1987, and the building containing the project site was built in 1990, per Los Angeles County Assessor’s Office records (LACOA 2015). The site was in agricultural use between 1953 and 1980 based on historic aerial photographs (NETR 2015). Buildings 45 years of age and older are typically evaluated for eligibility for listing on the National Register of Historic Places in cultural resources assessments; the building has not reached that age. Project implementation would not impact historic resources.

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

No Impact. The project site is indoors, and project implementation would not involve ground disturbance and thus would not damage archaeological resources that could be buried in site soils. No impact would occur.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. Project implementation would not involve ground disturbance and thus would not damage fossils that could be buried in site soils. No impact would occur.

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d) Disturb any human remains, including those interred outside of formal cemeteries?

No Impact. Project implementation would not involve ground disturbance and thus would not impact human remains.

3.6 GEOLOGY AND SOILS

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

No Impact. The site is not in or next to an Alquist-Priolo Earthquake Fault Zone; the nearest such zone to the site is along the Whittier Fault about 2.6 miles to the south (CGS 1991). The nearest active fault to the site mapped by the California Geological Survey is the Whittier Fault about three miles to the south (CGS 2013). Project implementation would not place people or structures at substantial risk from surface rupture of a known active fault, and no impact would occur.

ii) Strong seismic ground shaking?

Less Than Significant Impact. The project site is in a seismically active region, and strong ground shaking is likely to occur during the operational lifetime of the proposed restaurant. Active faults in the project region include the Raymond Fault 13 miles to the northwest; the Chino Fault 12 miles to the east; and the Cucamonga Fault 17 miles to the northeast, as well as the aforementioned Whittier Fault. The peak ground acceleration estimated to occur near the project site with a 10 percent probability of exceedance in 50 years – that is, an average recurrence interval of 475 years – is 0.48g where g is the acceleration of gravity (CGS 1998). Ground acceleration of 0.48g correlates with intensity VIII on the Modified Mercalli Intensity (MMI) Scale (Wald 1999), a subjective scale of how earthquakes are felt by people and the effects of earthquakes on buildings. The MMI Scale is a 12-point scale where Intensity I earthquakes are generally not felt by people; in Intensity XII earthquakes damage is total, and objects are thrown into the air (USGS 2012).

In an intensity VIII earthquake, damage is slight in specially designed structures; considerable damage occurs in ordinary substantial buildings with partial collapse; and damage is great in poorly built structures. Chimneys, factory stacks, columns, monuments, and walls fall, and heavy furniture is overturned (USGS 2012).

The building containing the project site was designed and built in compliance with California Building Code (CBC; California Code of Regulations Title 24 Part 2) seismic safety requirements in effect when the building was designed and constructed. Impacts would be less than significant.

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iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction refers to loose, saturated sand or silt deposits that behave as a liquid and lose their load-supporting capability when strongly shaken. Loose granular soils and silts that are saturated by relatively shallow groundwater are susceptible to liquefaction. The project site is in a Zone of Required Investigation for liquefaction hazard mapped by the California Geological Survey (CGS 1999). A geotechnical report would have been prepared for the design of the building containing the project site. The geotechnical report would have assessed liquefaction potential onsite and provided recommendations for foundation design to minimize hazards from liquefaction. The proposed project consists of interior remodeling and operations only and would not affect the building's foundation or the building's structure regarding the building's ability to withstand seismic soil instability. Impacts would be less than significant.

iv) Landslides?

No Impact. The project site is indoors on a flat developed site, and project implementation would not cause landslide hazards. No impact would occur.

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

No Impact. The project site is indoors; project implementation would not disturb soil and would not cause soil erosion. No impact would occur.

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

Less Than Significant Impact. Project implementation would not cause hazards arising from liquefaction or landslides, as substantiated above in Sections 3.6.a.iii and 3.6.a.iv. Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. Compliance with recommendations of the geotechnical report for the design of the building respecting liquefaction would also minimize hazards arising from lateral spreading.

Subsidence

The major cause of ground subsidence is withdrawal of groundwater. The project site is underlain by the Main San Gabriel Valley Groundwater Basin (Basin). Groundwater levels in the Basin are maintained by the Main San Gabriel Basin Watermaster. Substantial ground subsidence in the region is not expected, and project development would not cause substantial hazards related to subsidence. Impacts would be less than significant.

Collapsible Soils

Collapsible soils shrink upon being wetted and/or being subject to a load. The geotechnical report for the design of the building would have contained recommendations for remedial grading to remove near-surface soils that might not be suitable for supporting the building, and replacing such soils with engineered fill. The

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design and construction of the building would have complied with recommendations of the geotechnical report. Impacts would be less than significant.

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

Less Than Significant Impact. Expansive soils shrink or swell as the moisture content decreases or increases; the shrinking or swelling can shift, crack, or break structures built on such soils. The geotechnical investigation for the design of the building would have included testing of site soils for expansion potential and an assessment of expansiveness of the soils. The geotechnical report would have contained recommendations for remedial grading to remove near-surface soils that might not be suitable for supporting the building, and replacing such soils with engineered fill. The design and construction of the building would have complied with recommendations of the geotechnical report. Impacts would be less than significant.

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

No Impact. The building is connected to sewer laterals, and project implantation would not involve alternative waste water disposal systems. No impact would occur.

3.7 GREENHOUSE GAS EMISSIONS

Scientists have concluded that human activities are contributing to global climate change by adding large amounts of heat-trapping gases, known as greenhouse gases (GHGs), into the atmosphere. The primary source of these GHG is fossil fuel use. The Intergovernmental Panel on Climate Change (IPCC) has identified four major GHG—water vapor, carbon dioxide (CO₂), methane (CH₄), and ozone (O₃)—that are the likely cause of an increase in global average temperatures observed within the 20th and 21st centuries. Other GHG identified by the IPCC that contribute to global warming to a lesser extent include nitrous oxide (N₂O), sulfur hexafluoride (SF₆), hydrofluorocarbons, perfluorocarbons, and chlorofluorocarbons.^{1 2}

This section analyzes the project's contribution to global climate change impacts in California through an analysis of project-related GHG emissions. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

¹ Water vapor (H₂O) is the strongest GHG and the most variable in its phases (vapor, cloud droplets, ice crystals). However, water vapor is not considered a pollutant.

² Black carbon contributes to climate change both directly, by absorbing sunlight, and indirectly, by falling on snow and by interacting with clouds and affecting cloud formation. Black carbon is the most strongly light-absorbing component of particulate matter (PM) emitted from burning fuels such as coal, diesel, and biomass. Reducing black carbon emissions globally can have immediate economic, climate, and public health benefits. California has been an international leader in reducing emissions of black carbon, with close to 95 percent control expected by 2020 due to existing programs that target reducing PM from diesel engines and burning activities (CARB 2014).

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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough greenhouse gas emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact.

Long-term GHG emissions generated by the project would be generated by energy use associated with the new restaurant, project-related vehicle trips, water use and wastewater generation, and solid waste generation. Restaurant operation would involve about 10 employees and an increase in patrons using the site. However, the project site currently operates as a restaurant and would continue to operate as a restaurant after project implementation. Thus, long-term stationary-source emissions generated from the proposed project would be comparable to existing emissions currently generated and result in minimal net changes in overall emissions. In addition, mobile-source emissions, which typically constitutes as the primary source of GHG emissions would be reduced as it is anticipated that the proposed project would result in overall less ADTs compared to the current operating restaurant. Construction activities are anticipated to be primarily limited to interior building modifications, such as painting and the application of finishes, as well as some possible drywall improvements. These minor construction activities would not generate a substantial amount of GHG emissions, as remodeling would not involve use of heavy diesel-powered construction equipment or heavy trucks. Therefore, overall, the project's cumulative contribution to GHG emissions would be less than significant. No mitigation measures are necessary.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. CARB 2008 Scoping Plan

The California Air Resources Board's (CARB) Scoping Plan is California's GHG reduction strategy to achieve the state's GHG emissions reduction target established by AB 32, which is 1990 levels by year 2020. To estimate the reductions necessary, CARB projected statewide 2020 business-as-usual (BAU) GHG emissions and identified that the state as a whole would be required to reduce GHG emissions by 28.5 percent from year 2020 BAU to achieve the targets of AB 32 (CARB 2008). Since release of the 2008 Scoping Plan, CARB has updated the 2020 GHG BAU forecast to reflect GHG emissions in light of the economic downturn and measures not previously considered within the 2008 Scoping Plan baseline inventory. The revised BAU 2020 forecast shows that the state would have to reduce GHG emissions by 21.6 percent from BAU without Pavley and the 33 percent renewable portfolio standard (RPS) or 15.7 percent from the adjusted baseline (i.e., with Pavley and 33 percent RPS) (CARB 2012). Statewide strategies to reduce GHG emissions include the Low

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Carbon Fuel Standard (LCFS),³ California Appliance Energy Efficiency regulations, California Renewable Energy Portfolio standard, changes in the corporate average fuel economy (CAFE) standards, and other early action measures would ensure the state is on target to achieve the GHG emissions reduction goals of AB 32. The proposed project's GHG emissions would be reduced from compliance with these statewide measures that have been adopted since AB 32 was adopted. Therefore, the proposed project would not have the potential to interfere with the State of California's GHG reduction goals and strategies. No significant impacts would occur and mitigation measures are not necessary.

SCAG's 2012 Regional Transportation Plan/Sustainable Communities Strategy

In addition to AB 32, the California legislature passed Senate Bill 375 (SB 375) to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction from passenger vehicles and light duty trucks in the Southern California region. For the SCAG region, the SCS was adopted April 2012 (SCAG 2012). The 2012 RTP/SCS incorporates local land use projections and circulation networks in the cities' and counties' general plans. The projected regional development pattern—including location of land uses and residential densities in local general plans—when integrated with the proposed regional transportation network in the 2012 RTP/SCS, would reduce per capita vehicular travel-related GHG emissions and achieve the subregional GHG reduction per capita targets for the SCAG region. The proposed project would not alter the land use designations. The project site is in a High Quality Transit Area designated in the 2012 RTP/SCS. Therefore, the proposed project would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012 RTP/SCS. No significant impacts would occur.

3.8 HAZARDS AND HAZARDOUS MATERIALS

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

Less Than Significant Impact. Project operation would use small amounts of hazardous materials for cleaning and maintenance purposes, such as cleansers, degreasers, paints, and pesticides. Use, storage, and disposal of such substances would comply with existing regulations of the Occupational Safety & Health Administration (OSHA), the California Division of Occupational Safety and Health (DOSH), the US

³ On December 29, 2011, the US District Court for the Eastern District of California issued several rulings in the federal lawsuits challenging the LCFS. One of the court's rulings preliminarily enjoins the CARB from enforcing the regulation during the pendency of the litigation. In January 2012, CARB appealed the decision and on April 23, 2012, the Ninth Circuit Court granted CARB's motion for a stay of the injunction while it continues to consider CARB's appeal of the lower court's decision. In a separate case, on July 15, 2013, the State of California Court of Appeal, Fifth Appellate District issued its opinion in *POET, LLC v. California Air Resources Board*. The Court held that the LCFS would remain in effect and that the CARB can continue to implement and enforce the 2013 regulatory standards while it corrects certain aspects of the procedures by which the LCFS was originally adopted.

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Environmental Protection Agency, and the Los Angeles County Fire Department (LACoFD).⁴ Impacts would be less than significant.

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

Less Than Significant Impact. The proposed restaurant would maintain equipment and supplies for containing and cleaning up minor spills of hazardous materials; train staff on such containment and cleanup. Considering the small amounts of hazardous materials that would be used by project operation, it is very unlikely that hazardous materials would be accidentally released in such quantity to pose a substantial hazard to the public or the environment. In such event, the restaurant manager on scene would notify the LACoFD immediately; the LACoFD Health Hazardous Materials Division provides emergency responses respecting hazardous materials releases. Impacts would be less than significant.

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

No Impact. There are no schools within 0.25 mile of the project site; the nearest school to the site is Jellick Elementary School about 0.8 mile to the southeast. No impact would occur.

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

Less Than Significant Impact. The following regulatory databases were searched on January 2, 2015 for hazardous materials sites listed on and within 0.25 mile of the project site:

- GeoTracker (State Water Resources Control Board)
- EnviroStor (Department of Toxic Substances Control)
- EnviroMapper (US Environmental Protection Agency)

No sites were listed on the project site. One site within the Plaza at Puente Hills was listed – the Sam’s Club about 375 feet west of the project site is listed on the EnviroMapper website as a Small Quantity Generator of hazardous wastes. Sites listed within 0.25 mile of the project site are shown in Table 1 below. None of the sites listed is considered to be environmental concerns for the project site. All of the sites listed are known to regulatory agencies; the two open Leaking Underground Storage Tank (LUST) cases are over 600 feet from the site. Impacts would be less than significant and no mitigation is required.

Table 1 Environmental Database Listings

Site	Database	Reason for Listing and Regulatory Status
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⁴ The Los Angeles County Fire Department is the Certified Unified Program Agency (CUPA) for the City of Industry; the Certified Unified Program coordinates and makes consistent enforcement of several state and federal regulations governing hazardous materials.

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Address Distance from Project Site		
Safe Plating, Inc. 18001 Railroad St 1,050 feet northeast	GeoTracker	Leaking Underground Storage Tank (LUST). No substance released specified; affected drinking water aquifer. Case closed 1994.
	EnviroStor	Tiered Permit
	EnviroMapper	Small quantity generator of hazardous wastes (SQG)
Sam's Club 6611 17835 Gale Ave 375 feet east	EnviroMapper	SQG
Reuland Electric Co. 17969 E Railroad St 700 feet northeast	EnviroMapper	SQG
Puente Hills Mazda 17785 Castleton 750 feet south	EnviroMapper	SQG
Puente Hills MGPC Inc. / Malibu Grand Prix 17871 Castleton 670 feet south	GeoTracker	LUST. Gasoline release; media affected not specified. Case open; site assessment 2011.
	GeoTracker	LUST. Gasoline release affected drinking water aquifer. Case closed 1996.
Stoner Creek Carwash 1600 Stoner Creek Rd 1,080 feet southeast	GeoTracker	LUST. Release of Gasoline, MTBE / TBA / Other Fuel Oxygenates affected soil. ¹ Site assessment 2014; case open.
Former Puente Hills Toyota 17755 Castleton 1,050 feet southwest	GeoTracker	Cleanup program site. Case closed 2005.
Puente Hills Toyota 17755 Castleton 1,050 feet southwest	GeoTracker	Permitted underground storage tank (UST)
Utility Trailer (former) 17747 Railroad St 1,300 feet northwest	GeoTracker	Cleanup program site. Case closed 2004.

Sources: SWRCB 2015; DTSC 2015; USEPA 2015

¹ MTBE (methyl tert-butyl ether) and TBA (tertiary butyl alcohol) are fuel oxygenates which are added to gasoline to improve combustion and thus reduce emissions of carbon monoxide, hydrocarbons, and nitrogen oxides; the latter two substances are involved in forming ozone in the atmosphere.

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

No Impact. The nearest public-use airport to the site is Brackett Field in the City of LaVerne about 9.7 miles to the northeast. Project development would not cause hazards related to aircraft flying to or from a public-use airport, and no impact would occur.

- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

No Impact. The project site is indoors, and project implementation would not create hazards related to helicopters. No impact would occur.

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- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No Impact. The project site is indoors, and project implementation would not interfere with the Los Angeles County Operational Area Emergency Response Plan. No impact would occur.

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

No Impact. The project site is indoors; surrounding land is completely developed and does not contain wildland vegetation. The nearest Very High Fire Hazard Severity Zone to the site mapped by the California Department of Forestry and Fire Prevention is about 0.6 mile to the southwest (CAL FIRE 2011). No impact would occur.

3.9 HYDROLOGY AND WATER QUALITY

- a) Violate any water quality standards or waste discharge requirements?**

No Impact. The project site is indoors. Project implementation would not discharge contaminants that could pollute stormwater. Operation of the proposed fast-food restaurant would not require waste discharge requirements issued by the Los Angeles Regional Water Quality Control Board separate from existing waste discharge requirements for discharges to municipal storm drainage systems. No impact would occur.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

Less Than Significant Impact. The project site is over the Main San Gabriel Valley Groundwater Basin. The site is not used for intentional groundwater recharge. Project development would not substantially interfere with groundwater recharge. The Rowland Water District (RWD) would provide water to the proposed buildings. RWD's entire potable water supplies are water from northern California and the Colorado River obtained via the Metropolitan Water District of Southern California (MWD) and Three Valleys Municipal Water District (TVMWD). Project construction and operation would not use groundwater and would not deplete groundwater supplies. Impacts would be less than significant and no mitigation is necessary.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.**

No Impact. The project site is indoors; project implementation would not affect drainage on the surrounding commercial land use and would not cause erosion. No impact would occur.

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- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

No Impact. Project implementation would not affect drainage on surrounding land and would not cause flooding, and no impact would occur.

- e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?**

No Impact. Less Than Significant Impact. Less Than Significant Impact With Mitigation Incorporated. The project site is indoors. Project implementation would have no impact on storm drainage capacity and would not generate polluted runoff; no impact would occur.

- f) Otherwise substantially degrade water quality?**

No Impact. Project implementation would not impact water quality, as substantiated above in Section 3.9.a.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

No Impact. The project would not develop housing and the project site is in flood zone X, meaning that it is outside of 100-year and 500-year flood hazard zones (FEMA 2014). No impact would occur.

- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

No Impact. The project would not develop structures and the project site is outside of 100-year and 500-year flood hazard zones. No impact would occur.

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

No Impact. The project site is outside of dam inundation areas mapped by the California Emergency Management Agency (Cal/EMA 2007). Project implementation would not expose people or structures to dam inundation hazards, and no impact would occur.

- j) Inundation by seiche, tsunami, or mudflow?**

No Impact. The project site is indoors. Project implementation would not expose people or structures to flood hazards related to a seiche (a surface wave created when an inland water body is shaken, usually by an earthquake); a tsunami (a sea wave caused by a sudden displacement of the ocean floor, most often due to earthquakes); or a mudflow (a landslide composed of saturated rock debris and soil with a consistency of wet cement). No impact would occur.

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3.10 LAND USE AND PLANNING

a) **Physically divide an established community?**

No Impact. The project site is in a commercial development. The nearest neighborhood to the site is about 0.4 mile to the south. Project implementation would not divide an established community, and no impact would occur.

b) **Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

No Impact. The proposed restaurant use is permitted in both the Commercial general plan designation and the Commercial (C) zoning designation, and project implementation would not conflict with land use regulations. No impact would occur.

c) **Conflict with any applicable habitat conservation plan or natural community conservation plan?**

No Impact. The project site is not in the plan area of any habitat conservation plan or Natural Community Conservation Plan, and no impact would occur.

3.11 MINERAL RESOURCES

a) **Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?**

No Impact. The project site is within an existing commercial building; project implementation would have no impact on the availability of mineral resources.

b) **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

No Impact. The project site is not designated as a mining site by the City of Industry, and no impact would occur.

3.12 NOISE

a) **Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

No Impact. The project site is indoors. Project implementation would not generate noise that could affect receptors in surrounding land uses; the nearest sensitive receptors to noise are residences about 0.4 mile to the south and opposite the SR-60 freeway from the site. No impact would occur.

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- b) **Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

No Impact. The project would not involve heavy earthmoving activities, or operations such as pile driving, that could generate substantial ground vibration. No impact would occur.

- c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

No Impact. The project site is indoors; project implementation would not affect ambient noise levels in the project vicinity, and no impact would occur.

- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less Than Significant Impact. The restaurant would be open from 11 AM to 10 PM seven days per week. Peak patronage is expected to occur at lunch hour and in evenings. The only substantial exterior noise that operation of the restaurant would generate would be vehicle noise from patrons and employees driving to and from the restaurant. Such vehicle noise would not exceed existing vehicle noise in the area, including vehicles on Gale Avenue, on SR-60, and in the parking lots for the Plaza at Puente Hills. The project would not involve outdoor construction and would not generate construction noise affecting receptors outside the building housing the project site. Impacts would be less than significant.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. The project is nearly 10 miles from the nearest public-use airport (Brackett Field), and is not in an airport land use plan. Project implementation would not expose people onsite to airport-related noise, and no impact would occur.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. The project site is indoors. There are no heliports within one mile of the site (Airnav.com 2015). Project implementation would not subject people to helicopter noise, and no impact would occur.

3.13 POPULATION AND HOUSING

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

Less Than Significant Impact. The project would not develop housing and would not extend infrastructure. Project operation is expected to generate 10 jobs. The unemployment rate in Los Angeles County in November 2014 was estimated to be 7.9 percent (EDD 2014). Thus, it is expected that project

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employment would be absorbed from the regional labor force, and would not attract new workers into the region. Impacts would be less than significant.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. There is no housing onsite, and no impact would occur.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. There are no residences onsite, and no impact would occur.

3.14 PUBLIC SERVICES

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

a) Fire protection?

Less Than Significant Impact. The LACoFD provides fire protection and emergency medical services to the City of Industry. The nearest fire stations to the project site are Station 118 at 17056 Gale Avenue in the City of Industry about 1.3 miles to the west, and Station 145 at 1525 South Nogales Avenue in the Community of Rowland Heights about 1.4 miles to the east. Project implementation would not substantially increase demands for fire protection and emergency medical services compared to existing demands in the service areas of the two aforementioned fire stations, and thus would not require construction of new or expanded fire stations. Impacts would be less than significant.

b) Police protection?

Less Than Significant Impact. The Los Angeles County Sheriff's Department (LASD) provides police protection to the City of Industry. The nearest LASD station to the project site is the Industry Station at 150 Hudson Avenue in the City of Industry, about 3.3 miles to the northwest. Project development would generate a very slight increase in demands for police protection compared to the existing vacant unit. Project development would not require construction of new or expanded sheriff's stations, and impacts would be less than significant. No mitigation is needed.

c) Schools?

No Impact. The project site is within the Rowland Unified School District. Demands for schools are generated by the numbers of residential units in the schools' service areas. The project would not develop housing and thus would not require construction of new or expanded schools, and no impact would occur.

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d) Parks?

No Impact. Demand for parks is generated by the population within each park's service area. The project would not increase population and would not create demand for parks. No impact would occur.

e) Other public facilities

No Impact. Demand for library services is generated by the population within a library's service area. The project would not increase population and would not create demand for libraries. No impact would occur.

3.15 RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. Demands for parks are generated by the population in the park's service areas. The project would not increase population and would not increase use of parks, and no impact would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

No Impact. The project would not develop recreational facilities and would not require development of such facilities, and no impact would occur.

3.16 TRANSPORTATION/TRAFFIC

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Less Than Significant Impact. Gale Avenue consists of four travel lanes and a striped median. The intersections of Gale Avenue with Stoner Creek Road, about 550 feet east of the site, and Auto Mall East – about 800 feet west of the site – are both signalized. Access to the Plaza at Puente Hills commercial development is via driveways from Gale Avenue; there is no access from the commercial development to Railroad Street to the north. There are sidewalks on the north side of Gale Avenue next to the project site. There are no bicycle facilities near the project site. Foothill Transit provides public transit service in the project region. The four Foothill Transit routes listed below operate on Colima Road about 0.35 mile south of the site:

- **Route 178:** east-west between Puente Hills Mall in the City of Industry and El Monte Station in the City of El Monte.

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- **Route 289:** east-west between California Polytechnic State University Pomona in unincorporated Los Angeles County and Puente Hills Mall.
- **Route 482:** east-west between Puente Hills Mall in the City of Industry and the City of Pomona.
- **Route 493:** east-west between the City of Diamond Bar and downtown Los Angeles.

Project Trip Generation

The proposed restaurant is estimated to generate 34 trips during the PM peak hour and 445 daily trips based on the trip generation estimate for high-turnover sit-down restaurant in the Institute of Transportation Engineers' *Trip Generation* 9th Edition (ITE 2012) (see Table 2 below). Trip generation by the proposed restaurant is estimated to be about 82 percent less than generation by the existing fast-food restaurant, are shown in the Table below. Note that the proposed restaurant would open at 11:00 AM, as does the existing restaurant; thus, AM peak hour trip generation is omitted from the table.⁵ Many fast-food restaurants are open for breakfast; thus, trip generation for the existing fast-food restaurant is probably somewhat overestimated; and the net decrease in trip generation between the existing fast-food operation and proposed sit-down operation is expected to be somewhat less than shown in the table.

⁵ AM peak hour trip generation would be during the peak hour of adjacent street traffic between 7 AM and 9 AM; PM peak hour trip generation is during the peak hour of adjacent street traffic between 4 PM and 6 PM.

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Table 2 Estimated Project Trip Generation

Scenario	Land Use [3,500 square feet]	Trip Generation ¹			
		PM Peak Hour ²		Daily ³	
		Per 1,000 square feet	Total	Per 1,000 square feet	Total
Proposed Use	High-Turnover Sit-Down Restaurant	9.85	34	127.15	445
Existing Use	Fast-Food Restaurant without Drive-Through Window	26.15	92	716	2,506
Net Difference	Not applicable	-16.3	-58	-588.85	-2061

Source: ITE 2012

¹ The proposed restaurant would open at 11 AM, as does the existing restaurant; thus, AM peak hour trip generation (one hour between 7 AM and 9 AM) is omitted.

² Peak hour of adjacent street traffic between 4 PM and 6 PM.

³ Many fast-food restaurants are open for breakfast; thus, daily trip generation for fast-food restaurant is probably somewhat overestimated here.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Less Than Significant Impact. The congestion management program (CMP) in effect in Los Angeles County was issued by the Los Angeles County Metropolitan Transportation Authority (Metro) in 2010. All freeways, and selected arterial roadways, in Los Angeles County are designated elements of the CMP Highway System. The nearest CMP roadways to the project site are the SR-60 and Azusa Avenue. The nearest CMP intersection to the project site is Azusa Avenue at Colima Road about 1.1 miles to the southwest. Azusa Avenue, a north-south roadway, ends at its intersection with Colima Road, an east-west roadway near the project site. As Colima Road extends west it curves southward, extending to the City of Whittier. The intersection of Azusa Avenue with Colima Road is south of SR-60; thus, vehicles accessing the site from SR-60 do not pass through the intersection of Azusa/Colima. Traffic impacts analysis is required for development and redevelopment projects that would add 50 or more trips during the AM or PM peak hour to a CMP arterial intersection; or 150 or more trips during the AM or PM peak hour to a freeway. The proposed restaurant is estimated to generate 34 trips during the PM peak hour and would be closed during the AM peak hour.⁶ Considering that trips approaching and leaving the site would use many routes: longer-distance trips would use SR-60 and ramps at Azusa Avenue and Fullerton Road; while trips from communities north and south of the site would use Colima Road/Azusa Avenue and Fullerton Road, it is unlikely that the project would generate 50 trips per AM or PM peak hour through the intersection of Azusa Avenue and Colima Road; or would add 150 trips per AM or PM peak hour to the SR-60. Thus, CMP traffic impact analysis is not required, and impacts would be less than significant.

⁶ Trip generation rates are 63.5 trips per 1,000 square feet during AM peak hour of generator, and 52.4 trips per 1,000 square feet during PM peak hour of generator (ITE 2012).

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- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

No Impact. The project site is indoors; project implementation would not require relocation of air traffic patterns and would not change air traffic levels. No impact would occur.

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

No Impact. Project implementation would not add incompatible uses to area roadways. The project would not change the layouts of roadways or intersections of driveways with roadways, and would not create design hazards. No impact would occur.

- e) **Result in inadequate emergency access?**

No Impact. The project site is indoors. Project implementation would not block emergency access to surrounding commercial and industrial land uses. No impact would occur.

- f) **Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

No Impact. Project implementation would not decrease the safety or performance of the sidewalk next to the project site, or of public transit bus services operating on Colima Road about 0.35 mile to the south. No impact would occur.

- g) **Result in inadequate parking capacity?**

No Impact. The part of the Plaza at Puente Hills consisting of the Sam's Club store, Benihana Restaurant, and the commercial building housing the project site is required to provide 603 parking spaces per City of Industry Municipal Code Section 17.12.050. The specific part of the Plaza at Puente Hills provides 616 parking spaces, more than the City requirement. Project implementation would not cause inadequate parking capacity, and no impact would occur.

3.17 UTILITIES AND SERVICE SYSTEMS

- a) **Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?**

No Impact. The project site is indoors. Project implementation would not discharge contaminants that could pollute stormwater. Operation of the proposed fast-food restaurant would not require waste discharge requirements issued by the Los Angeles Regional Water Quality Control Board separate from existing waste discharge requirements for discharges to municipal storm drainage systems. No impact would occur.

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- b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Less Than Significant Impact.

Water Treatment

Water treatment facilities filter and/or disinfect water before it is delivered to customers. The Rowland Water District (RWD) supplies water to the project site. RWD's entire potable water supplies are imported water from northern California and the Colorado River obtained via the Metropolitan Water District of Southern California (MWD) and Three Valleys Municipal Water District (TVMWD).⁷ RWD's water supplies are treated at MWD's Weymouth Treatment Plant in the City of La Verne, and TVMWD's Miramar Water Treatment Plant in the City of Claremont. The Weymouth Treatment Plant has capacity of 520 million gallons per day (mgd), and the Miramar Water Treatment Plant has capacity of 38 mgd (MWD 2013).

Estimated Project Water Demand

The proposed restaurant is estimated to use about 885 gallons per day (gpd) per 1,000 square feet (CAPCOA 2013), or 3,098 gpd total. There is adequate water treatment capacity in the region for project-generated water demand. Project generation would not require construction of new or expanded water treatment facilities, and impacts would be less than significant.

Wastewater Treatment

The Los Angeles County Sanitation Districts provides wastewater treatment for much of Los Angeles County including the project site. Wastewater from the project site and surrounding area is treated at the San Jose Creek Water Reclamation Plant (SJCWRP) in unincorporated Los Angeles County near the west boundary of the City of Industry. The SJCWRP has capacity of 100 mgd and average wastewater flows of 62 mgd, for residual capacity of 38 mgd (LACSD 2014).

Estimated Project Wastewater Generation

The restaurant would generate about 832 gpd of wastewater; wastewater generation is estimated as 100 percent of indoor water use. There is adequate wastewater treatment capacity in the region for project-generated wastewater. Project generation would not require construction of new or expanded wastewater treatment facilities, and impacts would be less than significant.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

No Impact. The project site is indoors. Project implementation would not require construction of new or expanded storm drainage facilities, and no impact would occur.

⁷ MWD imports water and wholesales water to MWD member agencies including TVMWD. TVMWD in turn wholesales imported water to retail water purveyors in its service area including the RWD.

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- d) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

Less Than Significant Impact. Rowland Water District forecast water supplies and demands through 2015-2035 are shown below in Table 3. As shown, RWD forecasts that it will have sufficient potable and nonpotable water supplies to meet demands in its service area through that period.

Table 3 Rowland Water District Water Supplies and Demands, acre-feet per year

	2015	2020	2025	2030	2035
POTABLE WATER					
Supplies					
Imported Water	11,300	12,000	13,200	14,000	14,800
Water rights, Central Basin	1,500	1,500	1,500	1,500	1,500
Total	12,800	13,500	14,700	15,500	16,300
Demands and Other Uses					
Water Deliveries	12,090	12,810	13,959	14,665	15,407
System Losses	636	674	735	772	811
Total	12,726	13,484	14,694	15,437	16,218
Surplus	74	16	6	63	82
NONPOTABLE WATER					
Supplies					
Groundwater (non-potable)	1,200	1,200	1,200	1,200	1,200
Recycled Water	3,000	5,000	6,500	6,500	6,500
Total	4,200	6,200	7,700	7,700	7,700
Demands					
Irrigation	2,000	3,500	5,000	5,000	5,000
Industrial Uses	1,000	1,500	1,500	1,500	1,500
Total	3,000	5,000	6,500	6,500	6,500
Surplus	1,200	1,200	1,200	1,200	1,200

Source: HDR 2011

Estimated Project Water Demands

The proposed restaurant is estimated to use about 3,098 gpd of water. RWD forecasts that it will have sufficient water supplies to meet project water demands, and project implementation would not require RWD to obtain new or expanded water supplies. Impacts would be less than significant.

- e) **Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Less Than Significant Impact. Impacts to waste water treatment capacity would be less than significant, as substantiated above in Section 3.17.2.

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f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

Less Than Significant Impact. In 2013, the most recent year for which data are available, over 99 percent of solid waste landfilled from the City of Industry was disposed of at the three facilities listed below in Table 4 or at Puente Hills Landfill in the City of Industry (CalRecycle 2014a). Puente Hills Landfill closed in October 2013 and is thus omitted from the Table below. Azusa Land Reclamation Company Landfill accepts certain types of non-hazardous wastes including asbestos-containing waste, contaminated soil, tires, and construction and demolition debris, but does not accept municipal solid waste. The two other listed landfills accept municipal solid waste, construction and demolition debris, and tires.

Table 4 Landfills Serving City of Industry

Facility and Nearest City	Remaining Capacity, Cubic Yards	Permitted Daily Throughput, Tons	Average Daily Disposal, Tons	Residual Capacity, Tons per Day	Estimated Closing Date
Azusa Land Reclamation Co. Landfill Azusa, Los Angeles County	51,512,201	8,000	667	7,333	2045
El Sobrante Landfill Corona, Riverside County	145,530,000	16,054	8,410	7,644	2045
Olinda Alpha Sanitary Landfill Brea, Orange County	38,578,383	8,000	7,030	970	2021
Total	235,620,584	32,054	16,107	15,947	Not applicable

Sources: CalRecycle 2014a; CalRecycle 2014b; CalRecycle 2014c; CalRecycle 2014d; CalRecycle 2014e

Estimated Project Solid Waste Generation

Restaurants are estimated to generate about 0.018 pounds of solid waste per square foot per day (CalRecycle 2009). Thus, the proposed restaurant is estimated to generate 63 pounds of solid waste per day. There is adequate residual landfill capacity in the region for project-generated solid waste, and project development would not require new or expanded landfills. Impacts would be less than significant.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. Assembly Bill 939 (AB 939; Integrated Solid Waste Management Act of 1989; Public Resources Code 40050 et seq.) established an integrated waste-management system that focused on source reduction, recycling, composting, and land disposal of waste. AB 939 required every California city and county to divert 50 percent of its waste from landfills by the year 2000. Compliance with AB 939 is measured in part by comparing solid waste disposal rates for a jurisdiction with target disposal rates; actual rates at or below target rates are consistent with AB 939. AB 939 also requires California counties to show 15 years disposal capacity for all jurisdictions within the county; or show a plan to transform or divert its waste.

3. Environmental Analysis

Assembly Bill 341 (2011) increases the statewide waste diversion goal to 75 percent by 2020, and mandates recycling for commercial and multi-family residential land uses.

Assembly Bill 1826 (California Public Resources Code Sections 42649.8 et seq.), signed into law in September 2014, requires recycling of organic matter by businesses, and multifamily residences of five or more units, generating such wastes in amounts over certain thresholds. The law takes effect in 2016.

The proposed project would include an outdoor recyclable material storage area in compliance with AB 341 and organic matter storage area in compliance with AB 1826. The project would comply with regulations governing solid waste disposal, and no impact would occur.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

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

Less Than Significant Impact. Project implementation would not reduce the population, habitat, or range of a fish or wildlife species or rare or endangered plant or animal species; and would not eliminate an important example of the major periods of California history or prehistory. Impacts would be less than significant.

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

Less Than Significant Impact. The following related projects were identified by the City of Industry. All of the projects identified are within 0.5 mile of the proposed project site and are north of the SR-60 freeway; CEQA documentation for all projects listed has been completed within the last 10 years (since 2005).

- **Puente Hills Mazda:** a car dealership housed in a 24,700-square foot building on a 3.7-acre site at 17723 Gale Avenue about 1,050 feet west of the proposed project site.
- **My Dearest Singing Studio:** Application for Conditional Use Permit (CUP) for operation of a karaoke singing studio in a 7,020-square-foot unit in an existing building in the Plaza at Puente Hills development about 820 feet east of the proposed project site.
- **Pair Thai Restaurant:** Application for Conditional Use Permit (CUP) for operation of a sit-down restaurant in a 3,080-square-foot unit in an existing building at 18219 East Gale Avenue in the Plaza at Puente Hills development about 2,000 feet east of the proposed project site.

3. Environmental Analysis

- **Roadway Improvements, Gale Avenue and Jellick Avenue:** reconstruction, resurfacing, and restriping of asphalt concrete pavement along Gale Avenue from Fullerton Avenue – about 2,300 feet east of the proposed project site – eastward to 400 feet east of Coiner Court.
- **Railroad Street Industrial Building:** Development of a 65,781-square-foot industrial/office building on a 3.02-acre site at 17651 Railroad Street about 1,780 feet northwest of the proposed project site.
- **AB Shabu Restaurant:** Application for Conditional Use Permit (CUP) for operation of a sit-down Japanese restaurant in a 2,500-square-foot unit in an existing building at 18217 East Gale Avenue in the Plaza at Puente Hills development about 2,200 feet east of the proposed project site.
- **Kang Kang Food Court:** Application for Conditional Use Permit (CUP) for operation of a fast-food restaurant with indoor playground in a 3,750-square-foot unit in an existing building at 18019 East Gale Avenue in the Plaza at Puente Hills development about 660 feet east of the proposed project site.
- **Chubby Cheeks Café:** Application for Conditional Use Permit (CUP) for operation of a fast-food restaurant with indoor playground in a 3,740-square-foot unit in an existing building at 18021 East Gale Avenue in the Plaza at Puente Hills development about 700 feet east of the proposed project site.
- **Ajax Corporate Center:** development of a new 429,840-square-foot warehouse building at 825 South Ajax Avenue about 1,850 feet north of the proposed project site.
- **Star BBQ:** Application for Conditional Use Permit (CUP) for operation of a sit-down BBQ restaurant in a 9,326-square-foot unit in an existing building at 18061 East Gale Avenue in the Plaza at Puente Hills development about 700 feet east of the proposed project site.
- **Subaru of Puente Hills Auto Dealership:** Development of an auto dealership on a 3.75-acre site including a proposed 22,783-square-foot sales and service building at 17801 Gale Avenue about 720 feet west of the proposed project site.
- **Nissan Automobile Dealership:** Development of an auto dealership on a 6.47-acre site including a proposed 90,000-square-foot sales and service building at 17621 Gale Avenue about 1,550 feet west of the proposed project site.

Six of the 12 related projects are applications for CUPs for operation of restaurants or other businesses in existing buildings. Environmental impacts of those six projects would be limited to air quality, noise, traffic, and GHG impacts from project-generated vehicle trips. An additional five projects are development projects: three car dealerships and two warehouse uses. The remaining project is maintenance work on an existing roadway that would not involve operational impacts, as it would not expand capacity of the roadway. The Ajax Corporate Center involved more square footage than the other four commercial or warehouse projects combined. Vehicle trips to and from the Ajax Corporate Center would not use the segment of Gale Avenue next to the project site, as there are no north-south railroad crossings between Fullerton Road and Azusa Avenue. Warehouse uses, which comprised about 78 percent of the total square footage of commercial and

3. Environmental Analysis

warehouse projects, generate fewer vehicle trips per square foot than do many other types of land uses. Therefore, cumulative impacts would be less than significant, and impacts of the proposed project would not be cumulatively considerable.

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

Less Than Significant Impact. No substantial adverse effects on human beings are identified in this Initial Study, and impacts would be less than significant.

3. Environmental Analysis

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4. Consultant Recommendation

4. Consultant Recommendation

Based on the information and environmental analysis contained in this Initial Study, we recommend that the City of Industry adopt a Negative Declaration for this project. We find that the project would not have a significant effect on the environment. We recommend that the first category be selected for the City's determination (See Section 5, *Lead Agency Determination*).

Date

Dwayne Mears, AICP, for PlaceWorks

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5. Lead Agency Determination

5. Lead Agency Determination

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

For

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6. List of Preparers

LEAD AGENCY

Brian James, Planning Director

Troy Helling, Senior Planner

PLACEWORKS

Dwayne Mears, AICP, Principal

Michael Milroy, Environmental Planner

6. List of Preparers

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Appendix

Appendix A CUP Application

Appendix

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1



CITY OF INDUSTRY

15625 East Stafford Street • Suite 101 • City of Industry • CA • 91744
Phone: (626) 333-2211 • Fax: (626) 961-6795
www.cityofindustry.org

CONDITIONAL USE PERMIT APPLICATION

14 AUG 27 PM 3:10:20

It is the business owner's responsibility to complete this application and checklist and notify the City of Industry Planning Department immediately if there are any changes to the business entity which differs from the information provided on this application.

PROPOSAL

UMH#101.

Location Address: 17919 Gale Avenue City of Industry CA 91748
Street City Zip + 4

Describe in detail the type of business to be conducted and the daily operations of the business.
Propose fast food restaurant in existing retail space (2,500sq.f.)
The daily operations include cooking in bulk and advanced being kept hot to be prepared and served very quickly. There is to be dine-in & to-go options.
Days of operation: MON-SUN Business Hours: 11AM-10PM Number of Employees 10

APPLICANT INFORMATION

Applicant: Eddie Peng Title: owner's agent Phone: (626) 956-0165 Email: eddiepeng@ndesign.net
Address: 121 Hacienda Blvd. Hacienda Heights CA 91745
Street City Zip + 4

BUSINESS INFORMATION

Business Name (DBA): Golden Phoenix
Corporation Name: Gold Fenghuang Inc.
Mailing Address (if different then location address): 2327 Ruth Ct. Rowland Heights CA 91748
Street City State Zip + 4
Phone: (626) 592-8415 Fax: _____ E-mail Address: 2106552692@qq.com
Business Owner Contact (if different than applicant): Ji Feng Huang Phone: (626) 592-8415

PROPERTY OWNER INFORMATION (MUST COMPLETE AND NOTARIZE THE PROPERTY OWNER CONSENT AFFIDAVIT)

Property Owner: Golden Gale Plaza LLC Phone: (626) 289-6660
Address: 20627 Golden Springs Dr. #1C Diamond Bar CA 91789
Street City Zip + 4

BUSINESS OWNER DECLARATION

I declare that the statements and information contained in this application are true and correct to the best of my knowledge and belief. I agree to conform with all requirements of zone, building, fire and all other applicable laws, ordinances and regulations pertaining to the operations of such business. Furthermore, I agree to notify the City of Industry Planning Department within ten (10) days of any change in the facts stated herein.

Name (print or type): Ji Feng Huang Signature: Ji Feng Huang Date: 8/15/2014

SUBMITTAL CHECKLIST - MAKE SURE THE BELOW ITEMS ARE COMPLETE BEFORE SUBMITTING APPLICATION FOR APPROVAL

- Verify use is permitted (contact Planning Department at 626-333-2211)
- Obtain approval on Supplement A Form from LA County Fire Department
- Obtain approval on Refuse Application Form from Valle Vista Services
- Understand and accept standard conditions of approval (IMC Section 17.44.030)
- Provide Floor and Site Plan
- Provide copy of Owner's Affidavit
- Complete IMC Information Sheet

Under federal and state law, compliance with disability access laws is a serious and significant responsibility that applies to all California building owners and tenants with buildings open to the public. You may obtain information about your legal obligations and how to comply with disability access laws at the following agencies:

The Division of the State Architect at www.dgs.ca.gov/dsa/Home.aspx
The Department of Rehabilitation at www.rehab.cahwnet.gov
The California Commission on Disability Access at www.cdda.ca.gov

To Be Completed By City Staff

Conditional Use Permit No. _____ Filing Date: _____ Accepted by: _____
Date Deemed Complete: _____ Date Approved: _____ Zoning/GP Designation: _____
Fees: Filing Fee _____ Environmental Fee Deposit _____ CA Dept Fish and Game Fee _____



CITY OF INDUSTRY

15625 East Stafford Street Suite 101 City of Industry CA 91744
(626) 333-2211 FAX (626) 961-6795
www.cityofindustry.org
planning@cityofindustry.org

**PROPERTY OWNER
CONSENT AFFIDAVIT FOR
CONDITIONAL USE PERMIT
APPLICATION**

****THIS FORM MUST BE NOTARIZED****

BUSINESS DESCRIPTION Restaurant

BUSINESS LOCATION 1749 Gale Ave #101 City of Industry CA 91748

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF INDUSTRY)
DATE:

I/We, Ji Feng Huang, the **OWNER(s)** of the Real Property involved in this application, do hereby consent to the filing of this application. I/We do hereby appoint the following person(s) as my agent(s) to act on my behalf on the foregoing application:

OWNER'S AGENT: MR. James Chau Phone No. (626) 289-6660
(e.g. Property Manager) (Printed Name of Agent)

Address of Owner's Agent: 20027 Golden Swings Dr #1C Diamond Bar CA 91789
(Number) (Street) (City) (State) (Zip)

OWNER: Ji Feng Huang **OWNER:** _____
(Signature) (Signature)

Address: 2327 Duth Ct **Address:** _____
(Number) (Street) (Number) (Street)
Rowland Heights CA 91748 _____
(City) (State) (Zip) (City) (State) (Zip)

NOTE: A NOTARIZED OWNER'S AFFIDAVIT IS REQUIRED AS PARTY OF ALL APPLICATIONS. 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.

FOR NOTARY USE ONLY

STATE OF California)
COUNTY OF Los Angeles)
Subscribed and sworn to (or affirmed) before me this 27 day of August 2014
BY Jifeng Huang BY _____
(Printed Name of Owner As Signed Above) (Printed Name of Owner As Signed Above)

Personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) who appeared to me.

NOTARY PUBLIC SEAL



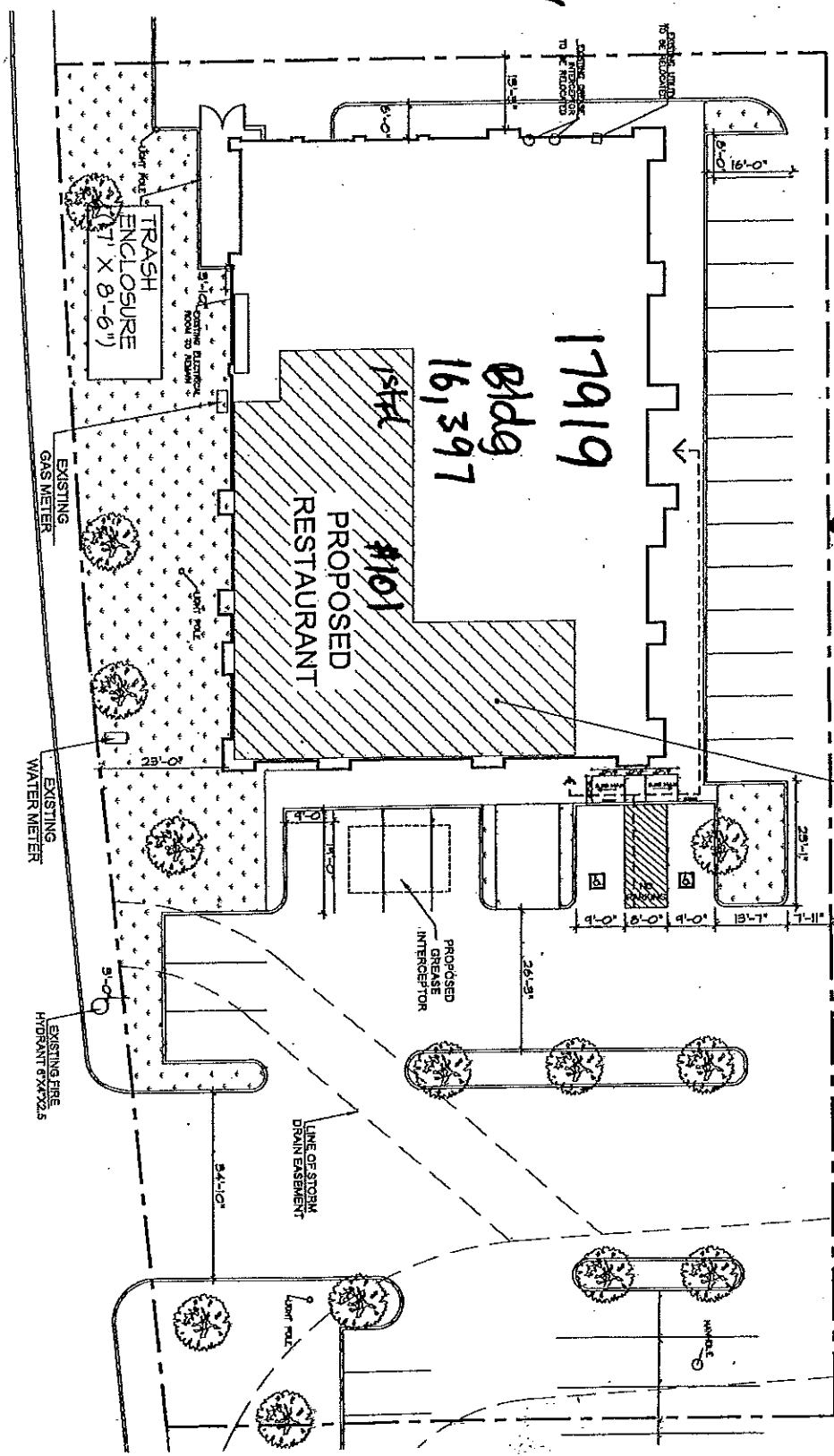
2 story
Bldg

17919 Gale Ave City of Industry 91748

PROJECT LOCATION

OCCUPANCY LOAD - 17919 GALE AVE #101

AREA	SQ. FT.	SQ. FT. PER AREA	SQ. FT. PER AREA
1. DINING AREA	480	75	48
2. WAITING AREA	240	75	32
3. KITCHEN AND PREP. AREA	800	200	4
4. SERVICE AREA	500	100	5
5. MULTIPLE FREEZER & COOLERS	200	-	0
6. RESTROOM	400	-	0
7. WALL MNT.	340	-	0
TOTAL	3560		



LEGEND

	LANDSCAPE AREA
	PROPOSED RESTAURANT SPACE
	PARTY OF TRAVEL

GALE AVENUE

1 ENLARGE SITE PLAN

SCALE 1/8" = 1'-0"



PERMIT SET; NOT FOR CONSTRUCTION BID

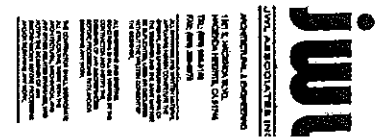
A-1.2

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/13/13
2	REVISED	
3	REVISED	
4	REVISED	
5	REVISED	
6	REVISED	
7	REVISED	
8	REVISED	
9	REVISED	
10	REVISED	

SHEET TITLE:
PROPOSED SITE PLAN

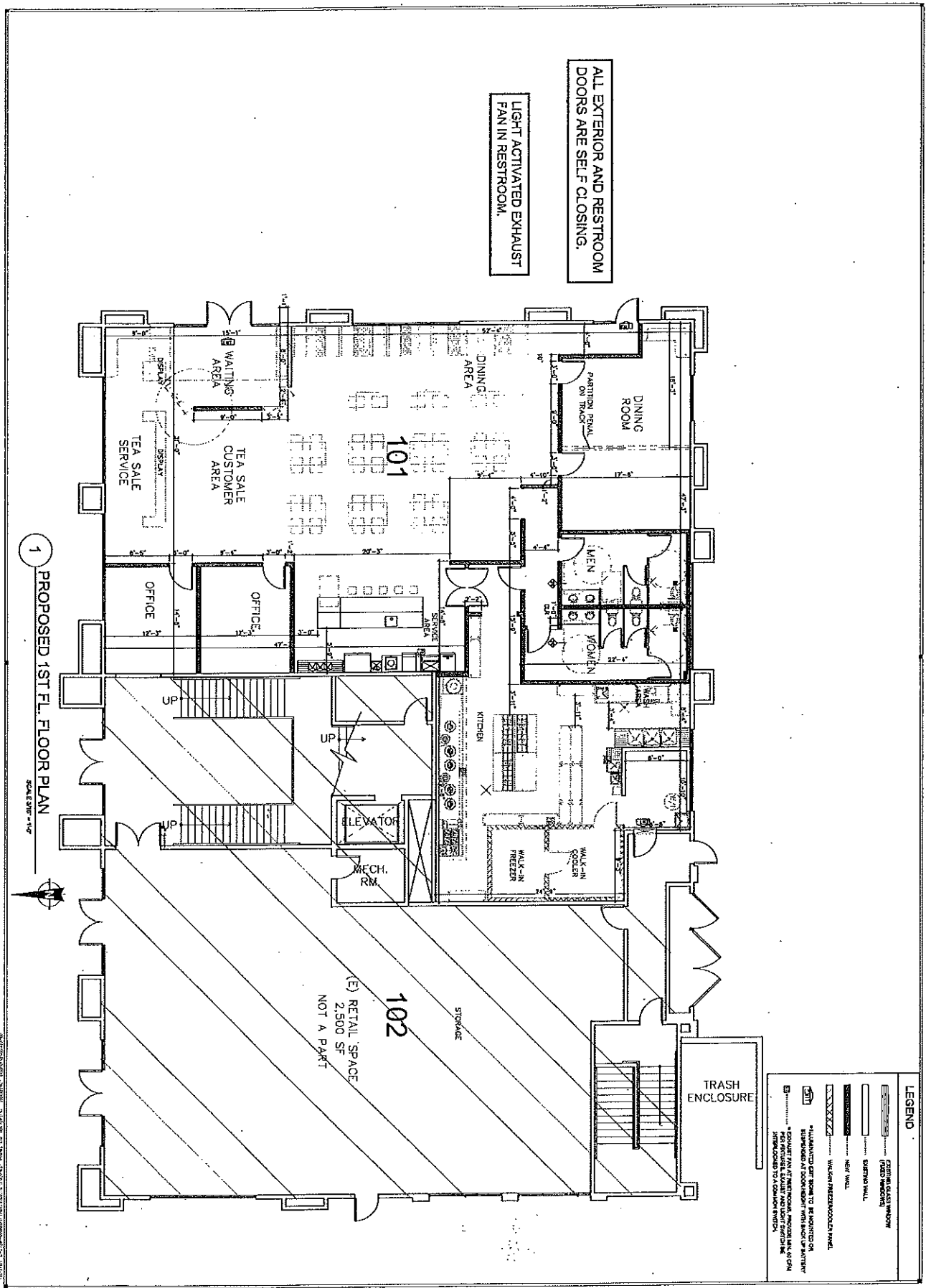


PROPOSED FOR:
GOLDEN PHOENIX
17919 GALE AVE. UNIT 101
CITY OF INDUSTRY, CA 91748



ALL EXTERIOR AND RESTROOM DOORS ARE SELF CLOSING.

LIGHT ACTIVATED EXHAUST FAN IN RESTROOM.



1 PROPOSED 1ST FL. FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

	EXTERIOR GLASS WINDOW
	GLASS WINDOW
	EXTERIOR WALL
	INTERIOR WALL
	WALL PARTITION ON TRACK
	WALL PARTITION ON WALL
	WALL PARTITION ON CEILING
	WALL PARTITION ON FLOOR
	WALL PARTITION ON COLUMN
	WALL PARTITION ON DOOR
	WALL PARTITION ON WINDOW
	WALL PARTITION ON TRACK
	WALL PARTITION ON WALL
	WALL PARTITION ON CEILING
	WALL PARTITION ON FLOOR
	WALL PARTITION ON COLUMN
	WALL PARTITION ON DOOR
	WALL PARTITION ON WINDOW

PROPOSED FOR:
GOLDEN PHOENIX
17418 QALE AVE. UNIT 101
CITY OF HOUSTON, TX 77057



EXISTING AND DEMOLITION FLOOR PLAN

NO.	DATE	DESCRIPTION
1		
2		
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20		

A-2.1



**CITY OF INDUSTRY
USE PERMIT
SUPPLEMENT A**

Before any application for a can be accepted as complete, the applicant must obtain a Fire Department stamp of approval on this form. In order to obtain approval, the applicant must submit a **COMPLETED** application to the LOS ANGELES COUNTY FIRE PREVENTION DIVISION located at:

15660 E. STAFFORD STREET
CITY OF INDUSTRY, CA 91744
Phone: (626) 336-6950

The Fire Prevention Bureau has reviewed the application for Golden Phoenix
proposed at 17919 Gale Ave - #101 city of industry 91748 city of Industry.
street zip code

OFFICE USE ONLY

Recommendation is:

- APPROVAL** - The proposed use and building meets Fire Prevention requirements.
 DENIAL - The proposed use and/or building failed the minimum Fire Prevention requirements.

Comments:

- Provide U.L. approved, fire extinguisher(s) - minimum rating: 2A10BC
within 75 feet travel distance.
 Sprinkler system shall be monitored by a fire alarm company (100 sprinkler heads or more).
 Provide a 5-year certification test on the sprinkler system.
 Contact the Fire Department within 2 weeks after occupancy for field inspection.
_____ occupancy only.

File for the following permits:

- Flammable Liquids Storage or Use
 High-pile Stock. Commodity classification
 Other
 Do not occupy building until all Fire Department requirements are met.

Fire Department Stamp

**COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
APPROVED**
by: [Signature] Date: 8-21-14
 Subject to field inspection approval
 Subject to conditions on plans
 Subject to compliance with correction sheet requirements
The stamping of this plan and specification SHALL NOT be held to permit or to fix an approval of the violation of any provisions of any County/City Ordinance or State Law.

Checklist (completed by applicant)

- | | |
|--|--|
| <input type="checkbox"/> Complete Statement of Intended Use | <input type="checkbox"/> Complete Hazardous Materials Declaration |
| <input type="checkbox"/> Complete Fire Extinguisher Requirements | <input type="checkbox"/> Complete High-Piled Combustible Storage Declaration |
| <input type="checkbox"/> Complete Occupant Emergency Information Form | <input type="checkbox"/> Include Floor and Site Plan |
| <input type="checkbox"/> Provide Statement of Intended Use Letter signed by Business | <input type="checkbox"/> Obtain stamp on Use Permit Supplement A |
| <input type="checkbox"/> Owner or Authorized Agent | |



COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

FS-118
13A

AUG 21 2014

city Hall

Form 30 (8/08)

NOTICE TO PROSPECTIVE BUSINESSES
STATEMENT OF INTENDED USE

Various processes and situations in commercial and industrial establishments can create fire and life safety hazards. In order to provide a reasonable degree of safety to life and protection of property, specific requirements have been established in the Fire, Building, and Life Safety Codes. To help us assess what particular laws apply to your business, please provide the following information:

PART I – Building Information

Business Name: Gordon phoenix
Business Address: 17919 Gale Avenue #101 City of Industry CA 91748
Number of Buildings: 1 Type of Construction: IV SPRINKLER Square footage: 5,000sf

PART II – Questionnaire

- | | YES | NO |
|--|--------------------------|-------------------------------------|
| 1. Will you have over 500 square feet of <u>high-piled combustible storage</u> ? (> 12' or > 6' for High Hazard Commodities) See Part V of this form for more information. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will you be storing more that 2500 cubic feet of miscellaneous <u>combustible materials</u> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will you store, transport on site, dispense, use or handle <u>hazardous materials</u> ? (FC Table 105.6.20) Also see Part IV. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will you store, handle, use, apply, or dispense <u>flammable or combustible liquids or powder coating</u> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will you store, handle or use <u>compressed gases including liquefied petroleum gases</u> ? (FC Table 105.6.8) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will you produce, store, handle, or transport onsite <u>cryogenic fluids</u> ? (FC Table 105.6.10) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will you store, use or handle <u>radioactive materials</u> more than 1 microcurie or any amount that requires a permit from The Nuclear Regulatory Commission? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Will you store or handle more than 25 lbs of <u>pyroxylin plastics</u> or use any such material in a manufacturing process? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Will you melt, cast, heat treat or grind more than 10 lbs of <u>magnesium or other combustible metals</u> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will your store or handle an aggregate quantity <u>aerosol products</u> in excess of 500 lbs. net weight? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Will you manufacture more than one gallon of <u>organic coating</u> per day? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Will you store, handle, sell or use any <u>model rocket engines, pyrotechnic materials or fireworks</u> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | YES | NO |
|--|--------------------------|-------------------------------------|
| 13. Will you have a <u>refrigeration</u> system with >220 lbs Group A1 or 30 lbs of any other refrigerant? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Will you store or handle loose <u>combustible fibers</u> in excess of 100 cubic feet? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Will you install or operate a stationary <u>lead-acid battery system</u> with more than 100 gallons of liquid capacity? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Will you conduct fruit or crop ripening operations using <u>ethylene gas</u> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Will you <u>produce combustible dust</u> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Will you operate a <u>place of assembly</u> (drinking, dining, or gathering) with a single room occupant capacity of 50 or more people? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. If YES to #18, Will you have <u>liquid or gas fueled vehicles or equipment</u> ; use <u>open flames or candles</u> ; or store, use or handle <u>cellulose nitrate film</u> in an assembly occupancy? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 20. Will you operate a <u>carnival or a fair, or an amusement, covered mall, exhibit or trade show building</u> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21. Will you use <u>dry cleaning equipment</u> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Will you operate an <u>industrial baking oven, or a power coating or spray finish booth or room</u> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Will you be conducting <u>welding, cutting or other hot work operations</u> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Will you be using <u>open-flame devices including torches, candles, lanterns, or portable cooking appliances</u> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Will you conduct any form of <u>open burning, or create a bonfire, rubbish or recreational fire</u> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 26. Will you be conducting activities or create a condition near a <u>hazardous fire area</u> (wildfire area) that could accidentally ignite a wildfire? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Will you have a <u>lumber yard or wood working plant</u> which stores or processes 100,000 board feet of lumber? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Will you store <u>wood chips, hogged material, lumber, or plywood</u> in excess of 200 cubic feet? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 29. Will you conduct any <u>fumigation or thermal insecticidal fogging</u> operations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 30. Will you operate an <u>auto wrecking, waste handling, or commercial rubbish handling facility</u> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 31. Will you <u>remanufacture tires</u> or store over 2,500 cubic feet of tires or <u>tire byproduct</u> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 32. Will you operate a <u>repair garage</u> or <u>fuel dispensing facility</u> for automotive, marine, or fleet equipment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 33. Will you perform <u>floor finishing</u> over 350 sq ft using Class I or II liquids? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 34. Will you operate a <u>temporary sales lot</u> for the sale of Christmas trees or pumpkins? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 35. Will you install or use any type of <u>temporary membrane structure, tent, or canopy</u> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 36. Will you conduct any <u>motion picture, television, commercial, or related film production</u> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 37. Will you be removing or using a <u>privately owned fire hydrant</u> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

PART II - Questionnaire continued

YES NO

38. Is your building equipped with automatic fire sprinklers?

If your building has fire sprinklers provide the following information: (The following information can usually be found on the main sprinkler system riser for each system or the Fire Department Connection (FDC) or can sometimes be obtained from the property owner.)

a) Date of last fire sprinkler system testing or maintenance as per CCR Title 19 (recorded on State Fire Marshal Forms AES 1-9): 3/26/2014

b) Below is a list of common types of sprinkler systems. Complete the information for the type of system installed in your building:

◆ **CALCULATED:** 0.20 GPM/SqFt 1,500 Design Area (i.e. .3/3000)

C/N/A ◆ **PIPE SCHEDULE (non-calculated):** Light Hazard Ordinary Hazard Extra Hazard

◆ **EARLY SUPPRESSION FAST-RESPONSE (ESFR):** N/A PSI ESFR K Factor N/A

c) Is the sprinkler system electronically supervised? If YES then:

Fire sprinkler alarm monitoring company: ERS. 626-579-2529

39. Is your building equipped with a standpipe system (fire hose or fire hose connections)? If YES then:

a) Type and location: 6-inch pipe @ southwest corner of building
(Certification information can usually be found on labels on the main standpipe system riser for each system)

b) Date of last standpipe system testing or maintenance as per CCR Title 19 (recorded on State Fire Marshal Forms AES 1-9): 8/5/2014

40. Is your building equipped with any other type of manual or automatic fire extinguishing system? (Halon, Clean Agent, FM-200, Kitchen Hood System, Spray Booth) If YES then:

a) Type and location: AA portable fire extinguisher @ every 75 feet

b) Date of last automatic extinguishing system testing or maintenance as per CCR Title 19 (recorded on State Fire Marshal Forms AES 1-9): 3/26/2014

41. Is your building equipped with a manual or automatic fire alarm system? If YES then: (smoke detector, heat detector or manual pull)

a) Date of last alarm system test: 3/26/2014

b) Is the fire alarm system electronically supervised? If YES then:

Fire alarm monitoring company: ERS. 626-579-2525

42. Maximum number of employees working at one time: .60

43. Hours of operation: 9:00 A.M To 11:00 P.M.

44. Describe the method of disposing of combustible or hazardous waste materials:

N/A

PART III – Intended Use Statement

- 1. **SUBMIT A LETTER:** Submit a signed, legible letter (preferably type written and on your company's letterhead) stating your intended use for the property. In the letter, describe materials you will be storing and using on the property. Explain the method of storage (e.g. racks, pallets), storage dimensions, and where the materials will be located on the property. Describe how you will be using the materials. Provide details to any item(s) marked "yes" in Part II and explain any planned alterations to the building. (See attached example.)
- 2. **SUBMIT SITE PLAN / FLOOR PLAN:** Submit site plan drawn to rough scale showing the property size and location, building size and location on property: both in square feet. Show all exit doors, fire extinguishers, fire hose cabinets, special fire or life safety systems, and any item(s) marked "yes" in Part II. (See attached example).

PART IV – Hazardous Materials Non-Handler Declaration:

HAZARDOUS MATERIALS NON-HANDLER DECLARATION (FORM 585)

- THIS BUILDING WILL USE HAZARDOUS MATERIALS IN EXCESS OF NON-REPORTABLE AMOUNTS.
- THIS BUILDING WILL NOT USE HAZARDOUS MATERIALS OR USES NON-REPORTABLE AMOUNTS.

A hazardous material may be broadly defined as any material that because of its quantity, concentration, or physical or chemical characteristics; poses a significant, present, or potential hazard to human health and safety, property, or to the environment. A hazardous material includes, but is not limited to any substance or material which the handler or the administering agency has a reasonable basis for believing would be injurious a person's health and safety or harmful to the environment if released into the work place or surrounding areas.

By signing below, I declare that the above named business, organization, or occupant will not handle a hazardous material or mixture containing hazardous material which has a quantity at any one time during the reporting year equal to, or greater than, a total weight of 500 pounds, or a total of 55 gallons, or 200 cubic feet at standard temperature and pressure for compressed gas.

Print Name and Title of Declarer: JI FENG HUANG. (BUSINESS OWNER) Date: 8/15/2014

Declarer Signature: JI FENG HUANG Fire Department Representative: E 8-18-14

PART V – High-Piled Combustible Storage:

In Chapter 23 of the County of Los Angeles Fire Code, high-piled combustible storage is defined as: Storage of combustible materials [product and/or packaging] in closely packed piles (floor storage) or combustible materials on pallets, in racks, or on shelves where the top of storage is **greater than 12 feet in height**. High-piled combustible storage also includes certain high hazard commodities, such as; rubber tires, 'Group A' plastics, flammable liquids, idle pallets, and similar commodities, where the top of the storage is greater than 6 feet in height.

It is very important to contact a fire inspector prior to consideration of storing high-piled combustible storage. Many of the permit requirements must be built into your building. If your building is not approved for high-piled combustible storage it may be cost prohibitive. For example; if you have a pipe schedule sprinkler system – no high-piled storage is permitted until the system is calculated. A fire inspector can assist you with fire department requirements.

- THIS BUILDING WILL NOT BE USED FOR HIGH-PILED COMBUSTIBLE STORAGE.
- THIS BUILDING WILL BE USED FOR HIGH-PILED COMBUSTIBLE STORAGE. "Permit Required." Contact a Fire Inspector for permit requirements.

E-P

THIS BUILDING IS A SPECULATION BUILDING WITHOUT A TENANT AT THIS TIME. The tenant will be notified to contact the fire department prior to use of the building.

FIRE DEPARTMENT STAMP

TO GET A STAMP FROM THE FIRE DEPARTMENT YOU MUST BRING THE FOLLOWING ITEMS TO THE JURISDICTIONAL FIRE PREVENTION OFFICE:

- THE STATEMENT OF INTENDED USE FORM 30, COMPLETELY FILLED OUT
- A SIGNED LETTER FROM THE BUSINESS OWNER, OR AUTHORIZED AGENT (SEE PAGE 4)
- A FLOOR PLAN / SITE PLAN OF THE BUILDING
- THE OCCUPANT EMERGENCY INFORMATION, COMPLETELY FILLED OUT (PAGE 7)

FIRE DEPARTMENT STAMP:

COUNTY OF LOS ANGELES
 FIRE DEPARTMENT
 FIRE PREVENTION DIVISION
APPROVED
 by: [Signature] Date: 8-21-22
 Subject to field inspection approval
 Subject to conditions on plans
 Subject to compliance with correction sheet requirements
 The stamping of this plan and specification SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County/City Ordinance or State Law.

THE FOLLOWING PERMITS ARE REQUIRED:

PERMIT INFORMATION SHEETS WILL BE PROVIDED FOR REQUIRED PERMITS. (Permit Information Sheets are also available for viewing on our website. Go to www.fire.lacounty.gov, under Fire Prevention Division look for "Permit Requirements.")

PERMITS WILL ONLY BE ISSUED BY A FIRE INSPECTOR. PLEASE CONTACT YOUR FIRE INSPECTOR TO SCHEDULE AN INSPECTION.

FIRE EXTINGUISHER REQUIREMENTS

(This section to be completed by fire department personnel.)

Primarily Class A Fire Hazards (Ordinary Combustibles):

- Light Fire Hazard Provide a minimum of (1) 2A10BC rated fire extinguisher mounted in an accessible conspicuous area. One extinguisher is required for every 6000 square feet and the travel distance to a fire extinguisher shall not exceed 75 feet from any point hazard involved. Mount in an accessible and conspicuous location.
- Ordinary Fire Hazard Provide a minimum of (1) 2A10BC rated fire extinguisher mounted in an accessible conspicuous area. One extinguisher is required for every 3000 square feet and the travel distance to a fire extinguisher shall not exceed 75 feet from any point of the hazard involved. Mount in an accessible and conspicuous location.
- Extra Fire Hazard Provide a fire extinguisher with a minimum Class A rating of 4. One extinguisher is required for every 4000 square feet. Travel distance to a fire extinguisher shall not exceed 75 feet from any point from the hazard involved. Mount in an accessible and conspicuous location.

Class B Fire Hazards Present (Flammable/Combustible Liquids with depths .25" or less):

- Light Fire Hazard Provide a fire extinguisher with a minimum Class B rating of 10 mounted in an accessible conspicuous area. The travel distance to a fire extinguisher shall not exceed 50 feet from any point from the hazard involved. Mount in an accessible and conspicuous location.
- Ordinary Fire Hazard Provide a fire extinguisher with a minimum Class B rating of 10 with an allowable a maximum or 30 feet travel distance of a fire extinguisher with a minimum Class B rating of 20 with a maximum allowable travel distance of 50 feet from the hazard involved. Mount in an accessible and conspicuous location.
- Extra Fire Hazard Provide a fire extinguisher with a minimum Class B rating of 40 with a maximum feet travel distance of 30 feet or a fire extinguisher with a Class B rating of 80 with allowable maximum travel distance of 50 feet from the hazard involved. Mount in an accessible and conspicuous location.

Special Hazard Protection (Grease and Combustible Metal):

- Commercial Kitchen Hood System – One Class K fire extinguisher shall be placed within 30 feet of all grease cooking operations in a commercial kitchen. Protection of a multiple deep fat fryer appliance installation shall be as per Fire Code 904.11.5.2. Mount in an accessible and conspicuous location. Care shall be used to insure that the K Class extinguisher and not the other type of extinguishers will be used in the event of a grease fire involving cooking equipment. Multi-purpose fire extinguishers may compromise the effectiveness in wet chemical kitchen hood extinguishing systems.
- Hazards involving the ignition of Class D combustible metals such as magnesium, titanium, zirconium, sodium, lithium, and potassium shall be protected as per NFPA 10 standard for areas where combustible metal powders, flakes, shavings, chips, or similarly sized products are generated. Travel distance to a fire extinguisher/fire extinguishing agent shall not exceed 75 feet from any point from the hazard involved. Mount in an accessible and conspicuous location.

See Fire Code Table 906.1 for additional specified areas for required fire extinguisher placement.

County of Los Angeles Fire Department
Occupant Emergency Information

Please type or neatly print!

GENERAL INFORMATION:

EBI # Need

Business Name: Golden Phoenix
DBA/AFA/FKA: GOLDEN PHOENIX Effective Date: 10/1/2014
Street Address: 17919 GALE AVENUE Suite/Apt 101
City: CITY OF INDUSTRY State: CA ZIP+4: 91748
 new construction, name change, or ownership change: new construction
 a new occupant moving in and the previous occupant/business has moved out
 sharing the above address with another occupant/business by the name of:

Mailing Address (only if different than above): 2327 FRUTH CT. ROWLAND HEIGHTS CA 91748

Phone: (626) 592-8415 ext () Fax: ()

Generic E-mail: 2106552692@qq.com Number of employees: 10

Senior Person: X JI FENG HUANG Title: BUSINESS OWNER

Describe Property Use: COMMERCIAL RETAIL USE (RESTAURANT) CASIAN Fast Food

Hazardous Material: N/A

Notes/Special Concerns: N/A

Thomas Guide: 678-44 Cross Street: GALE AVE & STONER CREEK RD

City License/Permit #: N/A Zone: C Fire Station #: 118-13A

Water Company: Rowland Water District Phone: (562) 697-1726

PROPERTY INFORMATION:

Landlord/Property Owner Name: Golden GALE Plaza LLC Phone: (626) 289-6600

Address: 17919 GALE AVENUE CITY OF INDUSTRY CA 91748

Contact Person Name: MR. James Chou Title: OWNER

Occupancy Code: A-2/B Roof Type: ASPHALT SQFT: 10,397 Stories: 2 High Piled: NO Fire Sprinklers: Yes

Basement: NO Target Hazard: NO HM Handler: UM#101 SKSP FD Permit: Yes

EMERGENCY CONTACT INFORMATION: (24 Hour number – usually home phone)

1st Person to contact: Ji Feng Huang Title: BUSINESS OWNER Phone: (626) 592-8415

2nd Person to contact: Eddie Peng Title: OWNER'S AGENT Phone: (626) 950-0688

3rd Person to contact: _____ Title: _____ Phone: ()

Alarm Company: _____ Phone: ()

GOLDEN PHOENIX
(Fast Food Restaurant)
17919 Gale Avenue
City of Industry, CA 91748
August 18th, 2014

To Whom It May Concern:

The following information is in answer to your request regarding the business operation to be conducted at the above address.

1. Operation conducted in the building are as follows:
 - a. Serving Fast Food Cuisines- operations that include functions, in which foods are cooked in bulk in advance and kept hot. Although they do provide minimal table service for dine-in, foods are finished and packaged to order and is usually available ready to take away. All activities take place every day in kitchen and dining room.
 - b. Financial- Financial functions that involves with cash protection, accounting, managing cash, cost control as well as financial and operational reporting.
 - c. Marketing- Getting a word out of the restaurant such as public relations, community involvement, advertising and promotions.
2. See attached plot plan.
3. Food materials are stored in kitchen refrigerators/ containers and storage shelves.

This restaurant will not use hazardous material or uses non-reportable amounts.

The above information is respectfully submitted; any necessary further information will be provided upon request.

Thank you for your attention.

Sincerely

Ji Feng Huang

Ji Feng Huang, Owner

Environmental Information Form

The Environmental Information Form is intended to provide the basic information necessary for the evaluation of your project to determine its potential environmental impacts. This review provides the basis for determining whether the project may have a significant impact on the environment, as required by state law, or more specifically, the California Environmental Quality Act (CEQA). After this information has been evaluated by the Planning Department, a determination will be made regarding the appropriate environmental documentation for your project, in accordance with the CEQA Guidelines.

If no significant environmental impacts are anticipated, or if impacts can be mitigated or avoided by a change or specific requirement in the project's design or operation, a Negative Declaration or Mitigated Negative Declaration will be prepared. If potential significant environmental impacts are identified, an Environmental Impact Report must be prepared, which focuses on the areas of concern identified by the Initial Study.

The City of Industry, as Lead Agency, is required to comply with CEQA. In order to assist us in completing this required environmental review, please provide us with the information outlined below. Please note that 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.

This Environmental Information Form works in concert with the other applications. Both need to be completed in order for your application to be accepted as complete. If you need assistance in completing the Environmental Information Form, or have questions regarding the environmental review procedures, please contact the Planning Department at (626) 333-2211.

General Information

1. Name developer, agent, or project sponsor: JWL ASSOCIATES Phone Number: (626) 956-0108
 Address: 1221 S. HACIENDA BLVD, HACIENDA HEIGHTS, CA 91745
Street City Zip

2. Project name: GOLDEN PHOENIX Assessor's Parcel Number: 8264-013-011
 Address: 17919 GALE AVE. UNIT 101, CITY OF INDUSTRY, CA 91748
Street Zip

Environmental Setting (Attach additional sheets and photos as necessary)

1. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects:

SEE ATTACHED FOR 1-4

2. Provide photographs of the site and describe any existing structures onsite and the use of the structures:

3. Describe the surrounding properties (north, east, south, and west of the project site), including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (industrial, commercial, etc.), intensity of land use (warehousing, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.):

4. Provide photographs of the surrounding uses and adjoining properties.

Project Description (attach additional sheets as necessary)

1. List and describe any other permits and approvals required for project implementation, including those required by local, regional, state, and/or federal agencies:

N/A

2. List any other development proposals associated with the project and its relationship to a larger project or series of projects, if any:

N/A

3. Demolition proposed: No: Yes: Square feet: _____

4. Tentative development schedule including start and completion dates, and phasing if proposed:

CURRENTLY IN CONSTRUCTION. COMPLETE TO BE TENTATIVELY COMPLETED IN OCTOBER 2014

5. If commercial or office, indicate the type, 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:

6. If industrial, manufacturing or warehouse, indicate the type and major function, 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:

N/A

7. If institutional, indicate the type and major function, square footage, anticipated hours of operation, estimated employees per shift and number of shifts, location of loading facilities and anticipated hours of loading/delivery operations, and community benefits to be derived from project:

N/A

8. If the project involves an exception, conditional use permit, or re-zoning application, state this and indicate clearly why the application is required:

CONDITIONAL USE PERMIT IS REQUIRED FOR THIS PROJECT IN ORDER TO APPLY FOR THE ALCOHOLIC BEVERAGE CONTROL LICENSE

Potential Environmental Impacts


If any of the following items are applicable to your project please discuss (use a separate sheet as necessary).

	Yes	No
1. Change in existing features of any drainage ways or hills, or substantial alteration of any ground contours.		NO
2. Change in scenic views or vistas from existing residential areas or public lands or roads.		NO
3. Change in pattern, scale, or character of the general area of the project.		NO
4. Result in significant amounts of solid waste or debris.		NO
5. Change in or introduction of air emissions (e.g., dust, ash, smoke, fumes) or odors in the vicinity during grading and/or construction phases.		NO
6. Change in surface water (e.g., channel, stream) or ground water quality or quantity.		NO
7. Substantial alteration of existing drainage patterns that could lead to flooding on- or offsite.		NO
8. Substantial change in noise or vibration levels in the project vicinity during grading and/or construction phases.		NO
9. Substantial change in traffic patterns and circulation in the project vicinity.		NO
10. Substantial change in topography of project site and/or vicinity.		NO
11. Site located on filled land or on slopes of 10 percent or more.		NO
12. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.		NO
13. Substantial change in demand for public services and utilities and service systems (police, fire, water, wastewater, solid waste, electricity, gas, etc.)		NO
14. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)		NO

What studies have been prepared for this site that might assist the City in reviewing the potential environmental impacts of the project? Some examples of such studies include environmental site assessment, soils and geology study, biological resources study, cultural resources study, hydrology study, etc. These studies may have been prepared for this project or some earlier development project. Supporting documentation or studies may answer questions and facilitate the processing of your application.

Certification

I am the legal owner of the property that is the subject of this application or have been authorized by the owner to act on his/her behalf regarding this application. I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further acknowledge that any false statements or information presented herein may result in the revocation of any approval or permit granted on the basis of this information.

Name of preparer: ANN CAPINGUIAN Preparer's signature: 

Date: 8/15/2014

1. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, any cultural, historical, scenic aspects:

North of the site is the railroad tracks and industrial buildings further behind the railroad tracks. East of the site are commercial buildings (Benihana and Sam's Club). South of the site is Gale Avenue and CA-60. West of the site are commercial buildings, part of Plaza at Puente Hills. The site and the surrounding buildings share the parking lot.

2. Provide photographs of the site and describe any existing structure onsite and the use of the structures:



The existing structure onsite is Golden Gale Plaza. Golden Gale Plaza is a commercial building, with office spaces on the second floor, and a retail space on the first floor.

3. Describe the surrounding properties (north, east, south, and west of the project site), including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (industrial, commercial, etc.), intensity of land use (warehousing, shops, department stores, etc.) and scale of development (height, frontage, setback, rear yard, etc.):

The site is Golden Gale Plaza building. The building is comprised of fast food restaurant, retail, and office. North of the site is the railroad tracks and industrial buildings further behind the railroad tracks. East of the site are commercial buildings (Benihana and Sam's Club). South of the site is Gale Avenue and CA-60. West of the site is a currently vacant building (which in the future will be a commercial mixed-use building) and other commercial buildings, part of Plaza at Puente Hills. The site and the surrounding buildings share the parking lot. The type of land use is commercial. The intensity of land use comprises of shops and restaurants.

Scale of development:

Height: 2 story and one-story buildings

Low frontage

4. Provide photographs of the surrounding uses and adjoining properties.

North:



East:



South:



West:



Attachment 7
Public Hearing Notice

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NOTICE OF PUBLIC HEARING

Conditional Use Permit No. 14-8

On August 28, 2015, notice has been given that the Planning Commission of the City of Industry shall hold a public hearing on the application for Conditional Use Permit No. 14-8 to establish a full service restaurant with alcohol service (Type 41 ABC License) for beer and wine at an existing 3,500 square foot-fast food restaurant (Golden Phoenix) at 17919 Gale Avenue in the City of Industry.

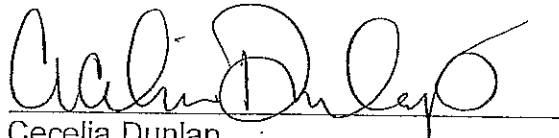
A copy of all relevant material, including the Conditional Use Permit Application, Initial Study and Negative Declaration, is on file in the City Administrative Offices, 15625 East Stafford Street, Suite 100, City of Industry, California 91744.

The time, date and place of such hearing shall be as follows:

Time: 11:00 a.m.
Date: September 10, 2015
Place: City Council Chamber
15651 East Stafford Street
City of Industry, CA 91744

Any person wishing to be heard regarding this matter may appear at the above time, date and place. Written comments may be sent via U.S. Mail or by hand delivery to the City of Industry, at 15625 Stafford Street, Suite 100, City of Industry, CA 91744.

If you challenge the conditional use permit in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission of the City of Industry at, or prior to, the public hearing.


Cecelia Dunlap
Deputy City Clerk of the City of Industry

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Attachment 8
Resolution No. PC 2015-14

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RESOLUTION NO. PC 2015-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT NO. 14-8 TO ALLOW A FULL-SERVICE RESTAURANT WITH ALCOHOL SERVICE AT 17919 GALE AVENUE, CITY OF INDUSTRY, CALIFORNIA, WITHIN THE “C” COMMERCIAL ZONE, MAKING FINDINGS IN SUPPORT THEREOF AND ISSUING A NEGATIVE DECLARATION

RECITALS

WHEREAS, on June 15, 2015, Gold Feng Huang Inc., (“Applicant”) filed a complete application requesting the approval of Conditional Use Permit (“CUP”) No. 14-8 described herein (“Application”); and

WHEREAS, the Application applies to an existing 3,500 square-foot restaurant space located on a 0.79 acre property, at 17919 Gale Avenue, City of Industry, California, Assessor’s Parcel Number 8264-013-011 (“Property”); and

WHEREAS, the Applicant desires to provide a full-service restaurant with alcohol service (Type 41 ABC License) beer and wine, in the “C” Commercial zone, and in accordance with Section 17.12.025 (14) of the City’s Municipal Code (“Code”), a CUP is required for this type of activity; and

WHEREAS, the Land Use Element of the General Plan designates the Property for commercial uses. The proposed use is consistent with the General Plan as it would provide essential goods and services commonly available at other restaurants, and does not conflict with the established goals and objectives of the Land Use Element. Full service restaurants with alcohol uses are permitted in the “C” Commercial zone, subject to the approval of an CUP pursuant to Section 17.12.025(14) of City’s Code; and

WHEREAS, an Environmental Assessment form was submitted by the Applicant pursuant to the City’s requirements. Based upon the information received and Staff’s review and assessment, the project was determined that it could have a significant impact on the environment and an Initial Study/Negative Declaration were prepared in accordance with the requirements of the California Environmental Quality Act (“CEQA”), California Public Resources Code section 21000 *et seq.*, the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, sections 15000 *et seq.*, and the Environmental Impact Report Guidelines of the City of Industry, and the Planning Commission has exercised its independent judgment when considering said Initial Study/Negative Declaration and all public comments received in connection therewith; and,

WHEREAS, the Initial Study/Negative Declaration was circulated for public and agency review and comment on August 20, 2015 through, and including, September 9, 2015. Copies of the Initial Study/Negative Declaration also were made available to the public at the Planning Department on August 20, 2015. On August 20, 2015, a Notice of Intent to Adopt an Initial Study/Negative Declaration, including the time and place of the Planning Commission meeting to review the Application and Initial Study/Negative Declaration was published in the local newspaper and posted at the project site, City Hall, Council Chambers and Fire Station 118; and,

WHEREAS, the Initial Study/Negative Declaration and all related environmental documents forming the basis for this Negative Declaration and Resolution are located in, and in the custody of, the Office of the City Clerk, City of Industry; and,

WHEREAS, notice of the Planning Commission's September 10, 2015 public hearing on CUP No. 14-8 was published in *The San Gabriel Valley Tribune* on August 28, 2015, in compliance with the City's Code and Government Code Section 65091, and was posted at the Property and at three public places on August 28, 2015; and

WHEREAS, the notice of the Planning Commission's September 10, 2015, public hearing on CUP No. 14-8 was also mailed to property owners within 300 feet of the Property on August 28, 2015; and

WHEREAS, on September 10, 2015, the Planning Commission of the City of Industry conducted a duly noticed public hearing on the Application, and considered all testimony written and oral; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Industry as follows:

1. The Planning Commission finds that all of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.
2. All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of Industry.
3. Upon independent review and consideration of the information contained in the Staff Report, Initial Study and Negative Declaration for Conditional Use Permit Application No. 14-8, the Planning Commission exercises its independent judgment and finds that no substantial evidence exists that the approval of the Application, as conditioned hereby, will have a significant effect on the environment within the meaning of CEQA and hereby approves the issuance of the Negative Declaration prepared with respect to the Application.

4. Based upon substantial evidence presented to the Planning Commission during the September 10, 2015, public hearing, including public testimony and written and oral staff reports, this Commission finds as follows:

(a) The proposed use is consistent with the goals and objectives of the General Plan. The General Plan designates the site for commercial uses, including a full-service restaurant with alcohol. The Zoning Ordinance, which implements the General Plan, allows for a full service restaurant with alcohol with approval of a CUP. In addition, the attached conditions of approval set operational and management standards to ensure that the business will operate in a manner consistent with the General Plan's policies related to noise, safety, property maintenance, and maintaining a professional appearance.

(b) The Property is adequate in size and shape, topography and location, to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and items which may be required by Sections 17.12.050 and 17.36.060 of the Municipal Code, and there will be adequate utilities to accommodate the proposed use. The Property complies with the development standards outlined in Chapter 17.36, Zoning Code of the Industry Municipal Code. The full service restaurant with alcohol does not involve any physical changes to the Property and there will be no increased demands placed upon the existing water, gas, electricity, and sewer utilities that adequately serve the site.

(c) The nature, condition and proposed development of adjacent uses, buildings and structures has been considered, and the proposed use, the full service restaurant with alcohol, will not adversely affect or be materially detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare, in that the surrounding area is composed of other similar commercial uses, including an established retail shopping center where customers may purchase goods and services that are conveniently located near each other and which is regularly monitored by the Sheriff's Department. The addition of the full service restaurant with alcohol will complement the adjacent uses by offering an additional service at the shopping center.

(d) The Property is served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use would generate. There is no expansion of the Property's footprint of the industrial / commercial center, and the Property is currently served by Gale Avenue, which is of adequate capacity to serve the commercial use. The addition of the full service restaurant with alcohol requires 59 additional parking spaces, and the Property is currently adequately parked.

(e) The full service restaurant with alcohol use is compatible with surrounding properties and uses because the surrounding area is composed of other similar commercial uses. The uses of the surrounding properties

may change, but the character will remain commercial in nature consistent with the General Plan and zoning designations of the site. The full service restaurant with alcohol complements existing and potential retail uses.

Based upon the foregoing findings, the Planning Commission hereby approves CUP No. 14-84-8, subject to the conditions contained in Exhibit A.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Industry at a regular meeting held on September 10, 2015 by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

Andria Welch
Planning Commissioner

ATTEST:

Cecelia Dunlap
Secretary



CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

EXHIBIT A

Standard Requirements and Conditions of Approval

Application:	Conditional Use Permit 14-8
Applicant:	Golden Phoenix Restaurant
Location:	17919 Gale Avenue Unit 101
Use:	Full-Service Restaurant with Alcohol (Beer & Wine)

Conditions of Approval

Conditions of approval are unique provisions, beyond the requirements of law, the municipal code, or standard practices that are applied to a project by the Planning Commission per Section 17.48.060 of the Zoning Code. Please note that if the design of your project or site conditions change, the conditions of approval also may change. If you have any questions regarding these requirements, please contact the City of Industry.

1. This approval shall be of no force and effect unless and until a Type 41 Beer and Wine license has been obtained from the State Department of Alcoholic Beverage Control ("ABC"). The Type 41 license shall be maintained in compliance with all ABC requirements.
2. The surrender, lapse, termination, suspension, or payment of a fine in lieu of suspension/termination, of the Alcoholic Beverage License issued for the Property by the ABC shall be grounds for revocation of the CUP.
3. The Applicant shall post onsite, prominent, permanent sign or signs stating, "No person under 21 will be served alcoholic beverages" and "Valid ID is required to purchase alcoholic beverages."
4. The sale of alcoholic beverages (beer and wine) shall be limited to the hours of operation of the existing restaurant.
5. Prior to operation, the manager shall provide proof of the License Education on Alcohol and Drugs (LEAD) training by the California Department of Alcoholic Beverage Control for its managers.
6. The Applicant shall operate as a bona-fide eating place as defined by the Business and Professions Code § 23038 in which a bona-fide eating place means a place which is regularly and in a bona-fide manner used and kept open for the serving of meals to guests for compensation and which has suitable kitchen facilities connected therewith, containing conveniences for cooking an assortment of foods which may be required for ordinary meals, the kitchen of which must be kept in a sanitary condition with the proper amount of refrigeration for keeping of food on said premises and must comply with all the regulations of the local department of health. Alcohol shall not be served to persons except those intending to purchase meals. The kitchen shall be open and serving food during all hours of operation in all areas of the establishment.

7. Separate records of food and beverage sales shall be maintained on the premises and shall be made available to the City and/or Los Angeles County Sheriff's Department for examination upon demand so that the ratio of food and non-alcoholic beverage sales to alcoholic beverage sales can be verified. The percentage of gross sales receipts attributed to alcoholic beverages shall be no more than forty-nine percent (49%) on any given day. Applicant shall, on the sixth month and twelve month anniversaries of the effective date of this CUP, provide the City with its records of all food and beverage sales for the prior six month period.
8. During the hours of operation, there shall be not less than one (1) adult employee at least 21 years of age present in a managerial capacity. In addition, all employees involved in the sale of alcoholic beverages must be at least 21 years of age.
9. If there are multiple police actions and/or complaints, the Planning Director shall give notice to the applicant that an on-site, security officer, licensed by the State of California, shall be hired by the business to police the facility during evening and night.
10. Alcohol service and consumption shall be limited to within the interior of the restaurant only. Service of alcoholic beverages for off-site consumption shall be prohibited. No alcohol shall be available for take-out service.
11. No live entertainment of karaoke shall be permitted.
12. The Applicant and/or successor in interest, shall comply with all federal, State, County, and local laws and ordinances.
13. High definition 24-hour time lapse security cameras shall be installed and properly maintained on the interior of the business at locations recommended by the Sheriff's Department capable of color recording and storing a minimum of 30 days of continuous video. The security cameras shall be in operation at all times when the business is operating. To the extent allowed by law, the establishment operators may be required to provide any tapes or other recording media from the security cameras to the Sheriff's Department. The exact location and quantity of all security cameras shall be subject to approval by the Sheriff's Department prior to final occupancy.
14. Shared Parking Conditions of Approval for the Plaza at Puente Hills.
 - a. The Shared Parking Conditions of Approval for the Plaza at Puente Hills stipulated in CUP 14-8 are approved on a limited test basis for a period of one year commencing with the issuance of the CUP and at the end of the test period, a follow-up parking study will be commissioned by the City and paid for by Golden Phoenix restaurant to examine the performance, operation, and parking capacity of the Plaza at Puente Hills. The study will provide conclusions and, if necessary, recommendations for modifications that will ensure adequate parking capacity at peak periods and efficient operation of the parking lot.
 - b. At the end of the test period and conclusion of the follow-up parking study, a noticed, public hearing will be held by the Planning Commission to examine the performance of the Plaza at Puente Hills parking lot and discuss recommendations for next steps.

- c. The test period may be extended by the Planning Commission if proper justification is provided.
15. Prior to building final or operation of the use/business approved by the CUP, the applicant shall contact the Planning Department and schedule a final inspection. The Planning Department will inspect the premises to ensure compliance with all approved conditions of approval and requirements.

Code Requirements and Standards

The following is a list of code requirements and standards deemed applicable to the proposed project. The list is intended to assist the applicant by identifying requirements that must be satisfied during the various stages of project permitting, implementation, and operation. It should be noted that this list is in addition to any "conditions of approval" adopted by the Planning Commission and noted above. Please note that if the design of your project or site conditions change, the list may also change. If you have any questions regarding these requirements, please contact the City of Industry.

1. The entire premise is subject to inspection by the Los Angeles County Sheriff's Department and/or City representative at any reasonable time without prior notification. The Los Angeles County Sheriff's Department and the City reserve the right to review the business owner's compliance with the terms and conditions of this permit at any time. If any security and/or public safety concerns develop, the Applicant shall work cooperatively with the Sheriff's Department and the City to resolve these issues in a mutually acceptable manner.
2. Off-street parking shall be provided at all times in accordance with the originally approved site plan and shall be maintained in a clean and attractive manner (trash, litter, or other materials shall be removed regularly).
3. All landscaped areas shall be maintained in accordance with the originally approved landscaped plan and in a healthy and well-kept condition and kept weed free.
4. All trash containers shall be kept inside a building or in a designated trash enclosure.
5. Emergency fire facilities (hydrants) shall be kept free and unobstructed at all times.
6. All mechanical equipment shall be screened from public view.
7. No outside storage of any personal property, building materials, or other property not permanently affixed to the real property shall be allowed, unless approved by the Planning Director.
8. No outside display of goods, wares, or merchandise shall be permitted, unless approved by the Planning Director.
9. Any graffiti painted or marked upon the premises or any adjacent area under the control of the permittee shall be removed or painted over within 72 hours of being applied.
10. The permittee shall keep the property adjacent to the permitted premises and under control of the permittee, clear of newspaper racks, benches, pay telephones, and any other objects which may encourage loitering.

11. The hours of operation shall be restricted to those as stated on the application or as subsequently approved by the Planning Director and/or Planning Commission.
12. There shall be no adult entertainment, male or female performers or fashion shows permitted on the premises at any time.
13. No X-rated or adult films shall be maintained or shown anywhere on the premises.
14. The permittee shall not permit "Taxi Dancing" to occur on the permitted premises wherein partners are provided for dancing or social purposes.
15. No dancing or live entertainment by employees or customers will be permitted at any time.
16. No employee or agent shall be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the permittee provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companions, or guests of and for the customers.
17. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while in the premise.
18. No non-prescription drugs or drug paraphernalia shall be on the premises at any time.
19. All signs, banners, pennants, flags or other outside advertising materials or structures must be approved by the City.
20. Permittee will be held responsible for acquainting all employees with these rules and all local, county, state, or federal laws.
21. No changes to the approved floor plan shall be permitted without written permission from both the Los Angeles County Sheriff's Department and the City of Industry.
22. The noise level created by the business shall not exceed the following at the property line of any adjacent or nearby residential land use, hospital, school in session, church or public library as measured by a sound level meter:
 - (a) 55 dBA between 7:00 a.m. - 10:00 p.m.
50 dBA between 10:00 p.m. - 7:00 a.m.
for a cumulative period of more than 30 minutes in any hour;
 - (b) 60 dBA between 7:00 a.m. - 10:00 p.m.
55 dBA between 10:00 p.m. - 7:00 a.m.
for a cumulative period of more than 15 minutes in any hour;
 - (c) 65 dBA between 7:00 a.m. - 10:00 p.m.
60 dBA between 10:00 p.m. - 7:00 a.m.
for a cumulative period of more than 5 minutes in any hour;

- (d) 70 dBA between 7:00 a.m. - 10:00 p.m.
65 dBA between 10:00 p.m. - 7:00 a.m.
at any time.
- 23. Any violation of these conditions or any local, county, state or federal laws shall constitute grounds for revocation or suspension of the Conditional Use Permit.
- 24. No outside cooking, food preparation, or sales of product or merchandise, unless approved in advance by the Planning Director.
- 25. Prior to Planning Final, all outstanding fees and invoices due to the City shall be paid in full. If requested by City Staff, the applicant shall provide proof of payment.

Interpretation and Enforcement

1. The Planning Department, Engineering Department, and contract agencies (Los Angeles County Fire Department, Los Angeles Department of Building and Safety) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval.
2. The Planning Director may interpret the implementation of each condition of approval and, with advanced notice, grant minor amendments to approved plans and/or conditions of approval based on changed circumstances, new information, and/or relevant factors as long as the spirit and intent of the approved condition of approval is satisfied. Permits shall not be issued until the proposed minor amendment has been reviewed and approved for conformance with the intent of the approved condition of approval. If the proposed changes are substantial in nature, an amendment to the original entitlement may be required pursuant to the provisions of Industry Municipal Code.

Indemnification and Hold Harmless Condition

1. The owner of the Property that is the subject of this project and the project applicant if different from the Property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Industry and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council and Planning concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

Consent and Acknowledgment

1. The Applicant shall within thirty (30) days after approval of this CUP by the Planning Commission, submit to the Planning Department his/her written consent to all of the conditions referenced herein. The Applicant understands that approval of this CUP will be of no force or effect unless such written consent is submitted to the City within the stated 30 day period.

PLANNING COMMISSION

ITEM NO. 7.2



CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

MEMORANDUM

To: Planning Commission

September 3, 2015

From: Paul J. Philips, City Manager

Staff: Troy Helling, Senior Planner

Subject: Conditional Use Permit 15-11 – Nail'd It Nail Salon

Proposal

Section 17.20.030.b of the Municipal Code requires approval of a Conditional Use Permit (CUP) by the Planning Commission to establish a commercial business in the "MC" Manufacturing/Commercial overlay zone. This application (Attachment 1) is to establish a nail salon (Nail'd It) at an existing 1,573 square foot retail space located at 15458 Valley Boulevard. Nail'd It proposes to offer manicures, pedicures, facials and waxing services, and would operate during the hours of 8:00 AM to 10:00 PM seven days a week.

The space would include workstations for manicures, chairs for pedicures, a room for facials and waxing, and a restroom.

Location and Surroundings

As shown on the attached location map (Attachment 2), the proposed space is located at 15459 Valley Boulevard within a 50,100 square foot industrial and commercial complex. The complex is located at the south west corner of Valley Boulevard and Proctor Avenue.

The project is surrounded on the east, west and south by industrial uses, and across Valley Boulevard on the north by commercial uses.

Staff Analysis

The proposal to add a retail use to an existing building is consistent with the Zoning "MC" (Manufacturing/Commercial overlay zone) and General Plan (Employment) designations of the site and complies with the standards in Sections 17.20, "MC" Manufacturing/Commercial overlay zone, of the City's Municipal Code.

Parking

Per Section 17.36.060 K1 b of the Municipal Code, a retail use is parked at the rate of one space per 250 square feet. Based on this formula, the proposed use requires seven parking spaces. When considering all the uses in the complex and the proposed use, there are a total of 89 parking spaces required for the property and 189 parking spaces provided, which is more than sufficient to accommodate the parking required for the proposed use.

Environmental Analysis

The proposed project is exempt from the California Environmental Quality Act (CEQA) per Section 15301, which exempts the operation of existing uses when there is little or no expansion of the use. A CUP is required for the retail use in the "MC" Manufacturing/Commercial overlay zone and there will be no modifications to the existing retail space that would intensify the existing use. The Notice of Exemption (Attachment 3) will be posted at the Los Angeles County Clerk's Office after approval by the Planning Commission.

Public Hearing

The required Public Hearing Notice (Attachment 4) was posted on the site, Fire Station 118, City Hall, Council Chambers, distributed to surrounding property owners within 300 feet of the site, and published in the San Gabriel Tribune on August 28, 2015.

Recommendation

Because the proposed use complies with the use standards of the Municipal Code and satisfies the findings noted in the Resolution, Staff recommends that the Planning Commission approve Resolution No. PC 2015-15 with the findings for approval and Standard Requirements and Conditions of Approval contained in the Resolution (Attachment 5) and direct staff to file the Notice of Exemption.

Attachments

- Attachment 1: Application
- Attachment 2: Location Map
- Attachment 3: Notice of Exception
- Attachment 4: Public Hearing Notice
- Attachment 5: Resolution No. PC 2015-15 approving Conditional Use Permit No. 15-11 with findings of approval and Standard Requirements and Conditions of Approval

Attachment 1

Application

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CITY OF INDUSTRY

15625 East Stafford Street • Suite 101 • City of Industry • CA • 91744
Phone: (626) 333-2211 • Fax: (626) 961-6795
www.cityofindustry.org

CONDITIONAL USE PERMIT APPLICATION

It is the business owner's responsibility to complete this application and checklist and notify the City of Industry Planning Department immediately if there are any changes to the business entity which differs from the information provided on this application.

PROPOSAL

Location Address: 15458 E. VALLEY BLVD. CITY OF INDUSTRY 91746
Street City Zip + 4

Describe in detail the type of business to be conducted and the daily operations of the business.
NAIL SALON

Days of operation: MONDAY - SUNDAY Business Hours: 8AM - 10PM Number of Employees 4

APPLICANT INFORMATION

Applicant: IRA SIEGAL Title: CEO Phone: (626) 622-6419 Email: ISIEGAL@ICLOUD.COM
Address: 18497 BUTTONWOOD LANE ROWLAND HEIGHTS 91748
Street City Zip + 4

BUSINESS INFORMATION

Business Name (DBA): NAIL'D IT

Corporation Name: YENSIE LLC.

Mailing Address (if different than location address): 931 FEATHER AVE LA PUENTE CA 91746
Street City State Zip + 4

Phone: (626) 242.6219 Fax: _____ E-mail Address: NAILED.IT.SPANNAILS.COM

Business Owner Contact (if different than applicant): _____ Phone: _____

PROPERTY OWNER INFORMATION (MUST COMPLETE AND NOTARIZE THE PROPERTY OWNER CONSENT AFFIDAVIT)

Property Owner: BECKY LIM Phone: (714) 920-7586

Address: PO BOX 8224 ROWLAND HEIGHTS 91748
Street City Zip + 4

BUSINESS OWNER DECLARATION

I declare that the statements and information contained in this application are true and correct to the best of my knowledge and belief. I agree to conform with all requirements of zone, building, fire and all other applicable laws, ordinances and regulations pertaining to the operations of such business. Furthermore, I agree to notify the City of Industry Planning Department within ten (10) days of any change in the facts stated herein.

Name (print or type): IRA J. SIEGAL Signature: _____ Date: 6-29-15

SUBMITTAL CHECKLIST - MAKE SURE THE BELOW ITEMS ARE COMPLETE BEFORE SUBMITTING APPLICATION FOR APPROVAL

- Verify use is permitted (contact Planning Department at 626-333-2211)
- Obtain approval on Supplement a Form from LA County Fire Department
- Obtain approval on Refuse Application Form from Valle Vista Services
- Understand and accept standard conditions of approval (IMC Section 17.44.030)
- Provide Floor and Site Plan
- Provide copy of Owner's Affidavit
- Complete IMC Information Sheet
- Complete Solid Waste Generator (Form 104)

Under federal and state law, compliance with disability access laws is a serious and significant responsibility that applies to all California building owners and tenants with buildings open to the public. You may obtain information about your legal obligations and how to comply with disability access laws at the following agencies:

The Division of the State Architect at www.dgs.ca.gov/dsa/Home.aspx
The Department of Rehabilitation at www.rehab.ca.gov/rdnet.gov
The California Commission on Disability Access at www.cdda.ca.gov

To Be Completed By City Staff

Conditional Use Permit No. _____ Filing Date: _____ Accepted by: _____
Date Deemed Complete: _____ Date Approved: _____ Zoning/GP Designation: _____
Fees: Filing Fee _____ Environmental Fee Deposit _____ CA Dept Fish and Game Fee _____



CITY OF INDUSTRY

15625 East Stafford Street Suite 101 City of Industry CA 91744
(626) 333-2211 FAX (626) 961-6795
www.cityofindustry.org
planning@cityofindustry.org

**PROPERTY OWNER
CONSENT AFFIDAVIT FOR
CONDITIONAL USE PERMIT
APPLICATION**

****THIS FORM MUST BE NOTARIZED****

BUSINESS DESCRIPTION Nail salon

BUSINESS LOCATION 15458 E. VALLEY BLVD, CITY OF INDUSTRY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF INDUSTRY)

DATE: 6-25-15

~~I/We~~, BECKY LIM, N/A, the **OWNER(s)** of the Real Property involved in this application, do hereby consent to the filing of this application. ~~I/We~~ do hereby appoint the following person(s) as my agent(s) to act on my behalf on the foregoing application:

OWNER'S AGENT: RON YOUNG Phone No. 714 920 7586
(e.g. Property Manager) (Printed Name of Agent)

Address of Owner's Agent: PO BOX 8224, ROWLAND HEIGHTS, CA 91748
(Number) (Street) (City) (State) (Zip)

OWNER: Bucky S. Lim **OWNER:** N/A
(Signature) (Signature)

Address: PO BOX 8224 **Address:** N/A
(Number) (Street) (Number) (Street)
ROWLAND HEIGHTS, CA 91748
(City) (State) (Zip) (City) (State) (Zip)

NOTE: A NOTARIZED OWNER'S AFFIDAVIT IS REQUIRED AS PARTY OF ALL APPLICATIONS. IF OWNERSHIP IS HELD OTHER THAN BY AND 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.

FOR NOTARY USE ONLY

STATE OF California)

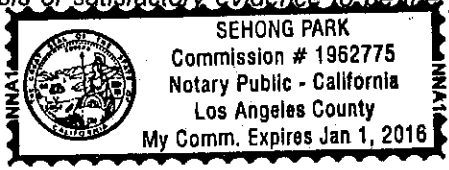
COUNTY OF Los Angeles)

Subscribed and sworn to (or affirmed) before me this 25th day of June 20 15

BY Becky Lim BY N/A
(Printed Name of Owner As Signed Above) (Printed Name of Owner As Signed Above)

Personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) who appeared to me.

[Signature] **SEAL**
NOTARY PUBLIC





**CITY OF INDUSTRY
USE PERMIT
SUPPLEMENT A**

Before any application for a can be accepted as complete, the applicant must obtain a Fire Department stamp of approval on this form. In order to obtain approval, the applicant must submit a **COMPLETED** application to the LOS ANGELES COUNTY FIRE PREVENTION DIVISION located at:

15660 E. STAFFORD STREET
CITY OF INDUSTRY, CA 91744
Phone: (626) 336-6950

The Fire Prevention Bureau has reviewed the application for NAIL'D IT
proposed at 15458 E. VALLEY BLVD 91746, City of Industry.
street zip code

OFFICE USE ONLY

Recommendation is:

- APPROVAL** - The proposed use and building meets Fire Prevention requirements.
- DENIAL** - The proposed use and/or building failed the minimum Fire Prevention requirements.

Comments:

- Provide U.L. approved, fire extinguisher(s) - minimum rating: 2A10BC
within 75 feet travel distance.
- Sprinkler system shall be monitored by a fire alarm company (100 sprinkler heads or more).
- Provide a 5-year certification test on the sprinkler system.
- Contact the Fire Department within 2 weeks after occupancy for field inspection.
_____ occupancy only.

File for the following permits:

- Flammable Liquids Storage or Use
- High-pile Stock. Commodity classification
- Other
- Do not occupy building until all Fire Department requirements are met

Fire Department Stamp

**COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
APPROVED**
By: [Signature] Date: 6-30-15
 Subject to field inspection approval
 Subject to conditions on plans
 Subject to compliance with correction sheet requirements
The stamping of this plan and specification SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County/City Ordinance or State Law.

Checklist (completed by applicant)

- | | |
|--|--|
| <input type="checkbox"/> Complete Statement of Intended Use | <input type="checkbox"/> Complete Hazardous Materials Declaration |
| <input type="checkbox"/> Complete Fire Extinguisher Requirements | <input type="checkbox"/> Complete High-Piled Combustible Storage Declaration |
| <input type="checkbox"/> Complete Occupant Emergency Information Form | <input type="checkbox"/> Include Floor and Site Plan |
| <input type="checkbox"/> Provide Statement of Intended Use Letter signed by Business | <input type="checkbox"/> Obtain stamp on Use Permit Supplement A |
| <input type="checkbox"/> Owner or Authorized Agent | |

Nail'D It Spa
15458 E. Valley Blvd
City Of Industry, CA 91746

June 12, 2015

To Whom It May Concern:

The following information is in answer to your request regarding the business operation to be conducted at the above address.

1. Operations conducted in the building are as follows: NAIL SALON
 - a. Retail store environment with spa chairs and work stations where clients will be receiving manicures and pedicures. SELL PRODUCT IF REQUESTED
 - b. Separate rooms for facial and waxing.
2. See attached plot plan
3. Materials to be stored include the following:
 - a. Everyday use supplies (towels, ,masks, cotton balls, cotton swabs)
 - b. Nail polish, Nail polish remover, Cuticle Cream,
4. Supplies and materials will be stored in specified storage space and containers inside the storage room.
5. Tenant improvement
 - a. Plumbing: adding sewage lines and plumbing for spa chairs.
 - b. Painting

Sincerely,


Ira J. Siegal
Chief Executive Officer



CITY OF INDUSTRY
APPLICATION FOR COMMERCIAL/INDUSTRIAL WASTE SERVICE

Applications will not be accepted without this form signed by Valley Vista Visa Services and attached to the application. City of Industry Municipal Code requires every business to arrange for appropriate solid waste collection service with the City approved collector. The requirement applies to any permanent or temporary businesses operating in the City of Industry.

Valley Vista Services - (800) 442-6454
 17445 RAILROAD STREET
 CITY OF INDUSTRY, CA 91745

BUSINESS INFORMATION (please type or print clearly)

Business Name/DBA: NAIL'D IT Phone: (626) 242-6219
 Service Address: 15458 E VALLEY BLVD CITY OF INDUSTRY 91746
Street City/State Zip
 Billing Address: 15458 E VALLEY BLVD CITY OF INDUSTRY 91746
Street City/State Zip
 Requested by: IRA J. SIEGAL Title: CEO

The failure to maintain solid waste collection service and the accumulation of solid waste on a premises where service has been discontinued is a violation of Industry Municipal Code Chapters 8.20 and 1.30, and may result in the commencement of various remedies available to the City, including the issuance of administrative citations, the commencement of a nuisance abatement action, and the possible revocation of any use permit or other City approvals related to the use of the property.

All delinquent charges and penalties imposed are deemed to be civil debts owed to the City by the customer and property owner, and may be collected by any available means, including the filing of a civil action.

Payment for service is the joint obligation of the customer and the property owner (if separate from the customer). In the case of non-payment by the customer, the owner of the property may be held responsible for payment and no new service may be established and no property related permit, approval or entitlement may be issued by the City until all delinquent amounts are paid.

BILLING DISPUTE PROCEDURES - Any customer who has been billed for service and desires to contest the extent, degree or reasonableness of the charges billed, must file a written statement of such protest with the collector and the City Manager's office within 30 days of the mailing of the disputed bill. The City Manager will review the accounts of customers who dispute collection charges within 30 days after receiving a written request for review. If an error is found after such review, the City or collector will promptly correct the error and, if required and at the City's sole discretion, the City or collector will either credit the customer's account or give the customer a refund.

Office Use Only

Recycling and solid waste collection services have been reviewed and/or arranged for by the above business.

Type of Request: New Pre-Existing Not Applicable

Approximate Start Date: _____

Comments: 4-3ydx1

Approved by: Tameya Rosales Date: 6/29/15 Account No.: 011740

✦ Environmental Information Form

The Environmental Information Form is intended to provide the basic information necessary for the evaluation of your project to determine its potential environmental impacts. This review provides the basis for determining whether the project may have a significant impact on the environment, as required by state law, or more specifically, the California Environmental Quality Act (CEQA). After this information has been evaluated by the Planning Department, a determination will be made regarding the appropriate environmental documentation for your project, in accordance with the CEQA Guidelines.

If no significant environmental impacts are anticipated, or if impacts can be mitigated or avoided by a change or specific requirement in the project's design or operation, a Negative Declaration or Mitigated Negative Declaration will be prepared. If potential significant environmental impacts are identified, an Environmental Impact Report must be prepared, which focuses on the areas of concern identified by the Initial Study.

The City of Industry, as Lead Agency, is required to comply with CEQA. In order to assist us in completing this required environmental review, please provide us with the information outlined below. Please note that 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.

This Environmental Information Form works in concert with the other applications. Both need to be completed in order for your application to be accepted as complete. If you need assistance in completing the Environmental Information Form, or have questions regarding the environmental review procedures, please contact the Planning Department at (626) 333-2211.

General Information

1. Name developer, agent, or project sponsor: YENSIE LLC Phone Number: (626) 622-6419
 Address: 931 FEATHER AVE LA PUENTE 91746
Street City Zip

2. Project name: NAIL'D IT SPA Assessor's Parcel Number: _____
 Address: 15458 E. VALLEY BLVD CITY OF INDUSTRY 91746
Street City Zip

Environmental Setting (Attach additional sheets and photos as necessary)

1. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects:

2. Provide photographs of the site and describe any existing structures onsite and the use of the structures:

3. Describe the surrounding properties (north, east, south, and west of the project site), including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (industrial, commercial, etc.), intensity of land use (warehousing, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.):

4. Provide photographs of the surrounding uses and adjoining properties.

Project Description (attach additional sheets as necessary)

1. List and describe any other permits and approvals required for project implementation, including those required by local, regional, state, and/or federal agencies:

PERMIT NEEDED FOR TENANT IMPROVEMENTS: PLUMBING FOR
SPA CHAIRS, FLOORING, ADD PARTITIONS

2. List any other development proposals associated with the project and its relationship to a larger project or series of projects, if any:

N/A

3. Demolition proposed: No: Yes: Square feet: _____

4. Tentative development schedule including start and completion dates, and phasing if proposed:

5. If commercial or office, indicate the type, 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:

COMMERCIAL RETAIL (NAIL SALON). 1573 SQUARE FEET.

ANTICIPATED HOURS OF OPERATION: 8 AM - 10 PM. ESTIMATED NUMBER OF
EMPLOYEES: 4. (ONE SHIFT). NO DELIVERY/LOADING

6. If industrial, manufacturing or warehouse, indicate the type and major function, 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:

N/A

7. If institutional, indicate the type and major function, square footage, anticipated hours of operation, estimated employees per shift and number of shifts, location of loading facilities and anticipated hours of loading/delivery operations, and community benefits to be derived from project:

N/A

8. If the project involves an exception, conditional use permit, or re-zoning application, state this and indicate clearly why the application is required:

CONDITIONAL USE PERMIT IS REQUIRED BECAUSE THE PROPERTY IS ZONED FOR RETAIL / COMMERCIAL OFFICE BUT NOT NAIL SALON SPECIFICALLY.

Potential Environmental Impacts

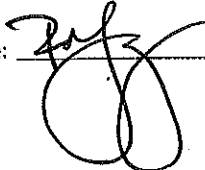
If any of the following items are applicable to your project please discuss (use a separate sheet as necessary).

	Yes	No
1. Change in existing features of any drainage ways or hills, or substantial alteration of any ground contours.		✓
2. Change in scenic views or vistas from existing residential areas or public lands or roads.		✓
3. Change in pattern, scale, or character of the general area of the project.		✓
4. Result in significant amounts of solid waste or debris.		✓
5. Change in or introduction of air emissions (e.g., dust, ash, smoke, fumes) or odors in the vicinity during grading and/or construction phases.		✓
6. Change in surface water (e.g., channel, stream) or ground water quality or quantity.		✓
7. Substantial alteration of existing drainage patterns that could lead to flooding on- or offsite.		✓
8. Substantial change in noise or vibration levels in the project vicinity during grading and/or construction phases.		✓
9. Substantial change in traffic patterns and circulation in the project vicinity.		✓
10. Substantial change in topography of project site and/or vicinity.		✓
11. Site located on filled land or on slopes of 10 percent or more.		✓
12. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.		✓
13. Substantial change in demand for public services and utilities and service systems (police, fire, water, wastewater, solid waste, electricity, gas, etc.)		✓
14. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)		✓

What studies have been prepared for this site that might assist the City in reviewing the potential environmental impacts of the project? Some examples of such studies include environmental site assessment, soils and geology study, biological resources study, cultural resources study, hydrology study, etc. These studies may have been prepared for this project or some earlier development project. Supporting documentation or studies may answer questions and facilitate the processing of your application.

Certification

I am the legal owner of the property that is the subject of this application or have been authorized by the owner to act on his/her behalf regarding this application. I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further acknowledge that any false statements or information presented herein may result in the revocation of any approval or permit granted on the basis of this information.

Name of preparer: PON YOUNG Preparer's signature: 
Date: JUNE 29, 2015

Attachment 2 Location Map

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CUP 15-11

Location Map



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Attachment 3
Notice of Exemption

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NOTICE OF EXEMPTION

To: County Clerk
County of Los Angeles
Environmental Filings
12400 East Imperial Highway #2001
Norwalk, CA 90650

From: City of Industry
15625 E. Stafford Street, Suite 100
City of Industry, CA 91744

Project Title: CUP 15-11

Project Location - Specific: 15458 Valley Boulevard

Project Location-City: City of Industry **Project Location-County:** Los Angeles

Description of Project: Conditional Use Permit 15-11 is an application to establish a Nail Salon (Nail'd It) in the (M-C) Manufacturing – Commercial overlay zone at an existing 1,573 square foot retail space.

Name of Public Agency Approving Project: Planning Commission, City of Industry

Name of Person or Agency Carrying Out Project: Ira Siegal

Exempt Status: *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. *State type and section number:* 15301
- Statutory Exemptions. *State code number:*

Reasons why project is exempt: Section 15301 Class 1, which exempts the operation, permitting, or minor alteration of existing facilities involving negligible or no expansion of the existing use. The CUP is required for the retail use in the "IC" Industrial / Commercial zone and there will be no modifications to the existing retail space that would intensify the existing use.

Lead Agency

Contact Person: Troy Helling

Telephone: (626)333-2211

Signature: _____

Date: _____

Title: Senior Planner

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Attachment 4
Public Hearing Notice

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NOTICE OF PUBLIC HEARING

Conditional Use Permit No. 15-11

On August 28, 2015, notice has been given that the Planning Commission of the City of Industry shall hold a public hearing on the application for Conditional Use Permit No. 15-11 to establish a Nail Salon (Nail'd It) in the (M-C) Manufacturing – Commercial overlay zone at an existing 1,573 square foot retail space at 15458 Valley Boulevard in the City of Industry.

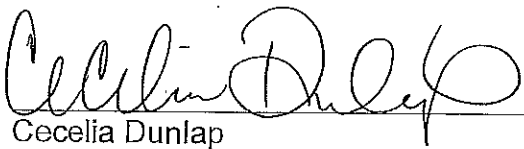
A copy of all relevant material, including the Conditional Use Permit Application, is on file in the City Administrative Offices, 15625 East Stafford Street, Suite 100, City of Industry, California 91744.

The time, date and place of such hearing shall be as follows:

Time: 11:00 a.m.
Date: September 10, 2015
Place: City Council Chamber
15651 East Stafford Street
City of Industry, CA 91744

Any person wishing to be heard regarding this matter may appear at the above time, date and place. Written comments may be sent via U.S. Mail or by hand delivery to the City of Industry, at 15625 Stafford Street, Suite 100, City of Industry, CA 91744.

If you challenge the conditional use permit in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission of the City of Industry at, or prior to, the public hearing.


Cecelia Dunlap
Deputy City Clerk of the City of Industry

JN 9213

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Attachment 5
Resolution No. PC 2015-15

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RESOLUTION NO. PC 2015-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 15-11 TO ALLOW A NAIL SALON IN THE “MC” MANUFACTURING/COMMERCIAL OVERLAY ZONE LOCATED AT 15458 VALLEY BOULEVARD, CITY OF INDUSTRY, CALIFORNIA, AND THE NOTICE OF EXEMPTION REGARDING SAME.

RECITALS

WHEREAS, on July 8, 2015, Ira Siegal (“Applicant”) filed a complete application requesting the approval of Conditional Use Permit (“CUP”) No. 15-11 described herein (“Application”); and

WHEREAS, the Application applies to an existing 1,573 square-foot retail space located on a 4.05 acre property, at 15458 Valley Boulevard, City of Industry, California, Assessor’s Parcel Number 8208-023-048 (“Property”); and

WHEREAS, the Applicant desires to provide a retail nail salon in the “MC” Manufacturing/Commercial overlay zone, and in accordance with Section 17.20.030 (B) of the City’s Municipal Code (“Code”), a CUP is required for this type of activity; and

WHEREAS, the Land Use Element of the General Plan designates the Property for employment uses. The proposed use is consistent with the General Plan as it would provide essential goods and services commonly available at other retail establishments, and does not conflict with the established goals and objectives of the Land Use Element. Retail uses are permitted in the “MC” Manufacturing/Commercial overlay zone, subject to the approval of an CUP pursuant to Section 17.20.030(B) of City’s Code; and

WHEREAS, an Environmental Assessment form was submitted by the Applicant pursuant to the City’s requirements. Based upon the information received and Staff’s review and assessment, the project was determined not to have a significant impact on the environment and is categorically exempt from the California Environmental Quality Act (“CEQA”), pursuant to Section 15301 (Class 1 Existing Facility) of the CEQA Guidelines, because the retail nail salon at an existing building only involves a minor change in operations of an existing facility, and is only a negligible expansion of the existing use; and

WHEREAS, notice of the Planning Commission’s September 10, 2015 public hearing on CUP No. 15-11 was published in *The San Gabriel Valley Tribune* on August 28, 2015, in compliance with the City’s Municipal Code and Government Code Section

65091, and was posted at the Property and at three public places on August 28, 2015; and

WHEREAS, the notice of the Planning Commission's September 10, 2015, public hearing on CUP No. 15-11 was also mailed to property owners within 300 feet of the Property on August 28, 2015; and

WHEREAS, on September 10, 2015, the Planning Commission of the City of Industry conducted a duly noticed public hearing on the Application, and considered all testimony written and oral; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Industry as follows:

1. The Planning Commission finds that all of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

2. All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of Industry.

3. Upon independent review and consideration of the information contained in the Staff Report and the Notice of Exemption for Conditional Use Permit Application No. 15-11, the Planning Commission hereby finds and determines that Conditional Use Permit No. 15-11 will not result in or have a significant impact on the environment, because the retail nail salon only involves a minor change in operations of an existing facility, and involves only a negligible expansion of the existing use. Therefore, the proposed project is categorically exempt from the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 *et seq.*), pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations). Based on these findings, the Planning Commission adopts the Notice of Exemption and directs staff to file same as required by law.

4. Based upon substantial evidence presented to the Planning Commission during the September 10, 2015, public hearing, including public testimony and written and oral staff reports, this Commission finds as follows:

(a) The proposed use is consistent with the goals and objectives of the General Plan. The General Plan designates the site for employment uses, including retail and services uses such as a nail salon. The Zoning Ordinance, which implements the General Plan, allows for a retail nail salon with approval of a CUP. In addition, the attached conditions of approval set operational and management

standards that ensure the business that will operate in a manner consistent with the General Plan's policies related to noise, safety, property maintenance, and maintaining a professional appearance.

(b) The Property is adequate in size and shape, topography and location, to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and items which may be required by Sections 17.20.060 and 17.36.060 of the Municipal Code, and there will be adequate utilities to accommodate the proposed use. The Property complies with the development standards outlined in Chapter 17.36, Zoning Code of the Industry Municipal Code and the retail nail salon does not involve any physical changes to the Property and there will be no increased demands placed upon the existing water, gas, electricity, and sewer utilities that adequately serve the site.

(c) The nature, condition and proposed development of adjacent uses, buildings and structures has been considered, and the proposed use, the retail nail salon, will not adversely affect or be materially detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare, in that the surrounding area is composed of other similar commercial uses, including an established retail shopping center where customers may purchase goods and services that are conveniently located near each other and which is regularly monitored by the Sheriff's Department. The addition of the retail nail salon will complement the adjacent uses by offering an additional service at the shopping center.

(d) The Property is served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use would generate. There is no expansion of the Property's footprint of the industrial / commercial center, and the Property is currently served by Valley Boulevard and Proctor Avenue, which is of adequate capacity to serve the commercial use. The addition of the retail nail salon requires seven additional parking spaces, and the Property is currently adequately parked.

(e) The retail nail salon use is compatible with surrounding properties and uses because the surrounding area is composed of other similar commercial uses. The uses of the surrounding properties may change, but the character will remain industrial and commercial in nature consistent with the general plan and zoning designations of the site. The retail nail salon complements existing and potential retail uses.

Based upon the foregoing findings, the Planning Commission hereby approves CUP No. 15-11, subject to the conditions contained in Exhibit "A".

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Industry at a regular meeting held on September 10, 2015 by the following vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

Andria Welch
Planning Commissioner

ATTEST:

Cecelia Dunlap
Secretary



CITY OF INDUSTRY

P.O. Box 3366 • 15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

EXHIBIT A

Standard Requirements and Conditions of Approval

Application:	Conditional Use Permit 15-11
Applicant:	Nail'd It
Location:	15458 Valley Boulevard
Use:	Nail salon in the "MC" Manufacturing/Industrial Overlay Zone

Conditions of Approval

Conditions of approval are unique provisions, beyond the requirements of law, the municipal code, or standard practices that are applied to a project by the Planning Commission per Section 17.48.060 of the Zoning Code. Please note that if the design of your project or site conditions change, the conditions of approval may also change. If you have any questions regarding these requirements, please contact the City of Industry.

1. The Applicant shall operate as a bona-fide nail salon that does not offer massage services. If massage services are proposed in the future, the owner shall apply for and obtain a massage license with the City of Industry and follow all the massage therapy regulations in Section 5.20 of the City of Industry Municipal Code.
2. Prior to building final or operation of the use/business approved by the CUP, the applicant shall contact the Planning Department and schedule a final inspection. The Planning Department will inspect the premises to ensure compliance with all approved conditions of approval and requirements.

Code Requirements and Standards

The following is a list of code requirements and standards deemed applicable to the proposed project. The list is intended to assist the applicant by identifying requirements that must be satisfied during the various stages of project permitting, implementation, and operation. It should be noted that this list is in addition to any "conditions of approval" adopted by the Planning Commission and noted above. Please note that if the design of your project or site conditions change, the list may also change. If you have any questions regarding these requirements, please contact the City of Industry.

1. The entire premise is subject to inspection by the Los Angeles County Sheriff's Department and/or City representative at any reasonable time without prior notification.
2. Off-street parking shall be provided at all times in accordance with the originally approved site plan and shall be maintained in a clean and attractive manner (trash, litter, or other materials shall be removed regularly).
3. All landscaped areas shall be maintained in accordance with the originally approved landscaped plan and in a healthy and well-kept condition and kept weed free.

4. All trash containers shall be kept inside a building or in a designated trash enclosure.
5. Emergency fire facilities (hydrants) shall be kept free and unobstructed at all times.
6. All mechanical equipment shall be screened from public view.
7. No outside storage of any personal property, building materials, or other property not permanently affixed to the real property shall be allowed, unless approved by the Planning Director.
8. No outside display of goods, wares, or merchandise shall be permitted, unless approved by the Planning Director.
9. Any graffiti painted or marked upon the premises or any adjacent area under the control of the permittee shall be removed or painted over within 72 hours of being applied.
10. The permittee shall keep the property adjacent to the permitted premises and under control of the permittee, clear of newspaper racks, benches, pay telephones, and any other objects which may encourage loitering.
11. The hours of operation shall be restricted to those as stated on the application or as subsequently approved by the Planning Director and/or Planning Commission.
12. There shall be no adult entertainment, male or female performers or fashion shows permitted on the premises at any time.
13. No X-rated or adult films shall be maintained or shown anywhere on the premises.
14. The permittee shall not permit "Taxi Dancing" to occur on the permitted premises wherein partners are provided for dancing or social purposes.
15. No dancing or live entertainment by employees or customers will be permitted at any time.
16. No employee or agent shall be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the permittee provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companions, or guests of and for the customers.
17. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while in the premise.
18. No non-prescription drugs or drug paraphernalia shall be on the premises at any time.
19. All signs, banners, pennants, flags or other outside advertising materials or structures must be approved by the City.
20. Permittee will be held responsible for acquainting all employees with these rules and all local, county, state, or federal laws.

21. No changes to the approved floor plan shall be permitted without written permission from both the Los Angeles County Sheriff's Department and the City of Industry.
22. The noise level created by the business shall not exceed the following at the property line of any adjacent or nearby residential land use, hospital, school in session, church or public library as measured by a sound level meter:
 - (a) 55 dBA between 7:00 a.m. - 10:00 p.m.
50 dBA between 10:00 p.m. - 7:00 a.m.
for a cumulative period of more than 30 minutes in any hour;
 - (b) 60 dBA between 7:00 a.m. - 10:00 p.m.
55 dBA between 10:00 p.m. - 7:00 a.m.
for a cumulative period of more than 15 minutes in any hour;
 - (c) 65 dBA between 7:00 a.m. - 10:00 p.m.
60 dBA between 10:00 p.m. - 7:00 a.m.
for a cumulative period of more than 5 minutes in any hour;
 - (d) 70 dBA between 7:00 a.m. - 10:00 p.m.
65 dBA between 10:00 p.m. - 7:00 a.m.
at any time.
23. Any violation of these conditions or any local, county, state or federal laws shall constitute grounds for revocation or suspension of the Conditional Use Permit.
24. No outside cooking, food preparation, or sales of product or merchandise, unless approved in advance by the Planning Director.
25. Prior to Planning Final, all outstanding fees and invoices due to the City shall be paid in full. If requested by City Staff, the applicant shall provide proof of payment.

Interpretation and Enforcement

1. The Planning Department, Engineering Department, and contract agencies (Los Angeles County Fire Department, Los Angeles Department of Building and Safety) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval.
2. The Planning Director may interpret the implementation of each condition of approval and, with advanced notice, grant minor amendments to approved plans and/or conditions of approval based on changed circumstances, new information, and/or relevant factors as long as the spirit and intent of the approved condition of approval is satisfied. Permits shall not be issued until the proposed minor amendment has been reviewed and approved for conformance with the intent of the approved condition of approval. If the proposed changes are substantial in nature, an amendment to the original entitlement may be required pursuant to the provisions of Industry Municipal Code.

Indemnification and Hold Harmless Condition

1. The owner of the Property that is the subject of this project and the project applicant if different from the Property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Industry and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council and Planning concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

Consent and Acknowledgment

1. The Applicant shall within thirty (30) days after approval of this CUP by the Planning Commission, submit to the Planning Department his/her written consent to all of the conditions referenced herein. The Applicant understands that approval of this CUP will be of no force or effect unless such written consent is submitted to the City within the stated 30 day period.