Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

October 25, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PROJECT R2014-01529-(4)
ZONE CHANGE NO. 201400008
VESTING TENTATIVE PARCEL MAP NO. 072916
CONDITIONAL USE PERMIT NO. 201400062
PARKING PERMIT NO. 201400006
ENVIRONMENTAL ASSESSMENT NO. 201400121
APPLICANT: PARALLAX INVESTMENT CORP
PUENTE ZONED DISTRICT
(FOURTH SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

- Zone Change No. 201400008: To change the existing M-1.5-BE zoning to C-3-DP (General Commercial-Development Program);
- Vesting Tentative Parcel Map No. 072916: To create three parcels and 155 commercial condominium units;
- Conditional Use Permit No. 201400062: To authorize –
  - A Development Program (DP),
  - A new commercial center as required by the Rowland Heights CSD,
  - Structures up to 80 feet in height maximum,
  - On-site grading exceeding 100,000 cubic yards and off-site transport grading, and
  - Sale of two full lines of alcoholic beverages for on-site consumption in conjunction with normal operations of two proposed hotels.
- Parking Permit No. 201400006: To allow reciprocal access, shared parking and the use of 75 off-site spaces used for vehicle parking.
- Environmental Assessment No. 201400121: An Environmental Impact Report (EIR) along with the County Mitigation Monitoring and Reporting Program (MMRP),

California Environmental Quality Act (CEQA) Findings and Fact and a Statement of Overriding Considerations were determined to be the appropriate environmental documents for this project.

The project is to construct two hotels with 472 rooms and suites and 12,000 square feet of meeting space, and up to 155 retail commercial condominium units for commercial facilities to provide convenience goods and services. The site is 14.85 gross acres and has been previously developed. The proposed subdivision requires no new major public rights-of-way improvements in that the property is a large buildable area of land within an existing urban infrastructure.

The Regional Planning Commission (Commission) held a public hearing on this matter on September 7, 2016, recommended approval of the project, certified the Final EIR, adopted the Findings of Fact and Statement of Overriding Considerations and the MMRP and determined that the remaining unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific economic and social benefits of the project.

IT IS RECOMMENDED THAT THE BOARD, AFTER THE PUBLIC HEARING,

1. Certify the Final EIR associated with Environmental Assessment No. 201400121, along with the required CEQA findings of fact, and Statement of Overriding Considerations, and adopt the MMRP for the project pursuant to State and local CEQA guidelines.

2. Indicate its intent to approve Vesting Tentative Parcel Map No. 072916, Zone Change No. 201400008, Conditional Use Permit (CUP) No. 201400062, and Parking Permit No. 201400006 and instruct County Counsel to prepare the necessary findings and conditions consistent with the Board of Supervisors' (Board) action for the Board's consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The project meets the Rowland Heights Community Plan by minimizing land alteration and developing land with no existing natural cover. Grading is limited to that which is necessary for the primary use of each parcel.

The proposed subdivision minimizes the impact to community character, surrounding neighborhoods and natural features by matching the existing pattern of devlepoment for the new detached structures with subterranean parking, landscaping and community gathering/open space.

Updating the zoning on 5.15 gross acres of the subject property will allow the operation of the project, channeling additional development into an existing multipurpose center and protecting prime industrial land from encroachment of incompatible uses, consistent with the policies of the 1980 General Plan.

Implementation of Strategic Plan Goals

Fiscal Responsibility:
The project promotes the goal of fiscal responsibility. The proposed commercial development, located in an urban area, will efficiently utilize existing infrastructure investments and reduce the demand for extension of linear utilities and infrastructure to undeveloped land located on or beyond the urban fringe.
Improving Quality of Life:
The project promotes the County's vision for improving the quality of life in Los Angeles County. The project will bring employment and a range of goods and service for public convenience to improve the overall value and quality of life of the surrounding community.

FISCAL IMPACT/FINANCING

The project promotes the goal of fiscal responsibility. Existing infrastructure and public services are adequate to accommodate the proposed project, as confirmed by the Departments of Public Works, Fire, Public Health, and Parks and Recreation, except as noted under environmental documentation. The Board's action on the project would result in no new significant costs to the County or to the Department of Regional Planning (Department), as the proposed project is a private development. Any construction costs and operating cost will be borne by the applicant.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Commission conducted a duly-noticed public hearing on September 7, 2016, in the matter of Project No. R2014-01529-(4), consisting of CUP No. 201400062 and Parking Permit No. 201400006. The project permits were heard concurrently with Vesting Tentative Parcel Map No. 072916 and Zone Change No. 201400008. The requests before the Commission were to consider a subdivision of land to create three parcels, development and operation of a commercial development with up to 155 commercial condominium units with landscaping, common open space, parking and two hotels.

On September 7, 2016, the Commission voted 5-0 to close the public hearing, certify the Final EIR, adopt the Findings and Fact and Statement of Overriding Considerations and the MMRP, and approve the Vesting Tentative Parcel Map, CUP, and Parking Permit, and recommend to the Board approval of the zone change.

Initiation of a hearing on a zone change may occur upon the filing of a petition pursuant to Part 2 of Chapter 22.16 of the Los Angeles County Code (County Code). Notice of the hearing must be given pursuant to the standards of Section 22.60.174 of the County Code and Government Code Section 6061 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

The Department determined by way of an Initial Study and identified in the Notice of Preparation sent to agencies, that an EIR was necessary for the project. The areas of potential significant environmental impact addressed in the EIR include Air Quality, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Traffic/Transportation and Utilities and Service Systems.

Areas that required no further study included Agriculture/Forest, Hazards and Hazardous Materials, Mineral Resources, Population/Housing, and Recreation.

As identified in the EIR, after implementation of the required project design features and mitigation measures, the project would result in the following unavoidable significant adverse impacts to the environment.

- Operational Air Quality impacts:
  - Project operations emissions levels above Southern California Air Quality Management District (SCAQMD) significant threshold could result.
- Operational Traffic/Transportation impacts:
  - Project traffic impacts plus cumulative traffic conditions are considered significant and unavoidable at three intersections.

The project design features and mitigation measures are included in the MMRP associated with this project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed Vesting Tentative Parcel Map, Zone Change, CUP, and Parking Permit is not anticipated to have a negative impact on current services.

For further information, please contact Steven Jones at (213) 974-6433 or sdjones@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.

Respectfully submitted,

Richard J. Bruckner
Director
RJB:SA:KKS:SDJ:lm

Attachments: Findings and Conditions, Zone Change Resolution, Commission Hearing Package (Factual, Staff Report Findings/Conditions, Correspondence, Final EIR, Additional CEQA Findings), Vesting Tentative Parcel Map, Exhibit "A"/Map, Land Use Map, Building Plans, Landscaping Plan

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

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THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01529
ZONE CHANGE NO. 201400008

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 201400008 on September 7, 2016:

WHEREAS, the Regional Planning Commission finds as follows:

1. The Project Site located within the County of Los Angeles unincorporated community of Rowland Heights at 18800 Railroad Avenue, Puente zoned district.

2. Zone Change No. 201400008 is a request to change 5.15 net acres from zone M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to zone C-3-DP (General Commercial-Development Program) so that a zoning designation for hotel use is in place for parcels 2 and 3 of the subdivision request pursuant to Title 22 of the County Zoning Code ("Zoning Code") Sections 22.16.070, 22.16.080 and 22.16.090.

3. The project is a request to authorize the development of a commercial condominium development of 155 units on one parcel and two separate hotels on one parcel each. The project required the following associated entitlements:

   a. Vesting tentative parcel map to create three parcels and 155 commercial condominium units in conjunction with the proposed retail shopping center pursuant to Sections 21.48.010 and 21.48.090 of Title 21 of the Los Angeles County ("County") Subdivisions Ordinance and the Subdivision Map Act.

   b. Conditional use permit ("CUP") to authorize:
      - Development Program associated with the proposed Zone Change for hotel uses on proposed parcels 2 and 3 pursuant to County Code Sections 22.40.030 and 22.40.040;
      - New commercial center within proposed parcel 1 as required by the Rowland Heights Community Plan pursuant to County Code Section 22.44.132;
      - Structures to exceed the maximum height of 45 feet above grade for a total of 80 feet for new hotels on proposed parcels 2 and 3 pursuant to County Code Sections 22.40.030 and 22.40.040;

- On-site grading involving approximately 322,619 cubic yards of cut and fill with 48,301 cubic yards of export pursuant to County Code Section 22.32.140; and
- Sale of two full lines of alcoholic beverages for on-site consumption in conjunction with normal operations of the two proposed hotels pursuant to County Code Section 22.28.210.

c. Parking permit to allow 1,128 on-site vehicle parking spaces which are 381 fewer spaces than the required 1,509 on-site vehicle parking spaces for all proposed uses; to allow use of 75 additional off-site vehicle parking spaces located on a 0.79-acre parcel within City of Industry municipal boundary pursuant to Chapter 22.52, Part 11 of Title 22 of the County Code for a total of 1,203 combined on-site and off-site parking spaces; and for shared parking between uses as set forth in Section 22.56.990 of the Zoning Code.

4. The project is consistent with the Rowland Heights Community Plan, as it is consistent with the land use designation for the property and implements General and Community Plan Goals and Policies that support encouraging the beautification of new and existing commercial areas through the combined efforts of the public and private sectors. The project proposes a commercial development within a predominantly industrial and commercial area. As such, it will cause no adverse impact on the surrounding community and will enhance the character of the surrounding area.

5. Approval of the vesting tentative parcel map, conditional use permit and parking permit and consideration of the Environmental Impact Report ("EIR") will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed Zone Change and adopted an ordinance effecting the proposed Zone Change, and such ordinance has become effective.

6. The project site is approximately 14.85 gross acres in size, trapezoidal in shape and characterized with gently rolling topography. The subject property is currently developed with a temporary easement improved and known as Charlie (detour) Road and construction equipment and staging for the ACE grade separation project at Nogales Street.

7. The exhibit 'A' included with the proposal depicts commercial retail, restaurant and office spaces proposed to be with four (4) detached buildings situated throughout the easterly portion of the Project Site. A full-service hotel is proposed for parcel 2 and an extended-stay hotel is proposed to be developed on parcel 3 on the westerly portion of the Project Site, all accessed from private driveways and a fire lane from Gale Avenue.The site plan depicts parking and landscaping distributed throughout the site by means of a combination of subterranean/structured and surface parking, with the majority

of the spaces used for vehicle spaces found between the four detached structures and other spaces sited around the two hotel structures. The 75 off-site spaces used for vehicle parking are proposed to be developed within the City of Industry on an adjacent parcel along proposed parcels 1 and 3. The site plan shows that the project consists of a network of pedestrian paths that provide entrance to the buildings onsite, parking and landscaping, on-site common open space amenities for community identification and visual enhancement of the site.

8. Surrounding land uses within a 500-foot radius of the project site to the north are the Union Pacific Railroad, industrial and vacant properties, commercial retail uses, CA 60 – Pomona Freeway and single-family residences to the south, commercial retail uses to the east and industrial and offices with the City of Industry to the west.

9. The project is consistent with the Industrial Land Use Category classification of the Rowland Heights Community Plan which authorizes commercial uses.

10. The Zone Change will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the project site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare because the property is proposed to be developed consistent with the existing pattern of development.

11. The applicant has satisfied the "Burden of Proof" for the requested zone change.

12. RESERVED (for hearing proceedings)

13. Staff received 57 letters and 12 e-mails of support for the project, one opposition letter and one e-mail opposing the project. There was one e-mail and one letter neither of which voiced support or opposition to the project. The concerns included requiring signs for railroad crossing access and safety, noise and vibration impacts on the project, stormwater runoff and drainage onto existing, adjacent properties, requiring the appropriate number of parking spaces, negative impacts from the increased traffic and congestion, energy conservation and costs of construction.

14. The County Department of Regional Planning has determined by way of an Initial Study and identified in the Notice of Preparation sent to agencies, that an Environmental Impact Report (EIR) was necessary for the project.

15. As identified in the Draft EIR, after implementation of the required mitigation measures, the project would result in the following significant adverse impacts to the environment:

    - Operational air quality impacts:

    Project operations emissions levels above SCAQMD significant threshold could result.

    - Operational traffic impacts:

    Project traffic impacts plus cumulative traffic conditions are considered significant and unavoidable at Fullerton and Colima Roads and Nogales Street and Colima Road.

16. A Statement of Overriding Considerations concluded that the benefits of the project outweigh the remaining environmental impacts that cannot be reduced to a less than significant level.

17. The Commission finds that a Mitigation Monitoring and Reporting Program ("MMRP"), consistent with the conclusions and recommendations of the EIR, was prepared and that its requirements are incorporated into the provisions of the project's conditions of approval.

18. The MMRP, prepared in conjunction with the EIR, identified in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the project with the exception of the significant and unavoidable impacts related to air quality and traffic.

19. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

20. The Commission finds that designating the portion of the project as C-3-DP is necessary in order to maintain consistency with the Community Plan and to implement the project objectives.

21. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone on Parcels 2 and 3 from M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to C-3-DP (General Commercial – Development Program).

2. That the Board of Supervisors consider and adopt the certified Final EIR, dated September 7, 2016, certify its completion in compliance with the California Environmental Quality Act and the State and Lead Agency guidelines related thereto and reflects the independent judgement of the Board;

3. That the Board approve and adopt the Mitigation Monitoring and Reporting Program for the project, included with the Final EIR, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation;

4. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan and the Rowland Heights Community Plan;

5. Find that the public convenience, the general welfare, and good zoning practice justify the recommended change of zone;

6. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on September 7, 2016.

_____
Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

KKS:SDJ
8/8/16

ZONING CASE NUMBER 201400008

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Rowland Heights Community General Plan, relating to the Puente Zoned District Number 76.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Puente Zoned District Number 76 as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Rowland Heights Community General Plan of the County of Los Angeles.

CHANGE OF PRECISE PLAN

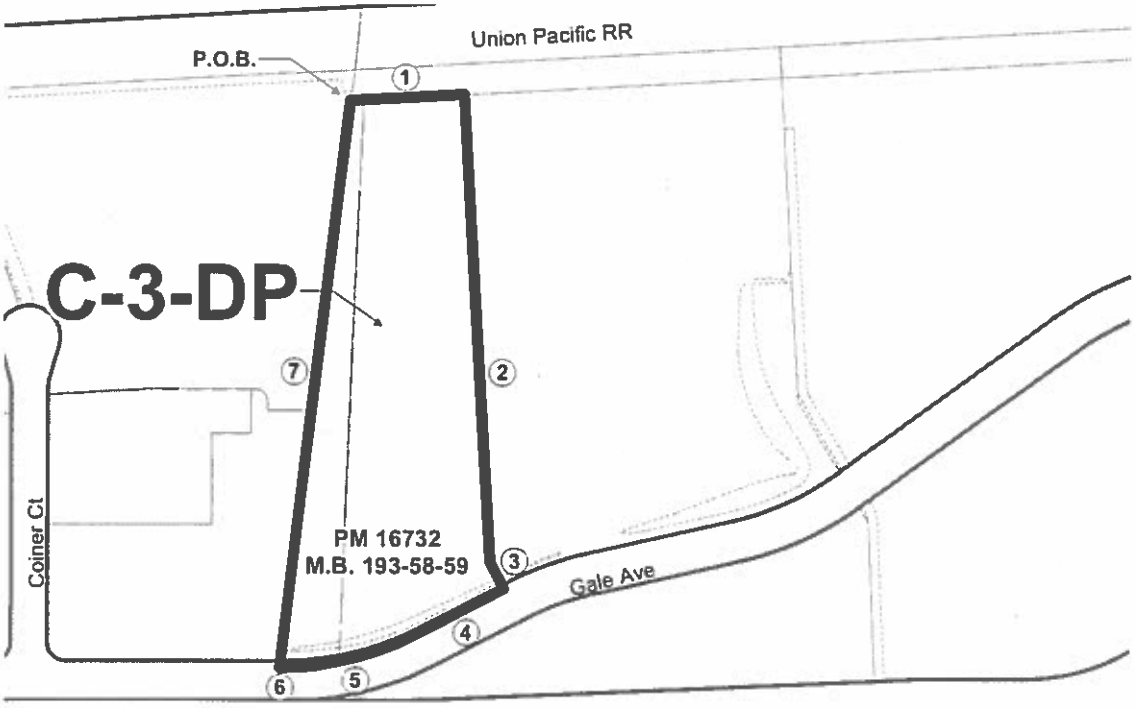
PUENTE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC201400008

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

THAT PORTION OF THE "REMAINDER PARCEL" AS SHOWN ON PARCEL MAP NO. 16732, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 193, PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING ALSO ALL OF CERTIFICATE OF COMPLIANCE RCOC 2015 00159, RECORDED MARCH 8, 2016 AS INSTRUMENT NO. 20160253307 TOGETHER WITH A PORTION OF CERTIFICATE OF COMPLIANCE RCOC 2015 00158, RECORDED MARCH 8, 2016 AS INSTRUMENT NO. 20160253306, BOTH OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW. CORNER OF SAID "REMAINDER PARCEL";

(1) N.86° 45' 36"E., 184.00';

(2) S.03° 14' 24"E., 754.48';

(3) S.27° 23' 57"E., 50.29' TO THE S'LY LINE OF SAID "REMAINDER PARCEL";

(4) S.62° 36' 58"W., 165.50' TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NW'LY AND HAVING A RADIUS 467.00';

(5) SW'LY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27° 11' 37" AN ARC LENGTH OF 221.65';

(6) S.89° 48' 35"W., 2.83' TO THE SW. CORNER OF SAID "REMAINDER PARCEL";

(7) ALONG THE W'LY LINE OF SAID "REMAINDER PARCEL", N.07° 03' 58"E., 922.99' TO THE POINT OF BEGINNING.

PARCEL CONTAINS: 231,214 SQ. FT. OR 5.308 ACRES MORE OR LESS.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 150 300 FEET

COUNTY ZONING MAP
108H317
111H317

DIGITAL DESCRIPTION: \ZCO\ZD_PUENTE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
LAURA SHELL, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01529 - (4)
VESTING TENTATIVE PARCEL MAP NO. 072916

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on September 7, 2016, in the matter of Project No. R2014-01529, consisting of Vesting Tentative Parcel Map 072916, Zone Change No. 20400008, Conditional Use Permit No. 201400062 ("CUP"), and Parking Permit No. 201400006 ("Parking Permit"). (The CUP and Parking Permit are referred to collectively as the ("Project Permits"). The Project Permits were heard concurrently with Vesting Tentative Parcel Map No. 072916 ("Vesting Tentative Parcel Map") and Zone Change No. 201400008 ("Zone Change").

2. **ENTITLEMENT REQUESTED.** The permittee, Parallax Investment Corporation ("Permittee"), requests Vesting Tentative Parcel Map to create three (3) parcels and 155 commercial condominium units in conjunction with a proposed retail shopping center on 14.85 gross acres pursuant to Sections 21.48.010 and 21.48.090 of Title 21 of the Los Angeles County ("County") Subdivisions Ordinance and the Subdivision Map Act.

3. **LOCATION.** The Project is located at 18800 Railroad Avenue, unincorporated Rowland Heights ("Project Site").

4. **PROJECT DESCRIPTION.** The Project applicant proposes to subdivide 14.85 gross acres (13.3 net acres) to create three parcels developed with two hotels and 155 commercial retail condominium units within four detached structures located at 18800 Railroad Avenue within unincorporated Los Angeles County. The proposed industrial lot developed with commercial retail condominium units would occupy approximately 8.18 net acres of the Project Site. The proposed commercial lots developed with hotels would occupy approximately 5.15 net acres of the Project Site.

   The Project would require approximately 184,904 cubic yards of cut material, which includes approximately 13,261 cubic yards of reductions and additions due to subsidence, shrinkage and additions, 41,109 cubic yards of export off site and 130,534 cubic yards of fill material on the site for a total of approximately 356,547 cubic yards of earth movement for site preparation and 322,619 cubic yards of cut, 274,318 cubic yards of fill and 48,301 cubic yards of earth material for off-site export, totaling 645,238 cubic yards of earth movement associated with further development and construction of the site. The Project proposes a grading total volume of approximately 1,001,785 cubic yards.

   The proposed improved areas of the Project Site would include 129,926 square feet of retail, restaurant and office space, 1,203 vehicle parking spaces, 320,880 square feet and 472 rooms of hotel space within two separate buildings of six stories each and an access road.

The Project applicant also proposes to increase runoff and debris-producing areas, changes to the current drainage pattern of the Project Site, and to create additional impacts to the capacity of existing storm drain facilities within the City of Industry and the unincorporated County of Los Angeles. The Project Site would also be planted with indigenous native trees and shrubs and other drought tolerant landscaping.

5. The related CUP is a request to authorize:
   a. Development Program associated with the proposed Zone Change for hotel uses on proposed parcels 2 and 3 pursuant to County Code Sections 22.40.030 and 22.40.040;
   b. New commercial center within proposed parcel 1 as required by the Rowland Heights Community Plan pursuant to County Code Section 22.44.132;
   c. Structures up to 80 feet in height for new hotels on proposed parcels 2 and 3 pursuant to County Code Sections 22.40.030 and 22.40.040;
   d. On-site grading involving exceeding 100,000 cubic yards of cut and fill and off-site transport grading pursuant to County Code Section 22.32.140; and
   e. Sale of two full lines of alcoholic beverages for on-site consumption in conjunction with normal operations of the two proposed hotels pursuant to County Code Section 22.28.210.

6. The Parking Permit is a related request to authorize the use of 75 off-site vehicle parking spaces located on a 0.79-acre parcel within City of Industry municipal boundary pursuant to Chapter 22.52, Part 11 of Title 22 of the County Code; for reciprocal access and shared parking between uses as set forth in Section 22.56.990 of the Zoning Code.

7. The Zone Change is a related request to amend the Project Site's zoning from zone M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to zone C-3-DP (General Commercial-Development Program) for hotel uses on Parcels 2 and 3 of the vesting tentative parcel map. The -DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.

8. The approval of the Project Permits and Vesting Tentative Parcel Map will not become effective unless and until the Board has approved the Plan Amendment and Zone Change, and both have become effective.

9. **TOPOGRAPHY.** The Project Site is 14.85 gross acres (13.3 net acres) in size and consists of three legal lots. The Project Site is trapezoidal in shape with rolling gentle topography and is currently undeveloped.

10. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned M-1.5-BE.

11. **LAND USE CLASSIFCATION.** The Project Site is located within the Industrial land use category of the Rowland Heights Community Plan Land Use Policy Map.

12. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius includes:

North:	City of Industry – I (Industrial)
South:	M-1.5-BE, R-1 (Single-Family Residence Zone)
East:	M-1.5-BE
West:	City of Industry - C (Commercial), IC (Industrial – Commercial Overlay)

13. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:

North:	Union Pacific Railroad, industrial and vacant properties
South:	Commercial retail uses, CA 60 – Pomona Freeway, single-family residences, Mobile Home Park
East:	Commercial uses
West:	Industrial and office uses within the City of Industry

14. **PREVIOUS CASES/ZONING HISTORY.** The site was rezoned in 1948 to A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area). The adoption of Zone Change Case 85-201 amended section 387 of Ordinance No. 1494 on June 10, 1986 and changed the zoning on the site from A-1-10,000 to its current zoning of M-1.5-BE.

15. **SITE PLAN.** The site plan for the Project depicts the Project Site on three parcels with six buildings. Parcel 1 is proposed to be developed with four (4) detached buildings situated throughout the easterly portion of the Project Site. A full-service hotel is proposed for parcel 2 and an extended-stay hotel is proposed to be developed on parcel 3 on the westerly portion of the Project Site, all accessed from private driveways and a fire lane from Gale Avenue. The site plan depicts parking and landscaping distributed throughout the site by means of a combination of subterranean/structured and surface parking, with the majority of the spaces used for vehicle spaces found between the four detached structures and other spaces sited around the two hotel structures. The 75 off-site spaces used for vehicle parking are proposed to be developed within the City of Industry on an adjacent parcel along proposed parcels 1 and 3. The site plan shows that the Project consists of a network of pedestrian paths that provide entrance to the buildings onsite, parking and landscaping, on-site common open space amenities for community identification and visual enhancement of the site. Walls at the rear of and located on the east and west property lines of the site are proposed to be up to 12 feet in height. The walls would not block views or impede lines of sight for safety.

16. **SITE ACCESS.** The Project Site is accessible via Gale Street to the south. Primary access to the Project Site will be via an entrance/exit on Gale Street. Secondary access to the Project Site will be via an additional entrance/exit on Gale Street shared with the Rowland Heights Plaza Shopping Center along the eastern site boundary.

17. **PARKING.** The Project will provide a total of 1,203 parking spaces, 75 of which will be off-site within the City of Industry and adjacent to proposed parcels 1 and 3. Parking and landscaping is depicted distributed throughout the site by means of a

combination of subterranean/structured and surface parking, with the majority of the spaces used for vehicle parking found between the four detached structures and other spaces sited around the two hotel structures.

18. **INTERNAL CIRCULATION.** Internal circulation and access for the Project will be provided by a private driveway and fire lane system with a paved width of 28 feet. The internal circulation consists of one component for vehicular maneuvering and one for pedestrian paths that provide the following: entrances to the buildings onsite; access to parking; variation in landscaping; and access to onsite common open space amenities.

19. **PRE-RPC HEARING PROCEEDINGS.** On March 14, 2016, prior to the Commission's public hearing on the Project, the permittee performed public outreach and was responsive to the community by adding a common space that could be used for community use and events, reducing the retail area and adding parking spaces to the Project.

20. **COUNTY/AGENCY COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the reports for the map dated October 28, 2015, all departments have cleared the Project for public hearing.

21. **CEQA.** The Draft EIR was circulated to numerous other agencies from January 26, 2016 for comment through March 11, 2016. Distribution was done through the State Clearinghouse, as well as individual agency consultations. Public and agency comments were received during this period. The Final EIR primarily responds to all comments received during this period. The Final EIR, in accordance with section 15089 and 15132 of the State California Environmental Quality Act ("CEQA") Guidelines, includes the Draft EIR, public and agency comments, listing of commenting parties, lead agency responses to comments, Mitigation Monitoring and Reporting Program ("MMRP"), CEQA Findings of Fact, and Statement of Overriding Considerations ("SOC").

22. **ENVIRONMENTAL DETERMINATION.** The Los Angeles County Department of Regional Planning ("DRP") has determined by way of an Initial Study and identified in the Notice of Preparation sent to agencies, that an EIR was necessary for the Project. Areas of potential significant environmental impact addressed in the EIR include aesthetics air quality, biological resources, cultural resources, geology and soils greenhouse gas emissions, hydrology and water quality, land use and planning, noise, public services, transportation and parking and utilities and service systems including water supply.

23. Significant and unavoidable impacts identified in the final EIR after implementation of the required mitigation measures as enforced by the Project's MMRP related to air quality and traffic impacts. Project operations emissions levels above Southern California Air Quality Management District ("SCAQMD") significant threshold could

result. Project traffic impacts are considered significant and unavoidable at three intersections.

24. A Statement of Overriding Considerations is required to allow the approval of the Project in light of the above-identified remaining significant and unavoidable impacts.

25. The Commission finds, as set forth in the prepared CEQA Findings and SOC that the benefits and value of the Project outweigh the remaining significant impacts of the Project after all feasible mitigation has been implemented. The benefits of the Project include, but are not limited to, increased employment in the area and the expanded variety of commercial retail and hotel stay options to serve Rowland Heights community residents. Locating commercial development and hotels in close proximity to existing commercial and light industrial uses avoids displacing residents and using agricultural land and/or open space or introducing incompatible land uses to an area. Using the large buildable lot area to develop high quality, low-rise structures used for commercial enterprises with diverse tenant spaces for commercial retail, restaurant and offices with proximity to public transportation provides a range of goods and services to the community in keeping with the Community Plan and the Project objectives. Providing hotel rooms accommodates the growing need for additional local lodging options and meeting facilities for corporate, commercial and entertainment demands generated by businesses, leisure and tour groups and area visitors to the San Gabriel Valley and the larger Los Angeles area. Hotels along this transportation corridor will provide travelers and businesses with local options for hotel stays. These, and other Project design features beyond those that are required, more fully described in the CEQA Findings of Fact and Statement of Overriding Considerations, provide benefits supporting the determination that the benefits of the Project outweigh the Project's remaining and significant unavoidable impacts.

26. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** In accordance with Section 15050 of the State CEQA Guidelines, the County is the lead agency that had prepared both the Draft and Final EIR's for the Project. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified by mail, newspaper, property posting, library posting and on the DRP's website of the February 25, 2016 Hearing Examiner hearing that was conducted on the Draft EIR by a DRP Hearing Examiner. A newspaper notice was published in *The Los Angeles Times* and *La Opiñion* on January 23, 2016. Notices were verified to have been posted on the subject property, available on DRP's website and mailed to property owners and tenants located within a 500-foot radius of the property boundaries, and to two local libraries were mailed on January 25, 2016. On January 25, 2016 a Notice of Completion and Notice of Availability ("NOC-NOA") of a Draft EIR was posted at the Los Angeles County Clerk's office. The NOC-NOA was sent by mail to required agencies, including the State Clearinghouse and other interested parties and posted on the DRP website. The formal public review period for the Draft EIR was from January 26, 2016 to March 11, 2016. Comments on the Draft EIR were received during the comment period, and those comments are responded to in the Final EIR. Parking and traffic issues were discussed. Public comments also included residents voicing concerns with regard to ensuring the hotels do not propagate 'maternity tourism' where businesses house foreign nationals about to give birth to

establish US citizenship for newborn babies. The latter comments did not pertain to issues explored in the EIR.

Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

27. **PUBLIC COMMENTS.** Prior to the Commission's public hearing and since the distribution of the notice of public hearing and consideration of a Final EIR, the County has received one phone call and one e-mail dated August 8, 2016. The caller inquired about the date the Final EIR would be available. In the e-mail, the writers re-stated the position that the EIR was inadequate and put forward that the minimum required 10-day period in which to review the Final EIR was insufficient time.

    The points raised in the e-mail relate to public review periods for Draft EIR's. It is the County's contention that proposed responses conform to the legal standards established for responses to comments on Draft EIR's contained in Sections 21083 and 21092.5 of the CEQA Guidelines adopted by the Governor's Office of Planning and Research ("OPR").

28. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

29. The Commission finds that the Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Commission reviewed and considered the Final EIR, along with its associated MMRP, Findings of Fact and Statement of Overriding Considerations, and finds that they reflect the independent judgment of the Commission. The Findings of Fact and Statement of Overriding Considerations are incorporated herein by this reference, as set forth in full.

30. The Commission finds that the MMRP for the Project is consistent with the conclusions and recommendations of the Final EIR and that the MMRP's requirements are incorporated into the conditions of approval for the Project.

31. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project.

32. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

33. **VESTING MAP.** The subject parcel map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

34. **REGIONAL PLANNING COMMISSION HEARING PROCEEDINGS.** A duly noticed public hearing was held on September 7, 2016 before the Commission. Chair Shell, Vice Chair Smith, and Commissioners Pedersen, Louie and Modugno were present. During the public hearing, staff gave a presentation recommending approval of the Project. The applicant's representatives gave testimony supporting the approval of the Project and had members of the community in support of the Project.

    Commissioner Pedersen questioned the applicant about the pros and cons of commercial condominium units and what safeguards are in place to ensure the property is maintained. Applicant Stafford Lawson responded that pride of ownership, an owner's association and CC&Rs would aid in a successful Project.

    Commissioner Louie asked if there were other similar, successful Projects in the County. Commissioner Smith inquired as to at what stage of development would the programming of the common open space be accomplished. The applicant answered during the development of the CC&Rs.

    Chair Shell asked what mechanism could address the Project site if an authorized parking permit proved to be a community nuisance. Staff replied that a permit could be called up for review based on Title 22 to be modified or revoked. County Counsel suggested a condition be included in the authorization to speak to permit violations and permit use complications.

    Eight other speakers testified at the public hearing. Five offered support for the Project and three persons testified in opposition to the Project. Among the testifier's concerns were: traffic, changing of the rural character of the area, lack of uniform, English-language signage, a private-property easement between at the eastern boundary of the property, inadequate parking and an out-of-date traffic study.

    To these concerns, staff had previously indicated that the land use category was Industrial; the traffic study was done in accordance with County procedure; and that an amended exhibit map would be required for changes relating to the privately held setback easement.

    The applicant and representatives rebutted that the Project presented a sign program and that new businesses would need to comply with both the CC&Rs and the County requirements; that parking shortfalls are addressed by the shared concept and County controls including modification and/or revocation of the permit; and that the Project would be a benefit for the entire community.

    After a discussion of the Project, the Commission voted to close the public hearing, adopt the EIR and signified their intent to recommend approval of the Project to the Board of Supervisors.

35. BOARD HEARING PROCEEDINGS [RESERVED].

36. **PLAN CONSISTENCY.** The Board finds that the Project is consistent with the goals and policies of the 1980 Countywide General Plan ("General Plan") and the Rowland Heights Community Plan ("Community Plan"). The Project provides commercial retail, restaurants and office spaces within the commercial shopping center, plus the two hotels, in close proximity to other existing commercial uses, and the Project concentrates development for more efficient utilization of public services and facilities, reduced energy consumption and improved air and water quality.

37. The Board finds that the Project offers development compatible with and sensitive to the natural and manmade environment and that the Project is sensitive to the natural ecological, scenic, cultural and open space resources as the site is already disturbed and surrounded by an urban environment.

38. The Board finds that the Project is consistent with the goals and policies of the General Plan and provides a service that is incidental to neighborhood-serving commercial uses and is consistent with the types of uses that are located in the surrounding area because a variety of commercial uses including retail, restaurant, office uses and two hotels provide a range of goods and services to the community and its visitors.

39. The Board finds that the Project is consistent with the goals and policies of the General Plan. The General Plan Land Use Element contains policies to ensure compatibility of development with the surrounding area. The General Plan seeks to "promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design, and location controls." (General Plan Land Use Element, pgs. III-12.) The Project is proposed to be located in proposed hotels and buildings used for commercial retail, restaurants and office spaces, which provides goods and services to the surrounding community. The site is located at a major intersection in the area, the intersection of Gale Avenue and Nogales Street, which is developed on all four corners with commercial uses and is easily accessible to the community.

40. The Board finds that the Project meets State and County subdivision laws because the Subdivision Map Act and County Code are met.

41. The Board finds that the Project is consistent with the Rowland Heights Community Plan because the Project does not include residential uses or a mobile home park in the industrial zone or land use category. A zone change request is part of the scope of the Project to authorize hotel use. The Project is comprised of commercial retail, restaurant, office and hotel uses.

42. The Board finds that the Project is consistent with the goals and policies of the Rowland Heights Community Plan because impacts on community character, surrounding neighborhoods and natural features are minimized by matching the existing pattern of development, use of native vegetation and landscaping for screening and to soften the visual impact, undergrounding of utilities, and sharing of dedicated off-street parking anticipated to meet parking demand.

43. The Board finds that the Project encourages the beautification of the commercial area by exceeding the minimum requirements for landscaping and ensuring the commercial area facades and signs are harmonious and compatible with the existing development.

44. **ZONING CODE CONSISTENCY.** The Board finds that with the requested Zone Change of a portion of the Project Site from M-1.5-BE to C-3-DP, a CUP is required in order to establish and implement a development program for the Project.

45. The Board finds that the Project is consistent with the applicable regulations of the Zoning Code because the Project is consistent with the development standards of the proposed C-3 and the requirements of the –DP zones, as set forth in section 22.28.220 and Chapter 22.40, Part 2, of the County Code.

46. The Board finds that the Project has a total average floor area ratio ("FAR") of 0.78 which complies by being lower than the maximum allowable 1.0 FAR for the subject properties.

47. The Board finds that the Project is in compliance with outdoor display and storage requirements in the County Code. Section 22.28.220.C and D of the County Code require that all displays shall be located entirely within an enclosed building, with certain exceptions, unless otherwise authorized by a temporary use permit, and outside storage is permitted on the rear of a lot or parcel of land when such storage is strictly incidental to the permitted use. No outside display or storage is proposed or authorized as part of the Project.

48. The Board finds that the Project is consistent with the existing and proposed zoning designation because parking is proposed to be developed in accordance with the shared use of parking facilities by two or more uses pursuant to Section 22.56.990 of the County Zoning Code.

49. The Board finds that the Project complies with the sign requirements in the County Code. Pursuant to section 22.52.870, business signs are permitted in zones C-3 and M-1.5-BE, subject to the restrictions outlined in sections 22.52.880 – 22.52.920. All signs will match in style, size, color, font and materials.

50. The Board finds that the Project is in compliance with the lot coverage and landscaping requirements set forth in the County Code. Section 22.28.220.A of the County Code requires that not more than 90 percent of the net area be occupied by buildings, and that a minimum of 10 percent of the net area be landscaped with a lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good condition. The permittee's site plan depicts a Project total of approximately 33 percent of the net area of the property occupied by buildings with landscaping covering up to 63,497 square feet of landscaping of the 577,814 net square feet of land area, or 11 percent of the Project Site.

51. The Board finds that the Project meets the standards contained in the Rowland Heights Community Standards District because at least 25 percent of each structure's façade that faces Gale Avenue is proposed to consist of materials or designs that are distinguishable from the rest of that façade with recessed windows, offset planes or similar architectural accents. No long, unbroken facades are proposed.

52. The Board finds that the parcel of land has at 600 feet of continuous street frontage on a single street and a dedicated traffic impacts will be addressed by a dedicated deceleration lane to adjoin the private drive and fire lane entrance along Gale Avenue. The improvement is proposed to be designed and dedicated consistent with the requirements imposed by the County of Los Angeles Department of Public Works.

53. The Board finds that the Project would require approximately 184,904 cubic yards of cut material, which includes approximately 13,261 cubic yards of reductions and additions due to subsidence, shrinkage and additions, 41,109 cubic yards of export off site and 130,534 cubic yards of fill material on the site for a total of approximately 356,547 cubic yards of earth movement for site preparation and 322,619 cubic yards of cut, 274,318 cubic yards of fill and 48,301 cubic yards of earth material for off-site export, totaling 645,238 cubic yards of earth movement associated with further development and construction of the site. The Project proposes a grading total volume of approximately 1,001,785 cubic yards.

54. The Board finds that walls of up to 12 feet in height are authorized in the County portion of the site in that fence and wall heights are regulated in required yards and the parcel within the existing and proposed zones have no required yards.

55. The Board finds that the Project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare because security will be in place and Sheriff and Fire protection are available to the site. The Project is sufficiently buffered from neighboring uses by buildings, structures such as walls, and landscaping to ensure that such use will be compatible with nearby commercial and industrial uses.

56. The Project complies with all the development standards applicable to the underlying zoning. The Board finds that the Project Site is adequate in size and shape to accommodate the areas, walls, fences, parking, landscaping, and other development features as is required in order to integrate the Project into the surrounding area. Parcel 1 of the Project is consistent with applicable development standards in zone M-1.5-BE and parcels 2 and 3 of the Project are consistent with applicable development standards applicable in zone C-3-DP, as set forth in the County Code.

57. The Board finds that the Project is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate, and by other public or private facilities as are required because a private driveway and fire

lane are proposed to provide interior access to the site and the property fronts public street, Gale Avenue.

58. **LAND USE COMPATIBILITY.** The Board finds that the Project is consistent with applicable policies of the Rowland Heights Community Plan in that its impact on community character, surrounding neighborhoods and natural features is minimized by Project design features including landscaping, blending structures with architectural features that match the existing patterns and presenting a general harmony of facades with a sign program that reflects the architectural style of the Project.

59. **PHYSICAL SITE SUITABILITY.** The Board finds that the site is physically suitable for the type of development being proposed. The Project design provides landscaping and building and structures including walls as buffers along the Project boundaries, adjacent to existing developments and the Union Pacific Railroad. The site has gently rolling topography gradually transitioning between the adjacent street and the area of development.

    Development is proposed to be located adjacent to existing infrastructure and utility systems along Gale Avenue, all of which have the ability to serve the site. In addition, the Project Site is in an existing urbanized area with nearby services and other employment opportunities. The proposed design, scale, and development pattern of the proposed commercial retail, restaurant, office and hotel uses are consistent with the existing pattern of development surrounding the site. It also minimizes impact by grading only that which is necessary for preparation of the site for the proposed development, including the provision of subterranean spaces used for vehicle parking. For these reasons, the proposed Project constitutes compatible design and complimentary visual quality.

60. **SEWER DISCHARGE.** The Board finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.

61. **DESIGN IMPACT – PUBLIC HEALTH.** The Board finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, and geologic and soils factors are adequately addressed.

62. **WILDLIFE/HABITAT IMPACTS.** The Board finds that there is no substantial evidence, based on the record as a whole, that the proposed Project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends.

63. **PASSIVE COOLING.** The Board finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation

will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.

64. **RIGHTS-OF-WAY/EASEMENTS.** The Board finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

65. **WATERCOURSE IMPACT.** The Board finds that Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

66. **HOUSING/EMPLOYMENT NEEDS.** The Board finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the Project was determined to be consistent with the General Plan.

67. **PUBLIC NOTICE.** The Board finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Rowland Heights community. On August 3, 2016, a total of 524 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 106 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

68. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD CONCLUDES THAT:

A. The proposed use with the attached conditions will be consistent with the 1980 General Plan and the Rowland Heights Community Plan.

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. The proposed site is adequate in size and shape to accommodate the areas, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

E. The subject parcel map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

F. The proposed subdivision is compatible with surrounding land use patterns. The proposal for detached commercial condominium units is consistent with surrounding land uses predominantly consisting of industrial, office and commercial uses.

G. The site is physically suitable for the type of development being proposed, since the property is relatively flat/will be graded flat; has access to a County-maintained street; shall be served by sanitary sewers; is being provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs; and (if applicable) shall have flood and geologic hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.

H. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, to include conditions for complying with regional water quality requirements.

I. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.

J. There is no substantial evidence, based on the record as a whole, that the proposed Project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is located in an urbanized area.

K. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.

L. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

M. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the Project was determined to be consistent with the General Plan.

THEREFORE, THE BOARD:

1. Certifies that the Final EIR for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; adopts the Findings of Fact and Statement of Overriding Considerations and the MMRP; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Project implementation, and finds that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those Findings of Facts and Statement of Overriding Considerations; and determines that the remaining, unavoidable environmental effects of the Project have been reduced to an acceptable level and are outweighed by specific economic and social benefits of the Project as stated in the Findings of Fact and Statement of Overriding Considerations.

2. Approves Vesting Tentative Parcel Map No. 072916, subject to the attached conditions.

FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01529 - (4)
CONDITIONAL USE PERMIT 201400062

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on September 7, 2016, in the matter of Project No. R2014-01529, consisting of Vesting Tentative Parcel Map 072916, Zone Change No. 20400008, Conditional Use Permit No. 201400062 ("CUP"), and Parking Permit No. 201400006 ("Parking Permit"). (The CUP and Parking Permit are referred to collectively as the ("Project Permits"). The Project Permits were heard concurrently with Vesting Tentative Parcel Map No. 072916 ("Vesting Tentative Parcel Map") and Zone Change No. 201400008 ("Zone Change").

2. **ENTITLEMENTS REQUESTED.** The permittee, Parallax Investment Corporation ("permittee"), requests the Project Permits to authorize the creation of three parcels developed with 155 commercial condominium units and two hotels ("Project") on 14.85 gross acres. The CUP is a request to authorize:
   a. Development Program associated with the proposed Zone Change for hotel uses on proposed parcels 2 and 3 pursuant to County Code Sections 22.40.030 and 22.40.040;
   b. New commercial center within proposed parcel 1 as required by the Rowland Heights Community Plan pursuant to County Code Section 22.44.132;
   c. Structures up to 80 feet in height for new hotels on proposed parcels 2 and 3 pursuant to County Code Sections 22.40.030 and 22.40.040;
   d. On-site grading involving exceeding 100,000 cubic yards of cut and fill and off-site transport grading pursuant to County Code Section 22.32.140; and
   e. Sale of two full lines of alcoholic beverages for on-site consumption in conjunction with normal operations of the two proposed hotels pursuant to County Code Section 22.28.210.

3. **LOCATION.** The Project is located at 18800 Railroad Avenue, unincorporated Rowland Heights ("Project Site").

4. **PROJECT DESCRIPTION.** The Project applicant proposes to subdivide 14.85 gross acres (13.3 net acres) to create three parcels developed with two hotels and 155 commercial retail condominium units within four detached structures located at 18800 Railroad Avenue within unincorporated Los Angeles County. The proposed industrial lot developed with commercial retail condominium units would occupy approximately 8.18 net acres of the Project Site. The proposed commercial lots developed with hotels would occupy approximately 5.15 net acres of the Project Site.

   The Project would require approximately 184,904 cubic yards of cut material, which includes approximately 13,261 cubic yards of reductions and additions due to subsidence, shrinkage and additions, 41,109 cubic yards of export off site and 130,534 cubic yards of fill material on the site for a total of approximately 356,547 cubic yards of earth movement for site preparation and 322,619 cubic yards of cut,

274,318 cubic yards of fill and 48,301 cubic yards of earth material for off-site export, totaling 645,238 cubic yards of earth movement associated with further development and construction of the site. The Project proposes a grading total volume of approximately 1,001,785 cubic yards.

The proposed improved areas of the Project Site would include 129,926 square feet of retail, restaurant and office space, 1,203 vehicle parking spaces, 320,880 square feet and 472 rooms of hotel space within two separate buildings of six stories each and an access road.

The Project applicant also proposes to increase runoff and debris-producing areas, changes to the current drainage pattern of the Project Site, and to create additional impacts to the capacity of existing storm drain facilities within the City of Industry and the unincorporated County of Los Angeles. The Project Site would also be planted with indigenous native trees and shrubs and other drought tolerant landscaping.

5. The Vesting Tentative Parcel Map is a related request to create three parcels and 155 commercial condominium units in conjunction with a proposed retail shopping center pursuant to Sections 21.48.010 and 21.48.090 of Title 21 of the County Subdivisions Ordinance and the Subdivision Map Act.

6. The Parking Permit is a related request to authorize the use of 75 off-site vehicle parking spaces located on a 0.79-acre parcel within City of Industry municipal boundary pursuant to Chapter 22.52, Part 11 of Title 22 of the County Code; for reciprocal access and shared parking between uses as set forth in Section 22.56.990 of the Zoning Code.

7. The Zone Change is a related request to amend the Project Site's zoning from zone M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to zone C-3-DP (General Commercial-Development Program) for hotel uses on Parcels 2 and 3 of the vesting tentative parcel map. The -DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.

8. The approval of the Project Permits and Vesting Tentative Parcel Map will not become effective unless and until the Board has approved the Plan Amendment and Zone Change, and both have become effective.

9. **TOPOGRAPHY.** The Project Site is 14.85 gross acres (13.3 net acres) in size and consists of three legal lots. The Project Site is trapezoidal in shape with rolling gentle topography and is currently undeveloped.

10. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned M-1.5-BE.

11. **LAND USE CLASSIFCATION.** The Project Site is located within the Industrial land use category of the Rowland Heights Community Plan Land Use Policy Map.

12. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius includes:

North:	City of Industry – I (Industrial)
South:	M-1.5-BE, R-1 (Single-Family Residence Zone)
East:	M-1.5-BE
West:	City of Industry - C (Commercial), IC (Industrial – Commercial Overlay)

13. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:

North:	Union Pacific Railroad, industrial and vacant properties
South:	Commercial retail uses, CA 60 – Pomona Freeway, single-family residences, Mobile Home Park
East:	Commercial uses
West:	Industrial and office uses within the City of Industry

14. **PREVIOUS CASES/ZONING HISTORY.** The site was rezoned in 1948 to A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area). The adoption of Zone Change Case 85-201 amended section 387 of Ordinance No. 1494 on June 10, 1986 and changed the zoning on the site from A-1-10,000 to its current zoning of M-1.5-BE.

15. **SITE PLAN.** The site plan for the Project depicts the Project Site on three parcels with six buildings. Parcel 1 is proposed to be developed with four (4) detached buildings situated throughout the easterly portion of the Project Site. A full-service hotel is proposed for parcel 2 and an extended-stay hotel is proposed to be developed on parcel 3 on the westerly portion of the Project Site, all accessed from private driveways and a fire lane from Gale Avenue. The site plan depicts parking and landscaping distributed throughout the site by means of a combination of subterranean/structured and surface parking, with the majority of the spaces used for vehicle spaces found between the four detached structures and other spaces sited around the two hotel structures. The 75 off-site spaces used for vehicle parking are proposed to be developed within the City of Industry on an adjacent parcel along proposed parcels 1 and 3. The site plan shows that the Project consists of a network of pedestrian paths that provide entrance to the buildings onsite, parking and landscaping, on-site common open space amenities for community identification and visual enhancement of the site. Walls at the rear of and located on the east and west property lines of the site are proposed to be up to 12 feet in height. The walls would not block views or impede lines of sight for safety.

16. **PRE-RPC HEARING PROCEEDINGS.** On March 14, 2016, prior to the Commission's public hearing on the Project, the permittee performed public outreach and was responsive to the community by adding a common space that could be used for community use and events, reducing the retail area and adding parking spaces to the Project.

17. **COUNTY/AGENCY COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the departments of

Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the reports for the map dated October 28, 2015, all departments have cleared the Project for public hearing.

18. **CEQA.** The Draft EIR was circulated to numerous other agencies from January 26, 2016 for comment through March 11, 2016. Distribution was done through the State Clearinghouse, as well as individual agency consultations. Public and agency comments were received during this period. The Final EIR primarily responds to all comments received during this period. The Final EIR, in accordance with section 15089 and 15132 of the State California Environmental Quality Act ("CEQA") Guidelines, includes the Draft EIR, public and agency comments, listing of commenting parties, lead agency responses to comments, Mitigation Monitoring and Reporting Program ("MMRP"), CEQA Findings of Fact, and Statement of Overriding Considerations ("SOC").

19. **ENVIRONMENTAL DETERMINATION.** The Los Angeles County Department of Regional Planning ("DRP") has determined by way of an Initial Study and identified in the Notice of Preparation sent to agencies, that an EIR was necessary for the Project. Areas of potential significant environmental impact addressed in the EIR include aesthetics air quality, biological resources, cultural resources, geology and soils greenhouse gas emissions, hydrology and water quality, land use and planning, noise, public services, transportation and parking and utilities and service systems including water supply.

20. Significant and unavoidable impacts identified in the final EIR after implementation of the required mitigation measures as enforced by the Project's MMRP related to air quality and traffic impacts. Project operations emissions levels above Southern California Air Quality Management District ("SCAQMD") significant threshold could result. Project traffic impacts are considered significant and unavoidable at Fullerton at Colima Roads and Nogales Street at Colima and La Puente Roads.

21. A Statement of Overriding Considerations is required to allow the approval of the Project in light of the above-identified remaining significant and unavoidable impacts.

22. The Commission finds, as set forth in the prepared CEQA Findings and SOC that the benefits and value of the Project outweigh the remaining significant impacts of the Project after all feasible mitigation has been implemented. The benefits of the Project include, but are not limited to, increased employment in the area and the expanded variety of commercial retail and hotel stay options to serve Rowland Heights community residents. Locating commercial development and hotels in close proximity to existing commercial and light industrial uses avoids displacing residents and using agricultural land and/or open space or introducing incompatible land uses to an area. Using the large buildable lot area to develop high quality, low-rise structures used for commercial enterprises with diverse tenant spaces for commercial retail, restaurant and offices with proximity to public transportation provides a range of goods and services to the community in keeping with the Community Plan and the Project objectives. Providing hotel rooms accommodates the growing need for additional local lodging options and meeting facilities for corporate, commercial and

entertainment demands generated by businesses, leisure and tour groups and area visitors to the San Gabriel Valley and the larger Los Angeles area. Hotels along this transportation corridor will provide travelers and businesses with local options for hotel stays. These, and other Project design features beyond those that are required, more fully described in the CEQA Findings of Fact and Statement of Overriding Considerations, provide benefits supporting the determination that the benefits of the Project outweigh the Project's remaining and significant unavoidable impacts.

23. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

24. The Commission finds that the Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Commission reviewed and considered the Final EIR, along with its associated MMRP, Findings of Fact and Statement of Overriding Considerations, and finds that they reflect the independent judgment of the Commission. The Findings of Fact and Statement of Overriding Considerations are incorporated herein by this reference, as set forth in full.

25. The Commission finds that the MMRP for the Project is consistent with the conclusions and recommendations of the Final EIR and that the MMRP's requirements are incorporated into the conditions of approval for the Project.

26. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project.

27. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

28. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** In accordance with Section 15050 of the State CEQA Guidelines, the County is the lead agency that had prepared both the Draft and Final EIR's for the Project. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified by mail, newspaper, property posting, library posting and on the DRP's website of the February 25, 2016 Hearing Examiner hearing that was conducted on the Draft EIR by a DRP Hearing Examiner. A newspaper notice was published in *The Los Angeles Times* and *La Opiñion* on January 23, 2016. Notices were verified to have been posted on the subject property, available on DRP's website and mailed to property owners and tenants located within a 500-foot radius of the property boundaries, and to two local libraries were mailed on January 25, 2016. On January 25, 2016 a Notice of Completion and Notice of Availability ("NOC-NOA") of a Draft EIR was posted at the Los Angeles County Clerk's office. The NOC-NOA was sent by

mail to required agencies, including the State Clearinghouse and other interested parties and posted on the DRP website. The formal public review period for the Draft EIR was from January 26, 2016 to March 11, 2016. Comments on the Draft EIR were received during the comment period, and those comments are responded to in the Final EIR. Parking and traffic issues were discussed. Public comments also included residents voicing concerns with regard to ensuring the hotels do not propagate 'maternity tourism' where businesses house foreign nationals about to give birth to establish US citizenship for newborn babies. The latter comments did not pertain to issues explored in the EIR.

Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

29. **PUBLIC COMMENTS.** Prior to the Commission's public hearing and since the distribution of the notice of public hearing and consideration of a Final EIR, the County has received one phone call and one e-mail dated August 8, 2016. The caller inquired about the date the Final EIR would be available. In the e-mail, the writers re-stated the position that the EIR was inadequate and put forward that the minimum required 10-day period in which to review the Final EIR was insufficient time.

The points raised in the e-mail relate to public review periods for Draft EIR's. It is the County's contention that proposed responses conform to the legal standards established for responses to comments on Draft EIR's contained in Sections 21083 and 21092.5 of the CEQA Guidelines adopted by the Governor's Office of Planning and Research ("OPR").

30. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on September 7, 2016 before the Commission. Chair Shell, Vice Chair Smith, and Commissioners Pedersen, Louie and Modugno were present. During the public hearing, staff gave a presentation recommending approval of the Project. The applicant's representatives gave testimony supporting the approval of the Project and had members of the community in support of the Project.

Commissioner Pedersen questioned the applicant about the pros and cons of commercial condominium units and what safeguards are in place to ensure the property is maintained. Applicant Stafford Lawson responded that pride of ownership, an owner's association and CC&Rs would aid in a successful Project.

Commissioner Louie asked if there were other similar, successful Projects in the County. Commissioner Smith inquired as to at what stage of development would the programming of the common open space be accomplished. The applicant answered during the development of the CC&Rs.

Chair Shell asked what mechanism could address the Project site if an authorized parking permit proved to be a community nuisance. Staff replied that a permit could be called up for review based on Title 22 to be modified or revoked. County Counsel

suggested a condition be included in the authorization to speak to permit violations and permit use complications.

Eight other speakers testified at the public hearing. Five offered support for the Project and three persons testified in opposition to the Project. Among the testifier's concerns were: traffic, changing of the rural character of the area, lack of uniform, English-language signage, a private-property easement between the eastern boundary of the property, inadequate parking and an out-of-date traffic study.

To these concerns, staff had previously indicated that the land use category was Industrial; the traffic study was done in accordance with County procedure; and that an amended exhibit map would be required for changes relating to the privately held setback easement.

The applicant and representatives rebutted that the Project presented a sign program and that new businesses would need to comply with both the CC&Rs and the County requirements; that parking shortfalls are addressed by the shared concept and County controls including modification and/or revocation of the permit; and that the Project would be a benefit for the entire community.

After further discussion of the Project, the Commission voted to close the public hearing, adopt the EIR and signified their intent to recommend approval of the Project to the Board of Supervisors.

31. BOARD HEARING PROCEEDINGS [RESERVED].

32. **PLAN CONSISTENCY.** The Board finds that the Project is consistent with the goals and policies of the 1980 Countywide General Plan ("General Plan") and the Rowland Heights Community Plan ("Community Plan"). The Project provides commercial retail, restaurants and office spaces within the commercial shopping center, plus the two hotels, in close proximity to other existing commercial uses, and the Project concentrates development for more efficient utilization of public services and facilities, reduced energy consumption and improved air and water quality.

33. The Board finds that the Project offers development compatible with and sensitive to the natural and manmade environment and that the Project is sensitive to the natural ecological, scenic, cultural and open space resources as the site is already disturbed and surrounded by an urban environment.

34. The Board finds that the Project is consistent with the goals and policies of the General Plan and provides a service that is incidental to neighborhood-serving commercial uses and is consistent with the types of uses that are located in the surrounding area because a variety of commercial uses including retail, restaurant, office uses and two hotels provide a range of goods and services to the community and its visitors.

35. The Board finds that the Project is consistent with the goals and policies of the General Plan. The General Plan Land Use Element contains policies to ensure compatibility of development with the surrounding area. The General Plan seeks to "promote

neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design, and location controls." (General Plan Land Use Element, pgs. III-12.) The Project is proposed to be located in proposed hotels and buildings used for commercial retail, restaurants and office spaces, which provides goods and services to the surrounding community. The site is located at a major intersection in the area, the intersection of Gale Avenue and Nogales Street, which is developed on all four corners with commercial uses and is easily accessible to the community.

36. The Board finds that the Project meets State and County subdivision laws because the Subdivision Map Act and County Code are met.

37. The Board finds that the Project is consistent with the Rowland Heights Community Plan because the Project does not include residential uses or a mobile home park in the industrial zone or land use category. A zone change request is part of the scope of the Project to authorize hotel use. The Project is comprised of commercial retail, restaurant, office and hotel uses.

38. The Board finds that the Project is consistent with the goals and policies of the Rowland Heights Community Plan because impacts on community character, surrounding neighborhoods and natural features are minimized by matching the existing pattern of development, use of native vegetation and landscaping for screening and to soften the visual impact, undergrounding of utilities, and sharing of dedicated off-street parking anticipated to meet parking demand.

39. The Board finds that the Project encourages the beautification of the commercial area by exceeding the minimum requirements for landscaping and ensuring the commercial area facades and signs are harmonious and compatible with the existing development.

40. **ZONING CODE CONSISTENCY.** The Board finds that with the requested Zone Change of a portion of the Project Site from M-1.5-BE to C-3-DP, a CUP is required in order to establish and implement a development program for the Project.

41. The Board finds that the Project is consistent with the applicable regulations of the Zoning Code because the Project is consistent with the development standards of the proposed C-3 and the requirements of the –DP zones, as set forth in section 22.28.220 and Chapter 22.40, Part 2, of the County Code.

42. The Board finds that the Project has a total average floor area ratio ("FAR") of 0.78 which complies by being lower than the maximum allowable 1.0 FAR for the subject properties.

43. The Board finds that the Project is in compliance with outdoor display and storage requirements in the County Code. Section 22.28.220.C and D of the County Code require that all displays shall be located entirely within an enclosed building, with certain exceptions, unless otherwise authorized by a temporary use permit, and outside storage is permitted on the rear of a lot or parcel of land when such storage is

strictly incidental to the permitted use. No outside display or storage is proposed or authorized as part of the Project.

44. The Board finds that the Project is consistent with the existing and proposed zoning designation because parking is proposed to be developed in accordance with the shared use of parking facilities by two or more uses pursuant to Section 22.56.990 of the County Zoning Code.

45. The Board finds that the Project complies with the sign requirements in the County Code. Pursuant to section 22.52.870, business signs are permitted in zones C-3 and M-1.5-BE, subject to the restrictions outlined in sections 22.52.880 – 22.52.920. All signs will match in style, size, color, font and materials.

46. The Board finds that the Project is in compliance with the lot coverage and landscaping requirements set forth in the County Code. Section 22.28.220.A of the County Code requires that not more than 90 percent of the net area be occupied by buildings, and that a minimum of 10 percent of the net area be landscaped with a lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good condition. The permittee's site plan depicts a Project total of approximately 33 percent of the net area of the property occupied by buildings with landscaping covering up to 63,497 square feet of landscaping of the 577,814 net square feet of land area, or 11 percent of the Project Site.

47. The Board finds that the Project meets the standards contained in the Rowland Heights Community Standards District because at least 25 percent of each structure's façade that faces Gale Avenue is proposed to consist of materials or designs that are distinguishable from the rest of that façade with recessed windows, offset planes or similar architectural accents. No long, unbroken facades are proposed.

48. The Board finds that the parcel of land has at 600 feet of continuous street frontage on a single street and a dedicated traffic impacts will be addressed by a dedicated deceleration lane to adjoin the private drive and fire lane entrance along Gale Avenue. The improvement is proposed to be designed and dedicated consistent with the requirements imposed by the County of Los Angeles Department of Public Works.

49. The Board finds that the permittee has requested authorization to exceed the maximum height of 45 feet to a maximum height of 80 feet pursuant section 22.40.030 which allows a development program to address height with conditions and limitations of the development program.

50. The Board finds that the hotels are proposed to be erected matching the existing pattern of development in the area.

51. The Board finds that the Project would require approximately 184,904 cubic yards of cut material, which includes approximately 13,261 cubic yards of reductions and additions due to subsidence, shrinkage and additions, 41,109 cubic yards of export off site and 130,534 cubic yards of fill material on the site for a total of approximately 356,547 cubic yards of earth movement for site preparation and 322,619 cubic yards

of cut, 274,318 cubic yards of fill and 48,301 cubic yards of earth material for off-site export, totaling 645,238 cubic yards of earth movement associated with further development and construction of the site. The Project proposes a grading total volume of approximately 1,001,785 cubic yards.

52. The Board finds that the sale of two full lines of alcoholic beverages are proposed for on-site consumption at each of the proposed hotels is necessary to implement the Project objective of service and providing an amenity and will contribute to the success and vitality of the Project.

53. The Board finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius. The Project Site is located at a major intersection that is developed with commercial uses on all four corners of the intersection. The Board finds that no places of worship, schools, parks, playgrounds, or other similar uses exist, located within a 600-foot radius.

54. The Board finds that the five (5) licenses that currently exist within a 500-foot radius of the site are compatible and complimentary to the two proposed hotels and to the requested alcohol licenses.

55. The Board finds that, although there are five (5) other establishments that sell alcohol for on-site consumption within 500 feet of the Project Site, the Project provides a public convenience as it allows for sale of full lines of alcohol in conjunction with the operation of hotels. The Project will provide the public with a convenient location for transient stays, dining and a full line of alcoholic beverages, in a safe and well-lit environment. The proposed hotels represent a major financial investment in the area. The hotels will actively contribute to the community by both the creation of employment and economic stimulation to the area. Allowing the sale of a full line of alcoholic beverages incidental to the on-going operations enhances the economic vitality of the existing business.

56. The Board finds that the sales of alcoholic beverages are incidental to the proposed hotels and will not appreciably change the existing operations in a manner that will impact the surrounding community.

57. The Project Site is located in Census Tract No. 4082.11. The Board finds that based on information from ABC, a total of five (5) licenses for the sale of alcoholic beverages for on-site consumption are permitted within this census tract, and five (5) such license exists. There is no undue concentration of licenses in the census tract, and the Project will not create an over-concentration of licenses within the census tract pursuant to the provisions of the California Department of Alcoholic Beverage Control ("ABC") because, based on the information provided, the Project Site is located within a low-crime reporting district. ABC would require a finding of public convenience and necessity in order to issue the alcohol license. The Sheriff's Department was consulted and confirmed that the crime incidents reported to the Sheriff's Department were low, and therefore, did not object to the sale of a full line of alcoholic beverages at this location. The Board finds that the Project will provide a public convenience and

necessity by providing a convenient location for customers to purchase alcohol in connection with the operations of the hotels.

58. The Board finds that the Walnut/Diamond Bar Station of the Los Angeles County Sheriff recommended the locations have security cameras installed inside and outside facing the parking lot and that a bar setting have a security guard. It was additionally recommended that alcohol for sale be kept away from front doors and measures be taken to prevent burglaries.

59. The Board finds that the sale of a full line of alcohol will add to the hotels and will improve their economic vitality. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.

60. The Board finds that the exterior appearance of the proposed structure will not be inconsistent with the exterior appearance of the proposed commercial structures and hotels within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood because new construction will meet the development program standards.

61. The Board finds that the Project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare because security will be in place and Sheriff and Fire protection are available to the site. The Project is sufficiently buffered from neighboring uses by buildings, structures such as walls, and landscaping to ensure that such use will be compatible with nearby commercial and industrial uses.

62. The Project complies with all the development standards applicable to the underlying zoning. The Board finds that the Project Site is adequate in size and shape to accommodate the areas, walls, fences, parking, landscaping, and other development features as is required in order to integrate the Project into the surrounding area. Parcel 1 of the Project is consistent with applicable development standards in zone M-1.5-BE and parcels 2 and 3 of the Project are consistent with applicable development standards applicable in zone C-3-DP, as set forth in the County Code.

63. Regional Planning staff visited the Project Site on March 25, 2015, and found that the existing facilities included a temporary detour road, construction staging and equipment and a temporary parking lot consistent with the previous approvals associated with the property.

64. The Board finds that the Project is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate, and by other public or private facilities as are required because a private driveway and fire lane are proposed to provide interior access to the site and the property fronts public street, Gale Avenue.

65. The Board finds that the permittee has submitted a development program that complies with the requirements of section 22.40.050 of the County Code since the development is proposed to be phased.

66. The Board finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the permittee and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, or development needs of the area.

67. The Board finds that the Project is consistent with the surrounding area in the unincorporated community of Rowland Heights. The Project will provide a service that will be used by residents living, working, shopping and recreating in the surrounding area.

68. The Board finds that compatibility with the surrounding land uses will be ensured through the Zone Change and the CUP.

69. **LAND USE COMPATIBILITY.** The Board finds that the Project is consistent with applicable policies of the Rowland Heights Community Plan in that its impact on community character, surrounding neighborhoods and natural features is minimized by Project design features including landscaping, blending structures with architectural features that match the existing patterns and presenting a general harmony of facades with a sign program that reflects the architectural style of the Project.

70. **PHYSICAL SITE SUITABILITY.** The Board finds that the site is physically suitable for the type of development being proposed. The Project design provides landscaping and building and structures including walls as buffers along the Project boundaries, adjacent to existing developments and the Union Pacific Railroad. The site has gently rolling topography gradually transitioning between the adjacent street and the area of development.

    Development is proposed to be located adjacent to existing infrastructure and utility systems along Gale Avenue, all of which have the ability to serve the site. In addition, the Project Site is in an existing urbanized area with nearby services and other employment opportunities. The proposed design, scale, and development pattern of the proposed commercial retail, restaurant, office and hotel uses are consistent with the existing pattern of development surrounding the site. It also minimizes impact by grading only that which is necessary for preparation of the site for the proposed development, including the provision of subterranean spaces used for vehicle parking. For these reasons, the proposed Project constitutes compatible design and complimentary visual quality.

71. **PUBLIC NOTICE.** The Board finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the

vicinity of the Rowland Heights community. On August 3, 2016, a total of 524 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 106 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

72. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD CONCLUDES THAT:

A. The proposed use with the attached conditions will be consistent with the 1980 General Plan and the Rowland Heights Community Plan.

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE BOARD:

1. Certifies that the Final EIR for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; adopts the Findings of Fact and Statement of Overriding Considerations and the MMRP; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Project implementation, and finds that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those Findings of Facts and Statements of Overriding Considerations; and determines that the remaining, unavoidable environmental effects of the Project have been reduced to an acceptable level and are outweighed by specific economic and social benefits of the Project as stated in the Findings of Fact and Statement of Overriding Considerations.

2. Approves Conditional Use Permit No. 201400062, subject to the attached conditions.

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01529 - (4)
PARKING PERMIT 201400006

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on September 7, 2016, in the matter of Project No. R2014-01529, consisting of Vesting Tentative Parcel Map 072916, Zone Change No. 20400008, Conditional Use Permit No. 201400062 ("CUP"), and Parking Permit No. 201400006 ("Parking Permit"). (The CUP and Parking Permit are referred to collectively as the ("Project Permits"). The Project Permits were heard concurrently with Vesting Tentative Parcel Map No. 072916 ("Vesting Tentative Parcel Map") and Zone Change No. 201400008 ("Zone Change").

2. **ENTITLEMENTS REQUESTED.** The permittee, Parallax Investment Corporation ("permittee"), requests the Parking Permit to authorize the use of 75 off-site vehicle parking spaces located on a 0.79-acre parcel within City of Industry municipal boundary pursuant to Chapter 22.52, Part 11 of Title 22 of the County Code; for reciprocal access and for shared parking between uses as set forth in Section 22.56.990 of the Zoning Code.

3. **LOCATION.** The Project is located at 18800 Railroad Avenue, unincorporated Rowland Heights ("Project Site").

4. **PROJECT DESCRIPTION.** The Project applicant proposes to subdivide 14.85 gross acres (13.3 net acres) to create three parcels developed with two hotels and 155 commercial retail condominium units within four detached structures located at 18800 Railroad Avenue within unincorporated Los Angeles County. The proposed industrial lot developed with commercial retail condominium units would occupy approximately 8.18 net acres of the Project Site. The proposed commercial lots developed with hotels would occupy approximately 5.15 net acres of the Project Site.

   The Project would require approximately 184,904 cubic yards of cut material, which includes approximately 13,261 cubic yards of reductions and additions due to subsidence, shrinkage and additions, 41,109 cubic yards of export off site and 130,534 cubic yards of fill material on the site for a total of approximately 356,547 cubic yards of earth movement for site preparation and 322,619 cubic yards of cut, 274,318 cubic yards of fill and 48,301 cubic yards of earth material for off-site export, totaling 645,238 cubic yards of earth movement associated with further development and construction of the site. The Project proposes a grading total volume of approximately 1,001,785 cubic yards.

   The proposed improved areas of the Project Site would include 129,926 square feet of retail, restaurant and office space, 1,203 vehicle parking spaces, 320,880 square feet and 472 rooms of hotel space within two separate buildings of six stories each and an access road.

The Project applicant also proposes to increase runoff and debris-producing areas, changes to the current drainage pattern of the Project Site, and to create additional impacts to the capacity of existing storm drain facilities within the City of Industry and the unincorporated County of Los Angeles. The Project Site would also be planted with indigenous native trees and shrubs and other drought tolerant landscaping.

5. The Vesting Tentative Parcel Map is a related request to create three parcels and 155 commercial condominium units in conjunction with a proposed retail shopping center pursuant to Sections 21.48.010 and 21.48.090 of Title 21 of the County Subdivisions Ordinance and the Subdivision Map Act.

6. The CUP is a related request to authorize:
   a. Development Program associated with the proposed Zone Change for hotel uses on proposed parcels 2 and 3 pursuant to County Code Sections 22.40.030 and 22.40.040;
   b. New commercial center within proposed parcel 1 as required by the Rowland Heights Community Plan pursuant to County Code Section 22.44.132;
   c. Structures up to 80 feet in height for new hotels on proposed parcels 2 and 3 pursuant to County Code Sections 22.40.030 and 22.40.040;
   d. On-site grading exceeding 100,000 cubic yards of cut and fill off-site transport grading pursuant to County Code Section 22.32.140; and
   e. Sale of two full lines of alcoholic beverages for on-site consumption in conjunction with normal operations of the two proposed hotels pursuant to County Code Section 22.28.210.

7. The Zone Change is a related request to amend the Project Site's zoning from zone M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to zone C-3-DP (General Commercial-Development Program) for hotel uses on Parcels 2 and 3 of the vesting tentative parcel map. The -DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.

8. The approval of the Project Permits and Vesting Tentative Parcel Map will not become effective unless and until the Board has approved the Plan Amendment and Zone Change, and both have become effective.

9. **TOPOGRAPHY.** The Project Site is 14.85 gross acres (13.3 net acres) in size and consists of two legal lots. The Project Site is trapezoidal in shape with rolling gentle topography and is developed with a temporary detour road, construction staging and equipment for the ACE Nogales Street/Union Pacific Railroad grade separation.

10. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned M-1.5-BE.

11. **LAND USE CLASSIFCATION.** The Project Site is located within the Industrial land use category of the Rowland Heights Community Plan Land Use Policy Map.

12. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius includes:

North:	City of Industry – I (Industrial)
South:	M-1.5-BE, R-1 (Single-Family Residence Zone)
East:	M-1.5-BE
West:	City of Industry - C (Commercial), IC (Industrial – Commercial Overlay)

13. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:

North:	Union Pacific Railroad, industrial and vacant properties
South:	Commercial retail uses, CA 60 – Pomona Freeway, single-family residences, Mobile Home Park
East:	Commercial uses
West:	Industrial and office uses within the City of Industry

14. **PREVIOUS CASES/ZONING HISTORY.** The site was rezoned in 1948 to A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area). The adoption of Zone Change Case 85-201 amended section 387 of Ordinance No. 1494 on June 10, 1986 and changed the zoning on the site from A-1-10,000 to its current zoning of M-1.5-BE.

15. **SITE PLAN.** The site plan for the Project depicts the Project Site on three parcels with six buildings. Parcel 1 is proposed to be developed with four (4) detached buildings situated throughout the easterly portion of the Project Site. A full-service hotel is proposed for parcel 2 and an extended-stay hotel is proposed to be developed on parcel 3 on the westerly portion of the Project Site, all accessed from private driveways and a fire lane from Gale Avenue. The site plan depicts parking and landscaping distributed throughout the site by means of a combination of subterranean/structured and surface parking, with the majority of the spaces used for vehicle spaces found between the four detached structures and other spaces sited around the two hotel structures. The 75 off-site spaces used for vehicle parking are proposed to be developed within the City of Industry on an adjacent parcel along proposed parcels 1 and 3. The site plan shows that the Project consists of a network of pedestrian paths that provide entrance to the buildings onsite, parking and landscaping, on-site common open space amenities for community identification and visual enhancement of the site. Walls at the rear of and located on the east and west property lines of the site are proposed to be up to 12 feet in height, respectively. The walls would not block views or impede lines of sight for safety.

16. **SITE ACCESS.** The Project Site is accessible via Gale Street to the south. Primary access to the Project Site will be via an entrance/exit on Gale Street. Secondary access to the Project Site will be via an additional entrance/exit on Gale Street shared with the Rowland Heights Plaza Shopping Center along the eastern site boundary.

17. **PARKING.** The Project will provide a total of 1,203 parking spaces, 75 of which will be off-site and adjacent to proposed parcels 1 and 3. Parking and landscaping is depicted distributed throughout the site by means of a combination of

subterranean/structured and surface parking, with the majority of the spaces used for vehicle spaces found between the four detached structures and other spaces sited around the two hotel structures. The 75 off-site spaces used for vehicle parking are proposed to be developed within the City of Industry proposed parcels 1 and 3.

18. **INTERNAL CIRCULATION.** Internal circulation and access for the Project will be provided by a private driveway and fire lane system with a paved width of 28 feet. The internal circulation consists of one component for vehicular maneuvering and one of pedestrian paths that provide entrance to the buildings onsite, parking, landscaping and onsite common open space amenities.

19. **PRE-RPC HEARING PROCEEDINGS.** On March 14, 2016, prior to the Commission's public hearing on the Project, the permittee performed public outreach and was responsive to the community by adding a common space that could be used for community use and events, reducing the retail area and adding parking spaces to the Project.

20. **COUNTY/AGENCY COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the reports for the map dated October 28, 2015, all departments have cleared the Project for public hearing and approval.

21. **CEQA.** The Draft EIR was circulated to numerous other agencies from January 26, 2016 for comment through March 11, 2016. Distribution was done through the State Clearinghouse, as well as individual agency consultations. Public and agency comments were received during this period. The Final EIR primarily responds to all comments received during this period. The Final EIR, in accordance with section 15089 and 15132 of the State California Environmental Quality Act ("CEQA") Guidelines, includes the Draft EIR, public and agency comments, listing of commenting parties, lead agency responses to comments, Mitigation Monitoring and Reporting Program ("MMRP"), CEQA Findings of Fact, and Statement of Overriding Considerations ("SOC").

22. **ENVIRONMENTAL DETERMINATION.** The Los Angeles County Department of Regional Planning ("DRP") has determined by way of an Initial Study and identified in the Notice of Preparation sent to agencies, that an EIR was necessary for the Project. Areas of potential significant environmental impact addressed in the EIR include aesthetics air quality, biological resources, cultural resources, geology and soils greenhouse gas emissions, hydrology and water quality, land use and planning, noise, public services, transportation and parking and utilities and service systems including water supply.

23. Significant and unavoidable impacts identified in the final EIR after implementation of the required mitigation measures as enforced by the Project's MMRP related to air quality and traffic impacts. Project operations emissions levels above Southern California Air Quality Management District ("SCAQMD") significant threshold could

result. Project traffic impacts are considered significant and unavoidable at three intersections.

24. A Statement of Overriding Considerations is required to allow the approval of the Project in light of the above-identified remaining significant and unavoidable impacts.

25. The Commission finds, as set forth in the prepared CEQA Findings and SOC that the benefits and value of the Project outweigh the remaining significant impacts of the Project after all feasible mitigation has been implemented. The benefits of the Project include, but are not limited to, increased employment in the area and the expanded variety of commercial retail and hotel stay options to serve Rowland Heights community residents. Locating commercial development and hotels in close proximity to existing commercial and light industrial uses avoids displacing residents and using agricultural land and/or open space or introducing incompatible land uses to an area. Using the large buildable lot area to develop high quality, low-rise structures used for commercial enterprises with diverse tenant spaces for commercial retail, restaurant and offices with proximity to public transportation provides a range of goods and services to the community in keeping with the Community Plan and the Project objectives. Providing hotel rooms accommodates the growing need for additional local lodging options and meeting facilities for corporate, commercial and entertainment demands generated by businesses, leisure and tour groups and area visitors to the San Gabriel Valley and the larger Los Angeles area. Hotels along this transportation corridor will provide travelers and businesses with local options for hotel stays. These, and other Project design features beyond those that are required, more fully described in the CEQA Findings of Fact and Statement of Overriding Considerations, provide benefits supporting the determination that the benefits of the Project outweigh the Project's remaining and significant unavoidable impacts.

26. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

27. The Commission finds that the Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Commission reviewed and considered the Final EIR, along with its associated MMRP, Findings of Fact and Statement of Overriding Considerations, and finds that they reflect the independent judgment of the Commission. The Findings of Fact and Statement of Overriding Considerations are incorporated herein by this reference, as set forth in full.

28. The Commission finds that the MMRP for the Project is consistent with the conclusions and recommendations of the Final EIR and that the MMRP's requirements are incorporated into the conditions of approval for the Project.

29. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project.

30. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

31. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** In accordance with Section 15050 of the State CEQA Guidelines, the County is the lead agency that had prepared both the Draft and Final EIR's for the Project. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified by mail, newspaper, property posting, library posting and on the DRP's website of the February 25, 2016 Hearing Examiner hearing that was conducted on the Draft EIR by a DRP Hearing Examiner. A newspaper notice was published in *The Los Angeles Times* and *La Opiñion* on January 23, 2016. Notices were verified to have been posted on the subject property, available on DRP's website and mailed to property owners and tenants located within a 500-foot radius of the property boundaries, and to two local libraries were mailed on January 25, 2016. On January 25, 2016 a Notice of Completion and Notice of Availability ("NOC-NOA") of a Draft EIR was posted at the Los Angeles County Clerk's office. The NOC-NOA was sent by mail to required agencies, including the State Clearinghouse and other interested parties and posted on the DRP website. The formal public review period for the Draft EIR was from January 26, 2016 to March 11, 2016. Comments on the Draft EIR were received during the comment period, and those comments are responded to in the Final EIR. Parking and traffic issues were discussed. Public comments also included residents voicing concerns with regard to ensuring the hotels do not propagate 'maternity tourism' where businesses house foreign nationals about to give birth to establish US citizenship for newborn babies. The latter comments did not pertain to issues explored in the EIR.

    Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

32. **PUBLIC COMMENTS.** Prior to the Commission's public hearing, the County has received one phone call and one e-mail dated August 8, 2016. The caller inquired about the date the Final EIR would be available. In the e-mail, the writers re-stated the position that the EIR was inadequate and put forward that the minimum required 10-day period in which to review the Final EIR was an insufficient interval of time.

    The points raised in the e-mail relate to public review periods for Draft EIR's. It is the County's contention that proposed responses conform to the legal standards established for responses to comments on Draft EIR's contained in Sections 21083 and 21092.5 of the CEQA Guidelines adopted by OPR.

33. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on September 7, 2016 before the Commission. Chair Shell, Vice Chair Smith, and Commissioners

Pedersen, Louie and Modugno were present. During the public hearing, staff gave a presentation recommending approval of the Project. The applicant's representatives gave testimony supporting the approval of the Project and had members of the community in support of the Project.

Commissioner Pedersen questioned the applicant about the pros and cons of commercial condominium units and what safeguards are in place to ensure the property is maintained. Applicant Stafford Lawson responded that pride of ownership, an owner's association and CC&Rs would aid in a successful Project.

Commissioner Louie asked if there were other similar, successful Projects in the County. Commissioner Smith inquired as to at what stage of development would the programming of the common open space be accomplished. The applicant answered during the development of the CC&Rs.

Chair Shell asked what mechanism could address the Project site if an authorized parking permit proved to be a community nuisance. Staff replied that a permit could be called up for review based on Title 22 to be modified or revoked. County Counsel suggested a condition be included in the authorization to speak to permit violations and permit use complications.

Eight other speakers testified at the public hearing. Five offered support for the Project and three persons testified in opposition to the Project. Among the testifier's concerns were: traffic, changing of the rural character of the area, lack of uniform, English-language signage, a private-property easement between the eastern boundary of the property, inadequate parking and an out-of-date traffic study.

To these concerns, staff had previously indicated that the land use category was Industrial; the traffic study was done in accordance with County procedure; and that an amended exhibit map would be required for changes relating to the privately held setback easement.

The applicant and representatives rebutted that the Project presented a sign program and that new businesses would need to comply with both the CC&Rs and the County requirements; that parking shortfalls are addressed by the shared concept and County controls including modification and/or revocation of the permit; and that the Project would be a benefit for the entire community.

After further discussion of the Project, the Commission voted to close the public hearing, adopt the EIR and signified their intent to recommend approval of the Project to the Board of Supervisors.

34. BOARD HEARING PROCEEDINGS [RESREVED].

35. **PLAN CONSISTENCY.** The Board finds that the Project is consistent with the goals and policies of the 1980 Countywide General Plan ("General Plan") and the Rowland Heights Community Plan ("Community Plan"). The Project provides commercial retail, restaurants and office spaces within the commercial shopping center, plus the two

hotels, in close proximity to other existing commercial uses, and the Project concentrates development for more efficient utilization of public services and facilities, reduced energy consumption and improved air and water quality.

36. The Board finds that the Project offers development compatible with and sensitive to the natural and manmade environment and that the Project is sensitive to the natural ecological, scenic, cultural and open space resources as the site is already disturbed and surrounded by an urban environment.

37. The Board finds that the Project is consistent with the goals and policies of the General Plan and provides a service that is incidental to neighborhood-serving commercial uses and is consistent with the types of uses that are located in the surrounding area because a variety of commercial uses including retail, restaurant, office uses and two hotels provide a range of goods and services to the community and its visitors.

38. The Board finds that the Project is consistent with the goals and policies of the General Plan. The General Plan Land Use Element contains policies to ensure compatibility of development with the surrounding area. The General Plan seeks to "promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design, and location controls." (General Plan Land Use Element, pgs. III-12.) The Project is proposed to be located in proposed hotels and buildings used for commercial retail, restaurants and office spaces, which provides goods and services to the surrounding community. The site is located at a major intersection in the area, the intersection of Gale Avenue and Nogales Street, which is developed on all four corners with commercial uses and is easily accessible to the community.

39. The Board finds that the Project meets State and County subdivision laws because the Subdivision Map Act and County Code are met.

40. The Board finds that the Project is consistent with the Rowland Heights Community Plan because the Project does not include residential uses or a mobile home park in the industrial zone or land use category. A zone change request is part of the scope of the Project to authorize hotel use. The Project is comprised of commercial retail, restaurant, office and hotel uses.

41. The Board finds that the Project is consistent with the goals and policies of the Rowland Heights Community Plan because impacts on community character, surrounding neighborhoods and natural features are minimized by matching the existing pattern of development, use of native vegetation and landscaping for screening and to soften the visual impact, undergrounding of utilities, and sharing of dedicated off-street parking anticipated to meet parking demand.

42. The Board finds that the Project encourages the beautification of the commercial area by exceeding the minimum requirements for landscaping and ensuring the commercial area facades and signs are harmonious and compatible with the existing development.

43. **ZONING CODE CONSISTENCY.** The Board finds that the Project is consistent with the applicable regulations of the Zoning Code because the Project is consistent with the development standards of the proposed C-3 and the requirements of the –DP zones, as set forth in section 22.28.220 and Chapter 22.40, Part 2, of the County Code.

44. The Board finds that the Project has a total average floor area ratio ("FAR") of 0.78 which complies by being lower than the maximum allowable 1.0 FAR for the subject properties.

45. The Board finds that the Project is in compliance with outdoor display and storage requirements in the County Code. Section 22.28.220.C and D of the County Code require that all displays shall be located entirely within an enclosed building, with certain exceptions, unless otherwise authorized by a temporary use permit, and outside storage is permitted on the rear of a lot or parcel of land when such storage is strictly incidental to the permitted use. No outside display or storage is proposed or authorized as part of the Project.

46. The Board finds that the Project is consistent with the existing and proposed zoning designation because parking is proposed to be developed in accordance with the shared use of parking facilities by two or more uses pursuant to Section 22.56.990 of the County Zoning Code.

47. The Board finds that the Project complies with the sign requirements in the County Code. Pursuant to section 22.52.870, business signs are permitted in zones C-3 and M-1.5-BE, subject to the restrictions outlined in sections 22.52.880 – 22.52.920. All signs will match in style, size, color, font and materials.

48. The Board finds that the Project is in compliance with the lot coverage and landscaping requirements set forth in the County Code. Section 22.28.220.A of the County Code requires that not more than 90 percent of the net area be occupied by buildings, and that a minimum of 10 percent of the net area be landscaped with a lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good condition. The permittee's site plan depicts a Project total of approximately 33 percent of the net area of the property occupied by buildings with landscaping covering up to 63,497 square feet of landscaping of the 577,814 net square feet of land area, or 11 percent of the Project Site.

49. The Board finds that the Project meets the standards contained in the Rowland Heights Community Standards District because at least 25 percent of each structure's façade that faces Gale Avenue is proposed to consist of materials or designs that are distinguishable from the rest of that façade with recessed windows, offset planes or similar architectural accents. No long, unbroken facades are proposed.

50. The Board finds that the parcel of land has at 600 feet of continuous street frontage on a single street and a dedicated traffic impacts will be addressed by a dedicated deceleration lane to adjoin the private drive and fire lane entrance along Gale Avenue.

The improvement is proposed to be designed and dedicated consistent to the requirements imposed by the County of Los Angeles Department of Public Works.

51. The Board finds that a Parking Permit provides flexibility in parking requirements for uses that have particular characteristics pursuant to Section 22.56.990 of the Zoning Code, allowing for shard use parking facilities by two or more uses.

52. The Board finds with shared parking, unnecessary travel is discouraged, parking demand variations occur throughout the day and that shared parking minimizes the need to duplicate parking supply at commercial Projects if a single space can satisfy the parking needs of multiple Project components.

53. The Board finds that 75 spaces used for vehicle parking are located with the incorporated City of Industry and a recorded covenant to the subject property is required to fulfill parking requirements outside of the County jurisdiction.

54. The Board finds that, based on the principles of shared parking as determined by the use of a shared parking analysis pursuant to methodology and parking statistics of the Urban Land Institute, 1,203 spaces used for vehicle parking would be sufficient to meet demand since the peak parking requirement would be 1,130 parking spaces.

55. The Board finds that the Project will be developed in phases to ensure an adequate supply of parking is provided.

56. The Board finds that the applicant is providing 1,128 spaces used for vehicle parking on-site, or a reduction of less than 30 percent in the number of vehicle parking spaces required by the County Code, and that applications for the Project Permits, zone change and a subdivision were concurrently filed.

57. The Board finds that the total maximum occupant load for entertainment, assembly and dining uses within the commercial shopping center proposed to be located on parcel 1 of the Project site shall not exceed 1,561 occupants.

58. The Board finds that the applicants are owners of all properties involved in the request.

59. The Board finds that off-site facilities located adjacent to the Project Site and within the City of Industry can accommodate the required parking for shared uses. Where the parking permit is approved for off-site parking, the agreement shall be recorded on all parcels on land containing the uses as well as the parcel of land developed for off-site parking.

60. The Board finds that the Project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare because security will be in place and Sheriff and Fire protection are available to the site. The Project is sufficiently buffered from neighboring uses by buildings, structures

such as walls, and landscaping to ensure that such use will be compatible with nearby commercial and industrial uses.

61. The Project complies with the development standards applicable to the underlying zoning. The Board finds that the Project Site is adequate in size and shape to accommodate the areas, walls, fences, parking, landscaping, and other development features as is required in order to integrate the Project into the surrounding area. Parcel 1 of the Project is consistent with applicable development standards in zone M-1.5-BE and parcels 2 and 3 of the Project are consistent with applicable development standards applicable in zone C-3-DP, as set forth in the County Code.

62. Regional Planning staff visited the Project Site on March 25, 2015, and found that the existing facilities included a temporary detour road, construction staging and equipment and a temporary parking lot consistent with the previous approvals associated with the property.

63. The Board finds that the Project is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate, and by other public or private facilities as are required because a private driveway and fire lane are proposed to provide interior access to the site and the property fronts public street, Gale Avenue.

64. The Board finds that the permittee has submitted a development program that complies with the requirements of section 22.40.050 of the County Code since the development is proposed to be phased.

65. The Board finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the permittee and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, or development needs of the area.

66. The Board finds that the Project is consistent with the surrounding area in the unincorporated community of Rowland Heights. The Project will provide a service that will be used by residents living, working, shopping and recreating in the surrounding area.

67. **LAND USE COMPATIBILITY.** The Board finds that the Project would be consistent with applicable policies of the Rowland Heights Community Plan in that it would minimize its impact on community character, surrounding neighborhoods and natural features by Project design features including landscaping, blending structures with architectural features that match the existing patterns and presenting a general harmony of facades with a sign program that reflects the architectural style of the Project.

68. **PHYSICAL SITE SUITABILITY.** The Board finds that the site is physically suitable for the type of development being proposed. The Project design provides landscaping and building and structures including walls as buffers along the Project boundaries,

adjacent to existing developments and the Union Pacific Railroad. The site has gently rolling topography gradually transitioning between the adjacent street and the area of development.

Development is proposed to be located adjacent to existing infrastructure and utility systems along Gale Avenue, all of which have the ability to serve the site. In addition, the Project Site is in an existing urbanized area with nearby services and employment opportunities. The proposed design, scale, and development pattern of the proposed commercial retail, restaurant, office and hotel uses are consistent with the existing pattern of development surrounding the site. It also minimizes impact by grading only that which is necessary for preparation of the site for the proposed development, including the provision of subterranean spaces used for vehicle parking. For these reasons, the proposed Project constitutes compatible design and complimentary visual quality.

69. **PUBLIC NOTICE.** The Board finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Rowland Heights community. On August 3, 2016, a total of 524 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 106 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

70. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD CONCLUDES THAT:

A. There will be no need for the number of vehicle parking spaces required by Part 11 of Chapter 22.52 because the Project proposes compatible uses that create captive markets where a single space satisfies the need of multiple occupants.

B. There will be no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because the uses will be developed in phases and uses sharing vehicle parking facilities operate at different times of the day.

C. An off-site facility will provide required parking for uses because such off-site facility is controlled through ownership, and are conveniently accessible to the main use and such transitional lot is designed to minimize adverse effects on surrounding properties.

D. The requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property since street parking is prohibited along Gale Avenue and adequate parking is on adjacent sites.

E. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.

THEREFORE, THE BOARD:

1. Certifies that the Final EIR for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; adopts the Findings of Fact and Statement of Overriding Considerations and the MMRP; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Project implementation, and finds that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those Findings of Facts and Statement of Overriding Considerations; and determines that the remaining, unavoidable environmental effects of the Project have been reduced to an acceptable level and are outweighed by specific economic and social benefits of the Project as stated in the Findings of Fact and Statement of Overriding Considerations.

2. Approves Parking Permit No. 201400006, subject to the attached conditions.

CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01529-(4)
VESTING TENTATIVE PARCEL MAP NO. 072916

PROJECT DESCRIPTION

The project is a request to create three parcels, including one industrial parcel developed with commercial retail, restaurant and office uses, and two commercial parcels developed with hotels on 14.85 acres subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

   If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

6. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

7. In the event that Vesting Tentative Parcel Map No. 072916 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved tentative map on file. Inspections shall be unannounced.

   If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

9. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

14. The project site shall be developed and maintained in substantial compliance with the approved Exhibit "A"/Exhibit Map dated October 28, 2015, or a Revised Exhibit "A" / Amended Exhibit Map approved by the Director. If changes to any of the plans marked Exhibit "A"/Exhibit Map are required as a result of instruction given at the public hearing, **five (5) copies of** a modified Exhibit "A"/Exhibit Map shall be submitted to Regional Planning by **November 8, 2016**. If changes to any of the plans marked Exhibit "A"/Exhibit Map are required for reasons other than instruction given at the public hearing, the applicant shall file an Amended Exhibit Map or the appropriate entitlement for review.

15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENATIVE PARCEL MAP SPECIFIC CONDITIONS

17. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.

18. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached portion of the Subdivision Committee Report dated November 25, 2015, consisting of letters and reports from the Fire Departments and the Departments of Parks and Recreation and Public Health.

19. The subdivider shall comply with all conditions set forth in the attached County Department of Public Works letter for the tentative map dated February 3, 2016.

20. The project site shall be developed and maintained in substantial compliance with the approved vesting tentative map dated October 28, 2015.

21. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code.

22. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 155 commercial units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.

23. The subdivider shall provide at least 50 feet of street frontage for parcels 1 and 2 as indicated on the approved tentative map.

24. A waiver of street frontage for parcel 3 is authorized.

25. The shared driveways shall be labeled as Private Driveway and Fire Lane on the final map.

26. A final map is required for this subdivision. A parcel map waiver is not allowed.

27. Grading shall not occur prior to final map recordation, unless otherwise approved by the Director of the Department of Regional Planning.

PRIOR TO RECORDATION OF A FINAL MAP

28. As required by section 21.32.160 of the County Code, the subdivider shall plant trees along the frontage of all lots shown on the parcel map. The number, species, and location of such trees shall be as specified by the Director of Public Works. The location and the species of said trees shall be incorporated into the site plan or landscape plan. Prior to recordation of the applicable final unit map, the site/landscaping plan must be approved by the Director, and the subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, to ensure planting of the required trees.

29. Prior to final map approval and recordation, the permittee shall submit to the Director for review and approval three (3) copies of a landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

    In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning. Review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs, and

groundcover) that may be expected 18 months after planting in compliance with fire safety requirements. The landscape shall be maintained in compliance with the approved landscaping plans.

The landscaping plan shall indicate that at least 50% of the area covered by landscaping shall be locally indigenous species. However, if the applicant can prove to the satisfaction of the Director that a 50% or more locally indigenous species is not possible due to County fire safety requirements a lower percentage of such planting may be required. In those areas where the Director approves a reduction to less than 50% locally indigenous vegetation, the amount of such planting required shall be at least 30%. The landscaping shall include trees, shrubs and/or ground cover at a mixture and density determined by staff and the fire department. Fire retardant plants shall be given first consideration.

30. Prior to final map approval and recordation, the subdivider shall submit a draft copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") and any other covenants or maintenance agreements entered into with respect to the project, to the Director for review and approval. Said CC&Rs shall establish a retail condominium owners' association and shall contain lighting requirements, in which all outdoor lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Said CC&Rs shall also indicate the means of maintenance for the landscaping, lighting, parking areas and private drive and fire lane. All applicable project conditions of approval shall be included as conditions in the CC&Rs and the CC&Rs shall prohibit any such condition from being amended in any way, or eliminated, with regard to language in the CC&Rs, without prior approval from the Director.

31. Prior to final map approval and recordation, the subdivider shall provide in the CC&Rs a method for the continuous maintenance of common areas and facilities to the satisfaction of the Director. Said CC&Rs shall indicate programming for on-site common open space amenities including community use and identification and visual enhancement of the site to the satisfaction of the Director.

32. Prior to final map approval and recordation, the subdivider shall submit to Regional Planning a draft copy of the reciprocal ingress and egress easement for the private driveway connecting the internal access ways to Gale Avenue to be used as primary access to the subject property. Said easement shall be recorded concurrently with the final map.

33. Prior to final map approval and recordation, the subdivider shall submit to Regional Planning for review and approval a draft copy of a maintenance agreement for the shared Private Driveways and Fire Lanes. Said agreement shall be recorded concurrently with the final map.

Attachments:
Subdivision Committee Report (pages 18-25)
Department of Public Works letter dated February 3, 2016

CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01529-(4)
CONDITIONAL USE PERMIT NO. 201400062

PROJECT DESCRIPTION

The project is a request to create three parcels, including one industrial parcel developed with commercial retail, restaurant and office uses, and two commercial parcels developed with hotels on 14.85 acres.

Conditional Use Permit No. 201400062 is authorization for a development program associated with a zone change, Rowland Heights Community Standards District compliance, grading exceeding 100,000 cubic yards, off-site transport grading and sale of full lines alcoholic beverages for on-site consumption subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10, 11, and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 11 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

   If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. If the permittee proposes any modifications to the use, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Parcel Map No. 072916. In the event that Vesting Tentative Parcel Map No. 072916 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these

conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$1600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8)** inspections every other year for 15 years. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within five (5) working days from the day after your appeal period ends the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,285.25** ($2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee), or **$3,145.00** ($3,070.00 for an Environmental Impact Report plus $75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.

13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Environmental Impact Report for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

14. The permittee shall deposit an initial sum of $6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost

of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

20. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

21. The project site shall be developed and maintained in substantial compliance with the approved Exhibit "A"/Exhibit Map dated October 28, 2015, or a Revised Exhibit "A" / Amended Exhibit Map approved by the Director. If changes to any of the plans marked Exhibit "A"/Exhibit Map are required as a result of instruction given at the public hearing, **five (5) copies of** a modified Exhibit "A"/Exhibit Map shall be submitted to Regional Planning by **November 8, 2016**. If changes to any of the plans marked Exhibit "A"/Exhibit Map are required for reasons other than instruction

given at the public hearing, the applicant shall file an Amended Exhibit Map or the appropriate entitlement for review.

22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

23. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached portion of the Subdivision Committee Report dated November 25, 2015, consisting of letters and reports from the Fire Departments and the Departments of Parks and Recreation and Public Health.

24. The permitee shall comply with all conditions set forth in the attached County Public Works Department letter for tentative map dated February 3, 2016.

25. The project site shall be developed and maintained in substantial compliance with the approved Exhibit "A"/map dated October 28, 2015.

26. The permitee shall conform to the requirements of Title 22 of the Los Angeles County Code.

27. Prior to final map approval and recordation, the subdivider shall submit a draft copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") and any other covenants or maintenance agreements entered into with respect to the project, to the Director for review and approval. Said CC&Rs shall establish a retail condominium owners' association and shall contain lighting requirements, in which all outdoor lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Said CC&Rs shall also indicate the means of maintenance for the landscaping, lighting, parking areas and private drive and fire lane. All applicable project conditions of approval shall be included as conditions in the CC&Rs and the CC&Rs shall prohibit any such condition from being amended in any way, or eliminated, with regard to language in the CC&Rs, without prior approval from the Director.

28. Prior to final map approval and recordation, the subdivider shall provide in the CC&Rs a method for the continuous maintenance of common areas and facilities to the satisfaction of the Director. Said CC&Rs shall indicate programming for on-site common open space amenities including community use and identification and visual enhancement of the site to the satisfaction of the Director.

29. Prior to final approval, the permittee shall submit to the Director for review and approval three (3) copies of a landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning,

weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning. Review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs, and groundcover) that may be expected 18 months after planting in compliance with fire safety requirements. The landscape shall be maintained in compliance with the approved landscaping plans.

The landscaping plan shall indicate that at least 50% of the area covered by landscaping shall be locally indigenous species. However, if the applicant can prove to the satisfaction of the Director that a 50% or more locally indigenous species is not possible due to County fire safety requirements a lower percentage of such planting may be required. In those areas where the Director approves a reduction to less than 50% locally indigenous vegetation, the amount of such planting required shall be at least 30%. The landscaping shall include trees, shrubs and/or ground cover at a mixture and density determined by staff and the fire department. Fire retardant plants shall be given first consideration.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (DEVELOPMENT PROGRAM, AUTHORIZATION TO EXCEED STRUCTURE HEIGHT)

30. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property.

31. No existing building or structure which under the program is to be demolished shall be used.

32. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.

33. All improvements shall be completed prior to the occupancy of any structure.

34. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

35. This permit authorizes development to be completed in phases. Each such separately designated phase shall be considered a separate development program.

36. This permit authorizes hotel structures to exceed the structure height. Hotel structure heights shall not exceed a maximum of 80 feet.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (COMMERICAL CENTER - ROWLAND HEIGHTS COMMUNITY STANDARDS)

37. Complete landscaping of the public rights-of-way fronting the project is required subject to the satisfaction of the Department of Public Works.

38. Provide a minimum of ten feet of landscaping along the street frontage of the commercial and hotel uses. This shall include plants, landscaped berms, capable of providing screening up to a height of 42 inches.

39. Limit signs to one for each street frontage of a shopping center listing all businesses. The sign shall reflect the architectural style of the center.

40. This approval authorizes a sign program to coordinate business signage within the commercial center where new businesses will comply with the location, style, size color, font and materials as shown in the architectural renderings and noted on the Exhibit "A"/map so that all new business signs are compatible with each other.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (GRADING)

41. Grading involving 184,904 cubic yards of cut material, which includes approximately 13,261 cubic yards of reductions and additions due to subsidence, shrinkage and additions, 41,109 cubic yards of export off site and 130,534 cubic yards of fill material on the site for a total of approximately 356,547 cubic yards of earth movement for site preparation and 322,619 cubic yards of cut, 274,318 cubic yards of fill and 48,301 cubic yards of earth material for off-site export, totaling 645,238 cubic yards of earth movement associated with further development and construction of the site. A total volume of approximately 1,001,785 cubic yards is authorized.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

42. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.

43. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Section 22.52 Part 10 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.

44. The permittee, and all managers and designated employees of the establishments, who will directly serve or will be in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control. All

new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.

45. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences or similar structures.

46. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.

47. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.

48. This grant authorizes the sale of alcoholic beverages at the two hotel restaurants from 7:00 a.m. to 2:00 a.m. maximum daily.

49. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility. The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.

50. The permittee shall develop and implement a Designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Planning for approval prior to the approval of the Exhibit "A". A printed two-sided card explaining this program shall be placed on all tables in the restaurant or an explanation regarding the program shall be printed on the menu.

51. All servers of alcoholic beverages must be at least 18 years of age.

52. There shall be no music or other noise audible beyond the restaurant premises.

    a. Hotel Restaurants
        i. The operation of the facilities' two hotel restaurants are further subject to the following:
            1. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
    b. Hotel Bar
        i. The operation of the facility hotel bar is further subject to the following:
            1. Employees on duty after 10:00 pm shall be at least 21 years of age.

53. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the two subject restaurants only;

54. The sale and serving of alcoholic beverages for consumption outside the two hotel restaurants, the hotel bars, hotel pool areas and hotel guest rooms/suites is prohibited;

55. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation;

56. Not less than fifty-one percent of the income from the business enterprise shall be derived from the sale of food and non-alcoholic beverages. The business owner shall at all times maintain records which reflect separately the gross sale of food and the gross sale of alcoholic beverages. Said records shall be made available to the Los Angeles County Department of Regional Planning, the Department of Alcoholic Beverage Control, or the Los Angeles County Sheriff's Department on demand.

57. The permittee may hold "happy hour" drink specials, specials or similar promotions from weekdays Monday through Thursday from 3:00p.m. until 8:00p.m., only in conjunction with food.

58. Food service shall be continuously provided during operating hours.

59. Payphones shall be prohibited on the premises.

60. A security guard shall be provided from 5:00 p.m. to 2:00 a.m. nightly for each hotel restaurant serving alcoholic beverages.

61. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.

62. Security cameras shall be installed inside and outside the hotels facing the parking lot.

PROJECT SITE SPECIFIC CONDITIONS

63. Where reduced occupancy is a primary consideration in the approval of a parking permit, the maximum occupant load based on Building and Safety occupancy loads for such use shall be established; this grant authorizes a maximum of 40,113 square feet for areas used for entertainment, assembly and dining within the commercial shopping center located on parcel 1 of the Project Site.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

64. The Project Site shall be developed, graded, and maintained in substantial compliance with the approved Exhibit "A"/Map dated October 28, 2015 or an approved Revised Exhibit "A."

65. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a Revised Exhibit "A" approved by the Director of the Department of Regional Planning.

Attachments:
Mitigation Monitoring and Reporting Program
Subdivision Committee Report (pages 18-25)
Public Works' Department Report dated February 3, 2016

CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01529-(4)
PARKING PERMIT NO. 201400006

PROJECT DESCRIPTION

The project is a request to create three parcels, including one industrial parcel developed with commercial retail, restaurant and office uses, and two commercial parcels developed with hotels on 14.85 acres.

Parking Permit No. 201400006 is authorization the use of 75 off-site vehicle parking spaces located on a 0.79-acre parcel within City of Industry municipal boundary, for reciprocal access and for shared parking by two or more uses subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7 and until all required monies have been paid pursuant to applicable conditions. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit

with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. If the permittee proposes any modifications to the use, the permittee shall file a new Parking Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Parcel Map No. 072916. In the event that Vesting Tentative Parcel Map No. 072916 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

10. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.

12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant and require a CUP modification, if applicable, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

13. In the event the Director determines parking is insufficient for the uses on the Project site, the permittee must immediately apply for a new Parking Permit to correct the insufficiency. If the permittee fails to apply for a new parking permit, the insufficiency shall be addressed through the initiation of revocation and/or modification proceeding pursuant to Chapter 22.56, Part 13 of the County Code.

14. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

15. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

16. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

17. The project site shall be developed and maintained in substantial compliance with the approved Exhibit "A"/Exhibit Map dated October 28, 2015, or a Revised Exhibit "A" / Amended Exhibit Map approved by the Director. If changes to any of the plans marked Exhibit "A"/Exhibit Map are required as a result of instruction given at the public hearing, **five (5) copies of** a modified Exhibit "A"/Exhibit Map shall be submitted to Regional Planning by **November 8, 2016**. If changes to any of the plans marked Exhibit "A"/Exhibit Map are required for reasons other than instruction given at the public hearing, the applicant shall file an Amended Exhibit Map or the appropriate entitlement for review.

18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional

Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

20. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS - PARKING PERMIT

21. Where reduced occupancy is a primary consideration in the approval of a parking permit, the maximum occupant load based on Building and Safety occupancy load determinations for such use shall be established; this grant authorizes a maximum of 40,113 square feet for entertainment, assembly and dining use areas within the commercial shopping center located on parcel 1 of the Project Site.

22. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of one vehicle parking space for every three occupants. The entertainment, assembly and dining use has a square footage of 40,113 / an occupant load of 1,561 persons which would require not less than 520 spaces be provided based on the applicable ratio within the commercial shopping center located on parcel 1 of the Project site. If the permittee changes the operation of the restaurant uses so as to require less parking than the minimum requirement, the permittee shall submit an application for a CUP modification, and Parking Permit within 90 days of such occurrence.

    If the entertainment, assembly and dining uses located within the commercial shopping center located on parcel 1 of the Project site substantially change their mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

23. Adjacent land located within the boundary of the City of Industry (.79 acres) is required to be reserved to insure that sufficient area is available to meet the 75-space off-site parking allotment, and deed restrictions for such parking use through a recorded covenant, shall be imposed on such land prior to issuance of building permits.

24. Hours of operation for each use sharing parking facilities shall be made available from the permittee upon request by the Director, and parking associated with such hours shall cumulatively be in substantial compliance with the shared parking requirements including the associated parking exhibit and analysis approved with this parking permit.

25. Off-site automobile parking facilities must be within 400 feet from any entrance of the use to which they are accessory. Parking for employees shall be located within 1,320 feet from the entrance to such use. Directions to such facilities shall be clearly posted at the principal use.

26. In the event that any permittee and/or property owner is unable to comply with the provisions of the parking permit, the use for which permit has been granted shall be terminated, reduced, or removed unless some other alternative method to provide the required parking is approved by the director.

27. The permittee shall provide bicycle parking as required by the County Code, calculated at a parking ratio of one space per each 5,000 square feet of gross floor area for short-term bicycle parking, and one space for each 12,000 square feet for long-term bicycle parking. The commercial uses have a square footage of 129, 926 square feet which would require not less than 25 short-term spaces and 10 long-term spaces be provided based on the applicable ratio.

    If the permittee alters the property with an addition of more than 15,000 square feet of floor area so as to require bicycle parking beyond the minimum requirement, the permittee shall submit an application for a parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

28. Where tandem parking is proposed for nonresidential uses, there shall be valets or other persons employed to assist in the parking of automobiles. The ratio of valets to parking spaces shall be established with a Revised Exhibit "A" to the satisfaction of the Director. The parking of automobiles by valets on public streets shall be prohibited. Each tandem space shall be eight feet wide; the length of the space shall be 18 feet for each automobile parked in tandem. Parking bays shall contain only two parking spaces where access is available from only one end. Bays of four parking spaces may be permitted where access is available from both ends.

29. Licensed and bonded valet parking service, as defined in Title 7 of the County Code, is authorized to be performed as an incident to business, occupation or activity legally established on the Project site.

30. If valet parking service fees are charged, at each location at which a bailor surrenders a vehicle for parking, the valet parking service licensee shall erect and maintain a sign stating rates, including the maximum charge, and the time at which the licensee goes off duty.

31. The valet parking service licensee, the agents and employees, shall notify the sheriff whenever a vehicle has been left for a period in excess of 48 hours without a prior contractual agreement for such period of time, in order to determine whether the vehicle is stolen or abandoned.

KKS:SDJ
09/08/16

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

September 13, 2016

Richard J. Bruckner
Director

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

ARMBRUSTER GOLDSMITH AND DELVAC
AARON CLARK
12100 WILSHIRE BOULEVARD SUITE 1600
LOS ANGELES CA 90025

Regarding: **PROJECT NUMBER R2014-01529-(4)**
VESTING TENTATIVE PARCEL MAP NO. 072916
ZONE CHANGE NO. 201400008
CONDITIONAL USE PERMIT CASE NO. 201400062
PARKING PERMIT CASE NO. 201400006
ENVIRONMENTAL ASSESSMENT CASE NO. 201400121
18800 RAILROAD AVENUE, ROWLAND HEIGHTS

Dear Applicant:

The Regional Planning Commission, by its action of September 7, 2016, is recommending **APPROVAL** of the above described legislative (zone change) to the Los Angeles County Board of Supervisors and approved the associated entitlements. The attached documents contain the Regional Planning Commission's findings and conditions relating to this action. Please carefully review each condition.

Please be advised that all permits associated with the zone change are automatically called up for review by the Board of Supervisors. Therefore, final action has not been taken on these matters and no appeal is available at this stage. The Executive Office of the Board of Supervisors will provide notice of a future public hearing on this matter.

For further information pertaining to these approvals and approval recommendation, please contact Steven Jones in the Land Divisions Section at (213) 974-6433 or e-mail at sdjones@planning.lacounty.gov.

Sincerely,

Richard J. Bruckner
Director

S.JONES

Kim Szalay, Supervising Regional Planner
Land Divisions Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

C: BOS, DPW (Building and Safety), Zoning Enforcement, ABC, Walnut/Diamond Bar Sheriff Station, Parallax Investment Corp (Stafford Lawson)

KKS:SDJ

Regional Planning Commission Transmittal Checklist

Hearing Date
09/07/2016
Agenda Item No.
7

Project Number: R2014-01529-(4)

Case(s):
Vesting Tentative Parcel Map No. 072916
Zone Change No. 201400008
Conditional Use Permit Case No. 201400062
Parking Permit Case No. 201400006
Environmental Assessment Case No. 201400121

Planner: Steven Jones

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☒ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions + Other department letters of recommended conditions
- ☐ Previous CUP Conditions of Approval
- ☒ Burden of Proof Statements
- ☒ Environmental Documentation (Findings of Fact and SOC, MMRP, FEIR CD)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☒ Tentative Parcel Map
- ☒ Grading Plans / Site Plan / Floor Plans / Elevations / Landscaping Plans
- ☒ Exhibit Map
- ☒ Shared Parking Analysis and Plans
- ☐ Findings and conditions of Previous permit
- ☒ Sign Program Plans

Reviewed By: 8/25/16

Department *of* Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT SUMMARY

PROJECT NUMBER
R2014-01529-(4)

HEARING DATE
September 7, 2016

REQUESTED ENTITLEMENTS
Vesting Tentative Parcel Map PM072916
Zone Change No. 201400008
Conditional Use Permit No. 201400062
Parking Permit No. 201400006
Environmental Assessment No. 201400121

OWNER / APPLICANT
Parallax Investments

MAP/EXHIBIT DATE
October 28, 2015

PROJECT OVERVIEW
To create three parcels, including one industrial parcel developed with commercial retail, restaurant and office uses, and two commercial parcels developed with hotels on 14.85 acres.

LOCATION
18800 Railroad Avenue, Rowland Heights, CA

ACCESS
Gale Avenue

ASSESSORS PARCEL NUMBER(S)
8264021020
8264021027

SITE AREA
14.85 gross acres

GENERAL PLAN / LOCAL PLAN
Rowland Heights Community Plan

ZONED DISTRICT
Puente

LAND USE DESIGNATION
I (Industrial)

ZONE
M-1.5-BE (Light Industrial – Billboard Exclusion)

PROPOSED UNITS
N/A

MAX DENSITY/UNITS
N/A

COMMUNITY STANDARDS DISTRICT
Rowland Heights Community Standards District

ENVIRONMENTAL DETERMINATION (CEQA)
An Environmental Impact Report ("EIR") has been prepared for the project (SCH 2015061003). The report has determined that potential impacts to air quality, land use and planning, noise, transportation and traffic and utilities and service systems, water supply would be reduced to less than significant with project design features and mitigation measures pursuant to CEQA reporting requirements. The report indicated the project would result in significant and unavoidable operational air quality and traffic impacts the environment.

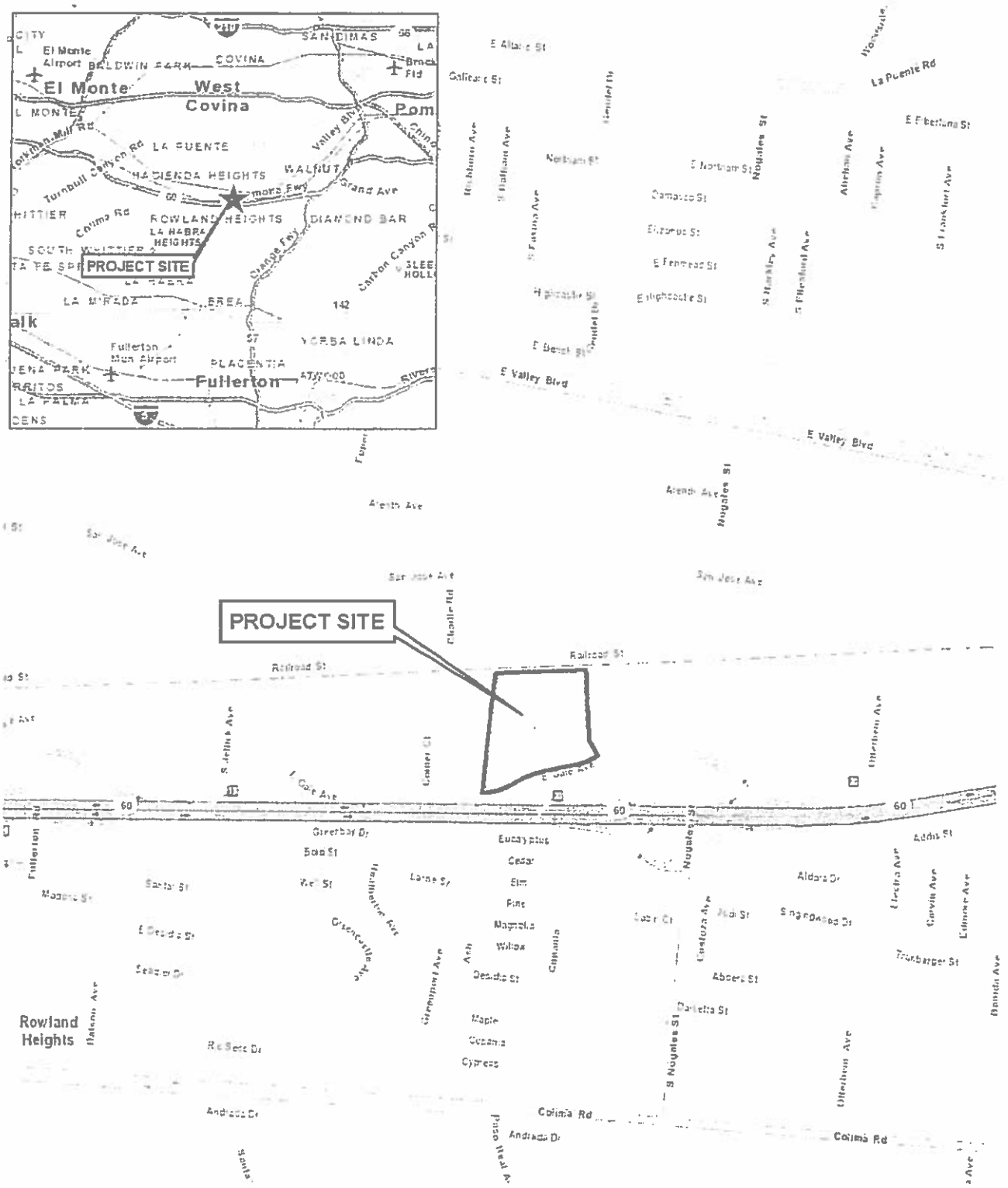
KEY ISSUES
- Consistency with the Rowland Heights Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 Conditional Use Permit Burden of Proof Requirements
  - 22.56.1020 Parking Permit Burden of Proof Requirements
  - 22.52.1110 Number of Vehicle Parking Spaces Required

CASE PLANNER:
Steven Jones

PHONE NUMBER:
(213) 974 - 6433

E-MAIL ADDRESS:
sdjones@planning.lacounty.gov

PROJECT VICINITY MAP



ENTITLEMENTS REQUESTED

- Vesting tentative parcel map to create three (3) parcels and 155 commercial condominium units in conjunction with a proposed retail shopping center on 14.85 gross acres pursuant to Sections 21.48.010 and 21.48.090 of Title 21 of the Los Angeles County ("County") Subdivisions Ordinance and the Subdivision Map Act.
- Zone change from zone M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to zone C-3-DP (General Commercial-Development Program) for hotel uses on Parcels 2 and 3 of the vesting tentative parcel map pursuant to Title 22 of the County Zoning Code ("Zoning Code") Sections 22.16.070, 22.16.080 and 22.16.090.
- Conditional use permit ("CUP") to authorize:
    a) Development Program associated with the proposed Zone Change for hotel uses on proposed parcels 2 and 3 pursuant to County Code Sections 22.40.030 and 22.40.040;
    b) New commercial center within proposed parcel 1 as required by the Rowland Heights Community Plan pursuant to County Code Section 22.44.132;
    c) Structures to exceed the maximum height of 45 feet above grade by 27 feet for a total of 72 feet plus eight feet building equipment for new hotels on proposed parcels 2 and 3 pursuant to County Code Sections 22.40.030 and 22.40.040;
    d) On-site grading involving approximately 322,619 cubic yards of cut and fill with 48,301 cubic yards of export pursuant to County Code Section 22.32.140; and
    e) Sale of two full lines of alcoholic beverages for on-site consumption in conjunction with normal operations of the two proposed hotels pursuant to County Code Section 22.28.210.
- Parking permit to authorize 1,128 on-site vehicle parking spaces which are 381 fewer spaces than the required 1,509 on-site vehicle parking spaces for all proposed uses; to allow use of 75 additional off-site vehicle parking spaces located on a 0.79-acre parcel within City of Industry municipal boundary pursuant to Chapter 22.52, Part 11 of Title 22 of the County Code for a total of 1,203 combined on-site and off-site parking spaces; and for shared parking between uses as set forth in Section 22.56.990 of the Zoning Code.

PROJECT DESCRIPTION

The project applicant proposes to subdivide 14.85 gross acres (13.3 net acres) to create three parcels developed with two hotels and 155 commercial retail condominium units within four detached structures located at 18800 Railroad Avenue within unincorporated Los Angeles County. The proposed industrial lot developed with commercial retail condominium units

would occupy approximately 8.18 net acres of the project site. The proposed commercial lots developed with hotels would occupy approximately 5.15 net acres of the project site.

The project would require approximately 184,904 cubic yards of cut material, which includes approximately 13,261 cubic yards of reductions and additions due to subsidence, shrinkage and additions, 41,109 cubic yards of export off site and 130,534 cubic yards of fill material on the site for a total of approximately 356,547 cubic yards of earth movement for site preparation and 322,619 cubic yards of cut, 274,318 cubic yards of fill and 48,301 cubic yards of earth material for off-site export, totaling 645,238 cubic yards of earth movement associated with further development and construction of the site. The project proposes a grading total volume of approximately 1,001,785 cubic yards.

The proposed improved areas of the project site would include 129,926 square feet of retail, restaurant and office space, 1,203 vehicle parking spaces, 320,880 square feet and 472 rooms of hotel space within two separate buildings of six stories each and an access road.

The project applicant also proposes to increase runoff and debris-producing areas, changes to the current drainage pattern of the project site, and to create additional impacts to the capacity of existing storm drain facilities within the City of Industry and the unincorporated County of Los Angeles. The project site would also be planted with indigenous native trees and shrubs and other drought tolerant landscaping.

SITE PLAN DESCRIPTION

The site plan for the project depicts the Project Site on three parcels with six buildings. Parcel 1 is developed with four (4) detached buildings situated throughout the easterly portion of the Project Site. A full-service hotel is proposed for parcel 2 and an extended-stay hotel is proposed to be developed on parcel 3 on the westerly portion of the Project Site, all accessed from private driveways and a fire lane from Gale Avenue. The site plan depicts parking and landscaping distributed throughout the site by means of a combination of subterranean/structured and surface parking, with the majority of the spaces used for vehicle spaces found between the four detached structures and other spaces sited around the two hotel structures. The 75 off-site spaces used for vehicle parking are proposed to be developed within the City of Industry on an adjacent parcel along proposed parcels 1 and 3. The site plan shows that the project consists of a network of pedestrian paths that provide entrance to the buildings onsite, parking and landscaping, on-site common open space amenities for community identification and visual enhancement of the site.

Walls at the rear of and located on the east and west property lines of the site are proposed to be 9.5 feet and 11 feet in height, respectively. The walls would not block views or impede lines of sight for safety. Fence and wall heights are regulated in required

yards. No yards are required for properties within zone M-1.5-BE and C-3, only general and parking lot landscaping, therefore the proposed walls are in keeping with the Code and the existing pattern of development.

The project site fronts onto Gale Avenue. Primary vehicular ingress and egress is proposed to be provided by a shared driveway on Gale Avenue between the commercial uses on parcel 1 and the hotels on parcels 2 and 3. A reciprocal access easement is required for the development to share right-of-entry. Additional ingress and egress is proposed to be provided via a driveway entrance to parcel 1 from the existing Gale Avenue driveway shared with the Rowland Heights Plaza Shopping Center along the eastern site boundary.

MAP DESCRIPTION

A vesting tentative parcel map is proposed for subdividing the existing 14.85-acre property into the above-described three parcels. Proposed parcel 1 is proposed to be 8.18 net acres arranged at the east portion of the site. A 1.93 net acre parcel 3 is proposed to be situated behind a proposed 3.22 net acre parcel 2 at the west area of the site. The applicant has requested to waive the street frontage requirement for parcel 3. Parcel 1 is the industrial lot proposed to be developed with commercial uses contained within a condominium project for up to 155 attached commercial units in four detached structures whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will, in turn, provide the necessary access and utility easements for all of the units.

Parcels 2 and 3 are depicted as sharing access and would require a reciprocal access agreement for the common driveway.

EXISTING ZONING

The subject property is zoned M-1.5-BE (Restricted Heavy Manufacturing - Billboard Exclusion Zone).

Surrounding properties are zoned as follows:
North: City of Industry – I (Industrial)
South: M-1.5-BE, R-1 (Single-Family Residence Zone)
East: M-1.5-BE
West: City of Industry - C (Commercial), IC (Industrial – Commercial Overlay)

EXISTING LAND USES

The site fronts along Gale Avenue, currently has no structures, and is developed with a three-lane detour road constructed in 2013 by the Alameda Corridor East (ACE) construction authority project. ACE construction authority is a single purpose construction authority created by the San Gabriel Valley Council of Governments in 1998 to mitigate

the impacts of significant increases in rail traffic over 70 miles of mainline railroad in the San Gabriel Valley.

Construction of the Nogales Street Grade Separation project necessitated the temporary easement known as Charlie Road on the project site. The roadway averages 40 feet in width, with a traffic signal at its intersection with Gale Avenue and warning devices/flashing lights at the railroad track crossing. The temporary road also has a paved pedestrian sidewalk along its eastern side and a dual concrete box culvert/bridge crossing for the on-site storm drain. A construction staging area and temporary parking stalls were established on the project site at the east property line due to the need to relocate parking from the adjacent parcel because of the ACE project construction activity.

The majority of the project site is located within the unincorporated community of Rowland Heights, adjacent to the City of Industry and within a concentration of light industrial and commercial uses centered on Nogales Street near its interchange exit with SR-60. This concentration is part of an approximately 14-mile-long corridor of predominantly industrial land uses, most of it contained within the City of Industry. The City of Industry abuts the property. The northernmost portion of the project site is a vacated segment of Railroad Street south of the Union Pacific Railroad/Metrolink tracks, entirely within the City of Industry. This jurisdictional border between the unincorporated County and the City of Industry wraps around the project site to the north and west. The site is bordered on the west within the City of Industry by the Concourse Business Park, which houses office and wholesale commercial and light industrial operations. A Best Western Plus Executive Inn hotel is located directly across Gale Avenue. Mandarin Plaza Shopping Center is located to the southeast. The project site is bordered on the east by the Rowland Heights Plaza Shopping Center. The shopping center's western driveway, accessed from Gale Avenue, abuts the project site's eastern boundary. Properties north of the project site are located within the City of Industry and include Nogales Industrial Park. The areas directly adjacent to the project site are mostly developed within areas of little variation in topography.

The site has been used for agricultural endeavors through the mid-1990s. The site has gently rolling topography and a maximum elevation differential of approximately 42 feet between its high point near the southeast corner at Gale Avenue and its low point in the northwest corner within the storm drain channel.

A related project, the Nogales Street Grade Separation and Roadway Widening Project, is to construct a six-lane roadway underpass and double track railway bridge to grade-separate Nogales Street from the railroad between San Jose Avenue and Gale Avenue/Walnut Drive North. Gale Avenue and Walnut Drive North near Nogales Street will be widened to two lanes in each direction. The ACE project construction is anticipated

to be complete in the summer of 2016. Upon completion, the ACE authority will demolish the temporary road also, paved pedestrian sidewalk along its eastern side, dual concrete box culvert/bridge crossing for the on-site storm drain, construction staging area and temporary parking and restore the project site to its pre-construction, vacant condition.

A partially channelized storm drain extends from near the project site's northeast corner, where it receives upstream flows from the County's 90-inch underground storm drain, to its northwest corner, where it discharges into the City of Industry's 94-inch underground storm drain. The storm drain currently supports willows and other riparian vegetation that must be maintained cleared as required by the County of Los Angeles and City of Industry Public Works Departments to maintain storm flow capacity. Other vegetation on the project site includes non-native grasses, brush and scattered trees, including palms, near the eastern edge of the property.

Surrounding properties are developed as follows:
North: Union Pacific Railroad, industrial and vacant properties
South: Commercial retail uses, CA 60 – Pomona Freeway, single-family residences, Mobile Home Park
East: Commercial uses
West: Industrial and office uses within the City of Industry

PREVIOUS CASES/ZONING HISTORY

Zoning was established as unclassified in 1927. The zone district was named the Puente Zoned District, effective on May 25, 1948, following the adoption of Ordinance Number 5122. The adoption of Ordinance No. 5214, October 19, 1948 established the zoning as A-1-10,000. The current M-1.5-BE zoning on the subject property became effective on June 10, 1986, following the adoption of ZC85-201, amending section 387 of Ordinance No. 1494.

The subject property was created with the recordation of PM13106, September 28, 1983.

A proposal to subdivide and develop the property with 536,000 square feet of retail, restaurant and other outdoor entertainment uses was withdrawn prior to preparation of an associated environmental document and a decision on the project.

Unconditional certificates of compliance 2016000158 and 2016000159 were recorded in early 2016 to comply with the subdivision map act for parcels created by deed. Case No. RPPL2016001399 is a current request for a lot line adjustment that would be withdrawn after the continued processing and approval of the current subdivision request.

ENVIRONMENTAL DETERMINATION

The County Department of Regional Planning has determined by way of an Initial Study and identified in the Notice of Preparation sent to agencies, that an Environmental Impact

Report ("EIR") was necessary for the project. The areas of potential significant environmental impact addressed in the Draft EIR include the following:

- Air Quality
  The project would result in increased air emissions associated with construction and operations that could lead to a violation of an air quality standard or contribute substantially to an existing or projected air quality violation.
- Greenhouse Gas Emissions
  A significant impact could occur if the GHG emissions are not consistent with the Los Angeles County Community Climate Action Plan.
- Hydrology and Water Quality
  The project could potentially increase the volume of storm water runoff and contribute to pollutant loading in storm water runoff.
- Land Use & Planning
  The project could have a significant impact if not consistent with applicable County General and Community Plans and the Zoning Code.
- Noise
  On-site construction noise associated with the project would exceed the established thresholds at nearby noise-sensitive receptor locations.
- Public Services
  Cumulative operational project would place an increased demand on Fire Department and Sheriff Department protection services by tenants and owners requiring action for routine and emergency responses.
- Transportation & Traffic
  Construction and operational traffic would exceed the applicable County significance threshold at five intersections during the Saturday and mid-day peak and one intersection during the A.M. and P.M. weekday peaks.
- Utilities and Service Systems, Water Supply
  A significant impact could occur if wastewater collection system capacity problems result or if a new or expanded wastewater collection or treatment facilities are required.

The following areas require no further environmental review as described in the Initial Study.

- Agriculture/Forest
- Hazards and Hazardous Materials
- Mineral Resources
- Population and Housing
- Recreation

As identified in the DEIR, after implementation of the required mitigation measures, the project would result in the following significant adverse impacts to the environment:

- Operational air quality impacts:
  Project operations emissions levels above SCAQMD significant threshold could result.
- Operational traffic impacts:
  Project traffic impacts plus cumulative traffic conditions are considered significant and unavoidable at Fullerton and Colima Roads and Nogales Street and Colima Road.

STATEMENT OF OVERRIDING CONSIDERATIONS

The decision makers would weigh the benefits and value of the project compared to the remaining significant impacts after all feasible mitigation has been considered. A statement of overriding considerations is required to allow for approval in light of the above remaining significant and unavoidable impacts of the project. Public benefits of the project include increased employment and economic opportunities for the area, including the expanded variety of commercial retail options to serve Rowland Heights community residents. Locating commercial development and hotels in close proximity to existing commercial and light industrial uses avoids displacing residents and using agricultural land and/or open space or introducing incompatible land uses to an area. Employment opportunities created by the proposed commercial businesses and hotels would likely draw from the existing labor force in the area, and not induce substantial indirect population growth. Project objectives include short-term construction trade jobs, long-term service opportunities and professional employment. Using the large buildable lot area to develop high quality, low-rise structures used for commercial enterprises with a diverse of tenant spaces for commercial retail, restaurant and offices with proximity to public transportation provides a range of goods and services to the community in keeping with the Community Plan and the project objectives. Providing hotel rooms accommodates the growing need for transient options and meeting facilities for corporate, commercial and entertainment demands generated by businesses, leisure and tour groups and area visitors to the San Gabriel Valley and the larger Los Angeles area. Hotels along this transportation corridor will provide travelers and businesses with local options for hotel stays. These, and other project design features beyond those that are required, more fully described in the CEQA Findings of Fact and Statement of Overriding Considerations, provide benefits supporting the determination that the benefits of the project outweigh the project's remaining and significant unavoidable impacts.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Industrial land use category of the Rowland Heights Community Plan. This designation is intended for manufacturing, warehousing, and

heavy commercial uses. The creation of three parcels, including one industrial parcel proposed to be developed with commercial retail, restaurant and office uses, and two commercial parcels proposed to be developed with hotels on 14.85 acres are permitted uses within the existing and proposed zoning and are therefore consistent with the permitted uses of the underlying land use category.

The following policies of the 1980 General Plan are applicable to the proposed project:

- *Place major emphasis channeling new intensive commercial development into multipurpose centers.*

The project proposes to provide commercial retail, restaurants and office spaces within the commercial shopping center, plus the two hotels, in close proximity to other existing commercial uses, and the project concentrates development for more efficient utilization of public services and facilities, reduced energy consumption and improved air and water quality.

- *Protect prime industrial lands from encroachment of incompatible uses.*

The objectives and policies of the Land Use Element support the countywide General Plan policy of encouraging a more concentrated urban pattern through the infilling of bypassed lands and focusing of new urban development in the most suitable locations. The subject industrial parcel is surrounded by variable uses permitted in the Restricted Heavy Manufacturing zone. The subject project would be compatible with such uses.

- *Assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards.*

Objectives of the Land Use Element include encouraging high quality design in all development projects, compatible with and sensitive to the natural and manmade environment. The project is sensitive to the natural ecological, scenic, cultural and open space resources as the site is already disturbed and surrounded by an urban environment.

- *Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls.*

The project's objectives include providing a variety of commercial uses including retail, restaurant and office uses and two hotels to provide a range of goods and services to the community and for visitors to the community.

- *Ensure that future land division activity within Los Angeles County occurs with State and County subdivision laws.*

  The map meets the requirements contained within the Subdivision Map Act and the County's Subdivision Code.

The following policies of the Community Plan are applicable to the proposed project:

- *Prohibit residential uses in industrial areas.*

  The project's objectives do not include residential uses in industrial areas. A zone change request is a part of the scope of the project to authorize the hotel uses.

- *Prohibit mobile home parks in industrial areas.*

  A mobile home park is not a part of the project.

- *Design new subdivisions to minimize their impacts on community character, surrounding neighborhoods, and natural features.*

  The project proposes to match the existing pattern of development. No natural hillsides are present on the site. No watercourse alteration is proposed and native vegetation and landscaping is proposed to be planted on the site to screen or soften the visual impact. Utilities are required to be underground. Traffic impacts are mitigated to the greatest extent feasible, and proposed on-site shared parking along with dedicated off-site parking is anticipated to meet necessary parking supply demanded.

- *Encourage the beautification of new and existing commercial areas.*

  A minimum of ten feet of landscaping is proposed along the street frontage of both proposed parcels having street frontage. A minimum of five percent of the parking area is proposed to be landscaped. No freestanding portable signs are proposed. One sign reflecting the architectural style of the center shall be allowed for the street frontage of the shopping center listing all businesses. The applicants are requesting a conditional use permit, which includes provisions to ensure compliance with Plan requirements for a project to be in general harmony with the area for commercial retail and restaurant facades, and office, and industrial uses that are similar to the proposed uses surrounding the site.

<u>Zoning Ordinance and Development Standards Compliance</u>

Pursuant to Section 22.32.150 of the County Code, establishments in the M-1.5-BE Zone are subject to the following development standards:

- **Floor area ratio ("FAR").** The maximum allowable FAR shall be 1.0 (Gross). The average FAR is 0.78. The FAR for parcel 1is proposed to be .367, 1.35 for parcel 2 and 1.55 for parcel 3. The project total FAR meets the maximum allowable FAR.

- **Outside display and storage.** No outside display or storage is proposed.
- **Parking.** Vehicle parking shall be provided as required by Part 11 of Chapter 22.52. The applicant is requesting a parking permit to authorize fewer vehicle parking spaces than the estimated required vehicle parking spaces for all proposed uses, and to allow use of 75 offsite vehicle parking spaces located on a 0.79-acre parcel within City of Industry municipal boundary pursuant to Chapter 22.52, Part 11 of Title 22.
- **Signs.** Signs shall comply with the requirements of Part 10 of Chapter 22.52. All signs are proposed to meet the Zoning Code standards prescribed for location, style, size, color, font, materials and any other applicable sign features so that all new business signs in the project will be compatible with each other.

Pursuant to Section 22.44.150 of the County Code, establishments in the Rowland Heights Community Standards District ("CSD") are subject to the following development standards:

- **Community-wide Development Standards.** All properties shall be neatly maintained, and yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves and freezers. No zoning violations were observed on the property at the time of staff's visit.
- **Zone-Specific Development Standards.**
  - **Zones C-3 / M-1.5-BE**

    Signs. The applicant has requested authorization of a sign program to construct a freestanding sign and wall business signs to coordinate business signage within a commercial center consisting of three or more businesses. A freestanding monument sign is proposed adjacent to where the common access driveway meets Gale Avenue. Wall business signs are proposed along separate business frontage entrances to match the style, color and materials of the structure.

    General Landscaping. A minimum of 10 percent of the net lot area is proposed to be landscaped with native vegetation consisting of a minimum of 24-inch and 36-inch trees, 5 and 15 gallon-size shrubs, and ground cover and shall be maintained with regular pruning, weeding, fertilizing litter removal and replacement of plants, when necessary, and incidental walkways that may be developed within the landscaped area to access pedestrian pathways.

Parking Lot Landscaping. A minimum of five percent of the gross area of the parking lot is proposed to be landscaped for maximum aesthetic effect and the parking lot's compatibility with adjoining uses. The project complies with the applicable sections of the Healthy Design Ordinance (HDO) and the 2016 tree planting requirements.

Lot Coverage. A cumulative lot coverage of 40 percent of the net area is allowed and 26 percent net lot coverage for the project total is proposed.

Architectural Features. The land proposed to be developed adjoins Gale Avenue. At least 25 percent of each structure's façade that faces Gale Avenue is proposed to consist of materials or designs that are distinguishable from the rest of that façade with recessed windows, offset planes or similar architectural accents. No long, unbroken facades are proposed.

Deceleration/Acceleration Lane. A deceleration lane is proposed to adjoin the private drive and fire lane entrance along Gale Avenue. The improvement is proposed to be designed and dedicated consistent to the requirements imposed by the County of Los Angeles Department of Public Works.

Parking for Take-Out Eating Establishments. Though the project does not propose take-out establishments within the commercial establishments, they are not prohibited, and necessary parking would be provided if any future establishments included take-out.

Structure Height. The maximum heights of structures may not exceed 45 feet above grade. The applicant is requesting authorization to construct hotel structures on the newly zoned C-3-DP parcels at approximately 72 feet in height.

Conditional Use Permit

Pursuant to Sections 22.40.030 and 22.56.040, a Development Program is required to provide a zone where development will conform to plans and exhibits where such plans and exhibits constitute a critical factor in the decision to rezone. Adherence to development plans is assured by the requirement of submission and approval of a conditional use permit incorporating a development program by the applicant providing necessary safeguards to insure completion as specified.

The applicant has requested a conditional use permit for a development program with an exhibit showing the location of all proposed structures, grading, yards, walls, walks,

landscaping, height, bulk and arrangement of buildings and structures, signs and the color and appearance of buildings and structures that make the development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the character of the surrounding area.

As mentioned above, the new commercial center within proposed parcel 1, as required by the Rowland Heights Community Plan pursuant to County Code Section 22.44.132, would meet the community standards by exceeding the landscaping requirements and providing harmonious building façades and a sign program where the font, materials and architectural accents are similar.

Structures to exceed the maximum height of 45 feet above grade by 27 feet for a total of 72 feet for new hotels on parcels 2 and 3 are proposed pursuant to County Code Sections 22.40.030 and 22.40.040 with an additional 8 feet for building equipment. Since this equipment is not contained within the roofed structure, the total, maximum height is considered 80 feet. The Zoning Code allows height limits to be the total floor area in all the buildings on any one parcel of land up to 13 times the buildable area of such parcel. §22.52.050 says that maximum height includes space within a roof structure except cellar floor space, parking floor space or for the housing of building operating equipment or machinery. 13 times the building area is a maximum of 1,823,421.6 square feet for parcel 2 and 1,092,920 square feet for parcel 3. The hotel on parcel 2 is proposed to contain 189,950 square feet or 1 percent of the buildable area and the hotel on parcel 3 is proposed to contain 130,930 square feet or 1.4 percent of the buildable area. The property is bordered by industrial and commercial uses and the 60 freeway is to the south of the project. The project buildings matches the existing pattern of development in that other buildings near the site and in close proximity to the freeway have been erected higher than the 45 foot maximum.

There are no residences within 300 feet and the development program allows height to be determined in the conditions and limitations of the approved program. The proposal is in keeping with preservation of the residential character of the greater community and is consistent with the urbanized, commercial/industrial character of the adjacent uses.

On-site grading involving approximately 192,085 cubic yards of cut and 130,534 cubic yards of fill for 322,619 cubic yards of cut and fill total with 48,301 cubic yards of export pursuant to County Code Section 22.32.140 is proposed to prepare the site to meet project objectives and required development standards. The applicant proposes to comply with requirements to address dust control, noise and vibration, hauling and hours of operation by adherence to County Codes.

Sale of a full line of alcoholic beverages for on-site consumption in conjunction with normal operations of the two proposed hotels pursuant to County Code Section

22.28.210. A full line of alcoholic beverages is part of the hotels' service offerings. There are no places of worship, schools, parks, playgrounds, or other similar sensitive uses located within a 600-foot radius. There are 60 active California Department of Alcoholic Beverage Control type 41 licenses issued for census tract 4082.11 and 68 for zip code 91748.

The applicant's request includes authorization to receive one license for alcoholic beverage sales for on-site consumption at each proposed hotel, for a total of two licenses. One license will be associated with the hotel located on parcel 2, and the other, with the hotel located on parcel 3. The request is compatible with the community development pattern in the area. Five (5) licenses are located within a 500-foot radius of the site. The license would aid with implementation of project objectives including providing a service and an amenity of the hotel and would contribute to the success and vitality of the project.

Although there are five (5) other establishments that sell alcohol for on-site consumption within 500 feet of the project Site, the Project provides a public convenience as it allows for sales of full lines of alcohol in conjunction with the operation of hotels. The Project will provide the public with a convenient location for transient stays, dining and a full line of alcoholic beverages, in a safe and well-lit environment. The proposed hotels represent a major financial investment in the area. The hotels will actively contribute to the community by both the creation of employment and economic stimulation to the area. Allowing the sale of a full line of alcoholic beverages incidental to the on-going operations enhances the economic vitality of the existing business.

The hotel uses are compatible and complimentary to each other and the other uses in the area.

Parking Permit

The purpose of a parking permit, pursuant to Section 22.56.990, is to provide flexibility in parking requirement for uses that have particular characteristics, warranting reduced parking allowing shared use parking facilities by two or more uses. The owner must record a covenant providing that the owner or their successor in interest will develop and maintain the parking spaces needed to conform to Part 11 of Chapter 22.52. The agreement shall be recorded on both the parcel of land containing the principal use as well as the parcel of land developed for off-site parking.

Pursuant to Section 22.56.1020, a parking permit can authorize a reduction in parking spaces when it can be shown that there is no need for the additional parking, that there will be no conflicts arising from special parking arrangements, and that the requested parking permit will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.

Parking facilities shall be conveniently and permanently maintained in the number prescribed below:

Use	Size	Code Parking	No. of Spaces
Hotel A			
Rooms	261 rooms	0.5 /room	131
Suites	9 suites	1 /suite	9
Banquet Room	8,000 square feet	1 /3	177.7
Meeting Room	4,000 square feet	1 /3	88.8
Restaurant	6,000 square feet		
Customer Area	4,200 square feet	1 /3	93
Kitchen Area	1,800 square feet	1 /3	3
Subtotal Hotel A			**503**
Hotel B			
Rooms	132 rooms	0.5 /suite	66
Suites	70 suites	1 /suite	70
Subtotal Hotel B			**136**
Plaza			
Restaurant	40,113 square feet		
Customer Area	22,062 square feet	1 /3	490
Kitchen Area [3]	18,051 square feet	1 /3	30
Retail	63,707 square feet	4 /1,000	255
Medical Office or	20,000 square feet	4 /1,000	80
General Office	6,106 square feet	2.5 /1,000	15
Subtotal Plaza			**870**
		Total parking required	**1,509**

[1] Occupancy determination calculated as an "unconcentrated (tables and chairs)" function of space with an occupant load factor of 15 square feet net per occupant.

[2] Occupancy determination calculated as a "kitchen, commercial" function of space with an occupant load factor/floor area of 200 square feet gross per occupant.

The project proposes compatible uses that create "captive" markets, as discussed in the parking analysis. Patrons of the commercial uses are expected to be guests of the hotels and/or restaurants. The application of shared parking minimizes the need to duplicate parking supply at commercial projects when a single space satisfies the need of multiple unit occupants.

The applicant stipulates in the attached parking analysis that parking would be provided for the various components of the project based on phasing. Temporary arrangements for parking during construction of individual components may be required as the project approaches build-out.

The parking analysis forecasts parking demand at a need of 1,130 spaces used for vehicle parking at peak times. The proposed supply of 1,203 spaces would be sufficient to accommodate the need. Pursuant to Section 22.56.1762.A.1 and 22.56.1762.F, when a reduction of less than 30 percent in the number of vehicle parking spaces required by Title 22 is proposed, the Director, without public hearing, may approve an application for a site plan review requesting a minor deviation in required vehicle parking requirements, however, this procedure does not apply where an application for a permit, zone change or subdivision has been concurrently filed. The project will also be developed in phases to ensure an adequate supply of parking is provided.

Zone Change

The project proposes a zone change to C-3-DP to accommodate the proposed hotel uses on parcels 2 and 3 of the parcel map. The zoning of parcel 1 developed with commercial uses shall remain zone M-1.5-BE. Pursuant to Sections 22.16.070, 22.28.220 and 22.40.040 of the County Code, zone changes may be initiated to change zones and remove or modify any regulation where the board of supervisors find that the public convenience, the general welfare of good zoning practice justifies such action and property in zone ()-DP may be used for any permitted in the basic zone subject to conditions and limitations of the conditional use permit, including the development standards of the development program. The Commission makes a recommendation to the Board of Supervisors for action on the zone change request and all associated items are called up for review and are not effective until action of the Board is effective.

Development programs for zone changes must provide necessary safeguards to insure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area. Conditions are required for every development program in an approved conditional use permit that include the requirement that all improvements be completed prior to the occupancy of any structures and authorizing phases of development.

Establishments in zone C-3 are subject to the following development standards:

1. *That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good condition. Incidental walkway, if needed, may be developed in the landscaped area.*
   A minimum of 10 percent of the net lot area is proposed to be landscaped with native vegetation consisting of a minimum of 24-inch and 36-inch trees, 5 and 15 gallon-size shrubs, and ground cover and shall be maintained with regular pruning, weeding, fertilizing litter removal and replacement of plants, when necessary, and incidental walkways that may be developed within the landscaped area to access pedestrian pathways.

2. *That there be parking facilities as requested by Part 11 of Chapter 22.52.*
   Vehicle parking shall be provided as required by Part 11 of Chapter 22.52. The applicant is requesting a parking permit to authorize fewer vehicle parking spaces than the estimated required vehicle parking spaces for all proposed uses, and to allow use of 75 offsite vehicle parking spaces located on a 0.79-acre parcel within City of Industry municipal boundary pursuant to Chapter 22.52, Part 11 of Title 22.

3. *Outside Display.*
   No outside display is proposed. All spaces used for vehicle parking and the adequate access must be maintained available.

4. *Outside Storage.*
   No outside storage is proposed. All spaces used for vehicle parking and the adequate access must be maintained available.

5. *Ambulance Emergency Service Facilities. No more than two ambulances may be on site at any one time and a designated parking space shall be provided for each ambulance on site.*
   No ambulance emergency service facilities are proposed. All spaces used for vehicle parking and the adequate access must be maintained available.

<u>Site Visit</u>
Staff conducted a site visit prior to the public hearing. No illegal uses or nuisances were observed on the property.

<u>Burden of Proof</u>
The applicant is required to substantiate all facts identified by Section(s) 22.16.110, 22.56.090, 22.56.195.B and 22.56.1020 of the County Code. The Burden of Proof with

applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

The project site is currently developed with the ACE detour road, staging area and temporary parking lot. Since the site is already disturbed, authorization for the proposed subdivision would not alter the area's character. The subject property is surrounded by public, urban infrastructure including a railroad and streets and SR 60 - Pomona freeway, industrial buildings, office parks and commercial retail and restaurant uses. There are 51 active California Department of Alcoholic Beverage Control type 41 licenses issued for census tract 4082.11 and 68 for zip code 91748. The applicant's request includes authorization to receive two licenses for alcoholic beverage sales for on-site consumption at each proposed hotel. One license will be associated with the hotel located on parcel 2, and the other, with the hotel located on parcel 3. The request is compatible with the community development pattern in the area. Restaurants with licenses for alcoholic beverage sales will provide convenience and services to local residents, guests and employees of the area. The proposal for development is consistent with area's industrial, office park and commercial character. The two hotels are intended to accommodate the growing need for hotel options and meeting facilities that meet corporate and commercial demand and provide a high-quality extended-stay hotel for longer-term stays for family vacationers and business travelers to reduce vehicle miles traveled in a high-visibility location with freeway access. The development program, exhibit 'A' and conditions of approval would indicate that the design of buildings associated with the project including lobbies, service area, dining and kitchen facilities, location and number of elevators and other features indicate that the buildings are intended to be used for transient occupancy as a hotel, rather than as dwelling units for permanent occupancy. The guest rooms and suites will be rented or hired out to be occupied on a temporary basis by guests staying 30 days or less.

Modification Request for Waiver of Street Frontage Requirement

County code section 21.24.290 states, "The alignment of streets shall be such as to provide frontage for lots in the division of land." County Code Section 21.24.040 allows the advisory agency to "modify the requirements of Sections 21.24.010, 21.24.020, 21.24.190 and 21.24.290 where it finds that topographic conditions, title limitations, or the pattern of ownership or the state of development of parcels in the immediate vicinity of a division of land make the strict application of the provisions of these sections impossible or impractical and that the public health, safety and general welfare will not be adversely affected thereby."

The applicant filed a request for a waiver of street frontage due to the state of development of parcels in the immediate vicinity and the unique design aspects of the project. The applicant's request and justification for the waiver is attached. It is staff's

opinion that the applicant has provided valid reasons for the street frontage waiver request.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The conditions of all five departments of the Los Angeles County Subdivision Committee, which consists of the Departments of Regional Planning ("DRP"), Public Works, Fire, Parks and Recreations, and Public Health, based on maps dated October 28, 2015, are attached.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

The Walnut/Diamond Bar Station of the Los Angeles County Sheriff has recommended the locations have security cameras installed inside and outside facing the parking lot and that a bar setting have a security guard. It was additionally recommended that alcohol for sale be kept away from front doors and measures be taken to prevent burglaries. The correspondence is attached.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff received 57 letters and 12 e-mails of support for the project, one opposition letter and one e-mail opposing the project. There was one e-mail and one letter, of which voiced neither support nor opposition to the project. The concerns included requiring signs for railroad crossing access and safety, noise and vibration impacts on the project, storm water runoff and drainage onto existing, adjacent properties, requiring the appropriate number of parking spaces, negative impacts from the increased traffic and congestion, energy conservation and costs of construction. Mitigation measures are incorporated in the project conditions that address the mitigatable environmental impacts. These, and other project design features beyond those that are required, more fully described in the CEQA Findings of Fact and Statement of Overriding Considerations, provide benefits supporting the determination that the benefits of the project outweigh the project's remaining and significant unavoidable impacts.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2014-01529, Vesting Tentative Parcel Map 072916, Conditional Use Permit 201400062, and Parking Permit 201400006, subject to the attached conditions, and that the Commission recommend to the Board of Supervisors approval of Zone Change 201400008.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT ALONG WITH THE REQUIRED FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE VESTING TENTATIVE PARCEL MAP NUMBER 072916, CONDITONAL USE PERMIT 201400062, AND PARKING PERMIT 201400006 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS, AND INDICATE ITS INTENT TO RECOMMEND APPROVAL OF ZONE CHANGE 201400008 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Steven Jones, Principal Regional Planning Assistant, Land Divisions Section
Reviewed by Kim Szalay, Supervising Regional Planner, Land Divisions Section

Attachments:
Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Environmental Document
Site Photographs, Photo Simulations, Aerial Image
Site Plan, Land Use Map

KKS:SDJ
08/08/16

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01529
ZONE CHANGE NO. 201400008

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 201400008 on September 7, 2016:

WHEREAS, the Regional Planning Commission finds as follows:

1. The Project Site located within the County of Los Angeles unincorporated community of Rowland Heights at 18800 Railroad Avenue, Puente zoned district.

2. Zone Change No. 201400008 is a request to change 5.15 net acres from zone M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to zone C-3-DP (General Commercial-Development Program) so that a zoning designation for hotel use is in place for parcels 2 and 3 of the subdivision request pursuant to Title 22 of the County Zoning Code ("Zoning Code") Sections 22.16.070, 22.16.080 and 22.16.090.

3. The project is a request to authorize the development of a commercial condominium development of 155 units on one parcel and two separate hotels on one parcel each. The project required the following associated entitlements:

   a. Vesting tentative parcel map to create three parcels and 155 commercial condominium units in conjunction with the proposed retail shopping center pursuant to Sections 21.48.010 and 21.48.090 of Title 21 of the Los Angeles County ("County") Subdivisions Ordinance and the Subdivision Map Act.

   b. Conditional use permit ("CUP") to authorize:
      - Development Program associated with the proposed Zone Change for hotel uses on proposed parcels 2 and 3 pursuant to County Code Sections 22.40.030 and 22.40.040;
      - New commercial center within proposed parcel 1 as required by the Rowland Heights Community Plan pursuant to County Code Section 22.44.132;
      - Structures to exceed the maximum height of 45 feet above grade for a total of 80 feet for new hotels on proposed parcels 2 and 3 pursuant to County Code Sections 22.40.030 and 22.40.040;

- On-site grading involving approximately 322,619 cubic yards of cut and fill with 48,301 cubic yards of export pursuant to County Code Section 22.32.140; and
- Sale of two full lines of alcoholic beverages for on-site consumption in conjunction with normal operations of the two proposed hotels pursuant to County Code Section 22.28.210.

c. Parking permit to allow 1,128 on-site vehicle parking spaces which are 381 fewer spaces than the required 1,509 on-site vehicle parking spaces for all proposed uses; to allow use of 75 additional off-site vehicle parking spaces located on a 0.79-acre parcel within City of Industry municipal boundary pursuant to Chapter 22.52, Part 11 of Title 22 of the County Code for a total of 1,203 combined on-site and off-site parking spaces; and for shared parking between uses as set forth in Section 22.56.990 of the Zoning Code.

4. The project is consistent with the Rowland Heights Community Plan, as it is consistent with the land use designation for the property and implements General and Community Plan Goals and Policies that support encouraging the beautification of new and existing commercial areas through the combined efforts of the public and private sectors. The project proposes a commercial development within a predominantly industrial and commercial area. As such, it will cause no adverse impact on the surrounding community and will enhance the character of the surrounding area.

5. Approval of the vesting tentative parcel map, conditional use permit and parking permit and consideration of the Environmental Impact Report ("EIR") will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed Zone Change and adopted an ordinance effecting the proposed Zone Change, and such ordinance has become effective.

6. The project site is approximately 14.85 gross acres in size, trapezoidal in shape and characterized with gently rolling topography. The subject property is currently developed with a temporary easement improved and known as Charlie (detour) Road and construction equipment and staging for the ACE grade separation project at Nogales Street.

7. The exhibit 'A' included with the proposal depicts commercial retail, restaurant and office spaces proposed to be with four (4) detached buildings situated throughout the easterly portion of the Project Site. A full-service hotel is proposed for parcel 2 and an extended-stay hotel is proposed to be developed on parcel 3 on the westerly portion of the Project Site, all accessed from private driveways and a fire lane from Gale Avenue.The site plan depicts parking and landscaping distributed throughout the site by means of a combination of subterranean/structured and surface parking, with the majority

of the spaces used for vehicle spaces found between the four detached structures and other spaces sited around the two hotel structures. The 75 off-site spaces used for vehicle parking are proposed to be developed within the City of Industry on an adjacent parcel along proposed parcels 1 and 3. The site plan shows that the project consists of a network of pedestrian paths that provide entrance to the buildings onsite, parking and landscaping, on-site common open space amenities for community identification and visual enhancement of the site.

8. Surrounding land uses within a 500-foot radius of the project site to the north are the Union Pacific Railroad, industrial and vacant properties, commercial retail uses, CA 60 – Pomona Freeway and single-family residences to the south, commercial retail uses to the east and industrial and offices with the City of Industry to the west.

9. The project is consistent with the Industrial Land Use Category classification of the Rowland Heights Community Plan which authorizes commercial uses.

10. The Zone Change will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the project site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare because the property is proposed to be developed consistent with the existing pattern of development.

11. The applicant has satisfied the "Burden of Proof" for the requested zone change.

12. RESERVED (for hearing proceedings)

13. Staff received 57 letters and 12 e-mails of support for the project, one opposition letter and one e-mail opposing the project. There was one e-mail and one letter neither of which voiced support or opposition to the project. The concerns included requiring signs for railroad crossing access and safety, noise and vibration impacts on the project, stormwater runoff and drainage onto existing, adjacent properties, requiring the appropriate number of parking spaces, negative impacts from the increased traffic and congestion, energy conservation and costs of construction.

14. The County Department of Regional Planning has determined by way of an Initial Study and identified in the Notice of Preparation sent to agencies, that an Environmental Impact Report (EIR) was necessary for the project.

15. As identified in the Draft EIR, after implementation of the required mitigation measures, the project would result in the following significant adverse impacts to the environment:

    - Operational air quality impacts:
    Project operations emissions levels above SCAQMD significant threshold could result.
    - Operational traffic impacts:
    Project traffic impacts plus cumulative traffic conditions are considered significant and unavoidable at Fullerton and Colima Roads and Nogales Street and Colima Road.

16. A Statement of Overriding Considerations concluded that the benefits of the project outweigh the remaining environmental impacts that cannot be reduced to a less than significant level.

17. The Commission finds that a Mitigation Monitoring and Reporting Program ("MMRP"), consistent with the conclusions and recommendations of the EIR, was prepared and that its requirements are incorporated into the provisions of the project's conditions of approval.

18. The MMRP, prepared in conjunction with the EIR, identified in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the project with the exception of the significant and unavoidable impacts related to air quality and traffic.

19. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

20. The Commission finds that designating the portion of the project as C-3-DP is necessary in order to maintain consistency with the Community Plan and to implement the project objectives.

21. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone on Parcels 2 and 3 from M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to C-3-DP (General Commercial – Development Program).

2. That the Board of Supervisors consider and adopt the certified Final EIR, dated September 7, 2016, certify its completion in compliance with the California Environmental Quality Act and the State and Lead Agency guidelines related thereto and reflects the independent judgement of the Board;

3. That the Board approve and adopt the Mitigation Monitoring and Reporting Program for the project, included with the Final EIR, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation;

4. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan and the Rowland Heights Community Plan;

5. Find that the public convenience, the general welfare, and good zoning practice justify the recommended change of zone;

6. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on September 7, 2016.

_____
Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

KKS:SDJ
8/8/16

ZONING CASE NUMBER 201400008

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Rowland Heights Community General Plan, relating to the Puente Zoned District Number 76.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Puente Zoned District Number 76 as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Rowland Heights Community General Plan of the County of Los Angeles.

CHANGE OF PRECISE PLAN

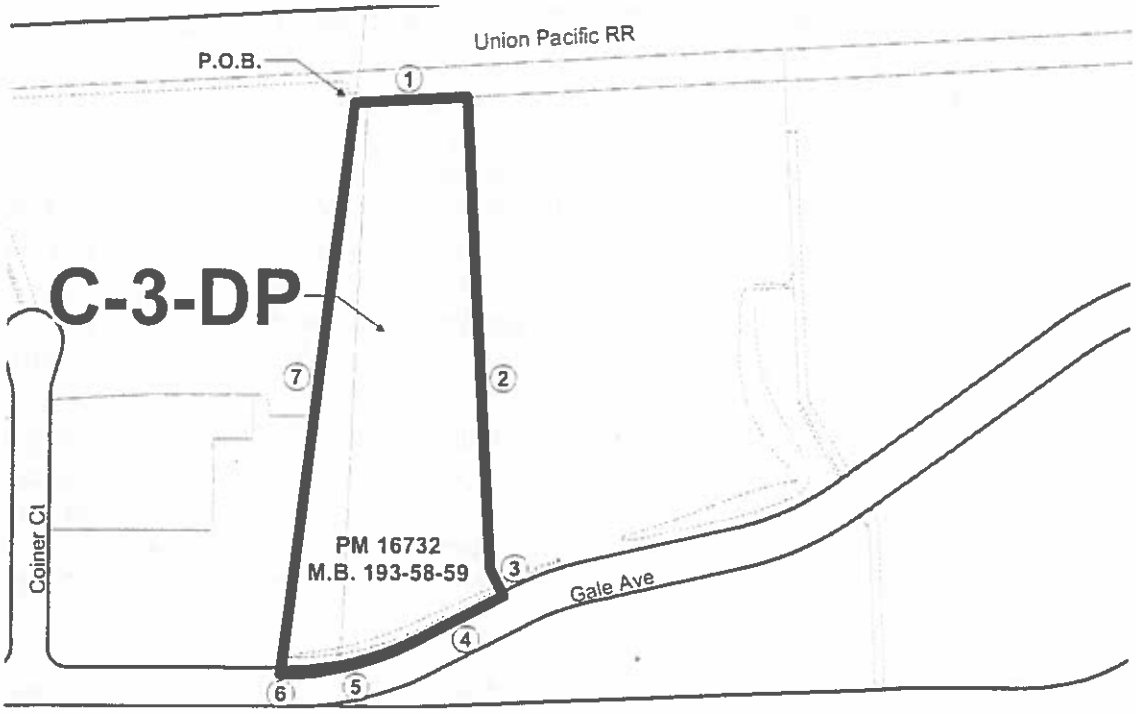
PUENTE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC201400008

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

THAT PORTION OF THE "REMAINDER PARCEL" AS SHOWN ON PARCEL MAP NO. 16732, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 193, PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING ALSO ALL OF CERTIFICATE OF COMPLIANCE RCOC 2015 00159, RECORDED MARCH 8, 2016 AS INSTRUMENT NO. 20160253307 TOGETHER WITH A PORTION OF CERTIFICATE OF COMPLIANCE RCOC 2015 00158, RECORDED MARCH 8, 2016 AS INSTRUMENT NO. 20160253306, BOTH OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW. CORNER OF SAID "REMAINDER PARCEL";
(1) N.86° 45' 36"E., 184.00';
(2) S.03° 14' 24"E., 754.48';
(3) S.27° 23' 57"E., 50.29' TO THE S'LY LINE OF SAID "REMAINDER PARCEL";
(4) S.62° 36' 58"W., 165.50' TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NW'LY AND HAVING A RADIUS 467.00';
(5) SW'LY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27° 11' 37" AN ARC LENGTH OF 221.65';
(6) S.89° 48' 35"W., 2.83' TO THE SW. CORNER OF SAID "REMAINDER PARCEL";
(7) ALONG THE W'LY LINE OF SAID "REMAINDER PARCEL", N.07° 03' 58"E., 922.99' TO THE POINT OF BEGINNING.

PARCEL CONTAINS: 231,214 SQ. FT. OR 5.308 ACRES MORE OR LESS.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 150 300 FEET

COUNTY ZONING MAP
108H317
111H317

DIGITAL DESCRIPTION: \ZCO\ZD_PUENTE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
LAURA SHELL, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01529 - (4)
VESTING TENTATIVE PARCEL MAP NO. 072916

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on September 7, 2016, in the matter of Project No. R2014-01529, consisting of Vesting Tentative Parcel Map 072916, Zone Change No. 20400008, Conditional Use Permit No. 201400062 ("CUP"), and Parking Permit No. 201400006 ("Parking Permit"). (The CUP and Parking Permit are referred to collectively as the ("Project Permits.") The Project Permits were heard concurrently with Vesting Tentative Parcel Map No. 072916 ("Vesting Tentative Parcel Map") and Zone Change No. 201400008 ("Zone Change").

2. **ENTITLEMENT REQUESTED.** The permittee, Parallax Investment Corporation ("Permittee"), requests Vesting Tentative Parcel Map to create three (3) parcels and 155 commercial condominium units in conjunction with a proposed retail shopping center on 14.85 gross acres pursuant to Sections 21.48.010 and 21.48.090 of Title 21 of the Los Angeles County ("County") Subdivisions Ordinance and the Subdivision Map Act.

3. **LOCATION.** The Project is located at 18800 Railroad Avenue, unincorporated Rowland Heights ("Project Site").

4. **PROJECT DESCRIPTION.** The project applicant proposes to subdivide 14.85 gross acres (13.3 net acres) to create three parcels developed with two hotels and 155 commercial retail condominium units within four detached structures located at 18800 Railroad Avenue within unincorporated Los Angeles County. The proposed industrial lot developed with commercial retail condominium units would occupy approximately 8.18 net acres of the Project Site. The proposed commercial lots developed with hotels would occupy approximately 5.15 net acres of the Project Site.

   The project would require approximately 184,904 cubic yards of cut material, which includes approximately 13,261 cubic yards of reductions and additions due to subsidence, shrinkage and additions, 41,109 cubic yards of export off site and 130,534 cubic yards of fill material on the site for a total of approximately 356,547 cubic yards of earth movement for site preparation and 322,619 cubic yards of cut, 274,318 cubic yards of fill and 48,301 cubic yards of earth material for off-site export, totaling 645,238 cubic yards of earth movement associated with further development and construction of the site. The project proposes a grading total volume of approximately 1,001,785 cubic yards.

   The proposed improved areas of the Project Site would include 129,926 square feet of retail, restaurant and office space, 1,203 vehicle parking spaces, 320,880 square feet and 472 rooms of hotel space within two separate buildings of six stories each and an access road.

The project applicant also proposes to increase runoff and debris-producing areas, changes to the current drainage pattern of the Project Site, and to create additional impacts to the capacity of existing storm drain facilities within the City of Industry and the unincorporated County of Los Angeles. The Project Site would also be planted with indigenous native trees and shrubs and other drought tolerant landscaping.

5. The related CUP is a request to authorize:
   a. Development Program associated with the proposed Zone Change for hotel uses on proposed parcels 2 and 3 pursuant to County Code Sections 22.40.030 and 22.40.040;
   b. New commercial center within proposed parcel 1 as required by the Rowland Heights Community Plan pursuant to County Code Section 22.44.132;
   c. Structures to exceed the maximum height of 45 feet above grade by 27 feet for a total of 72 feet for a new hotel on proposed parcel 2 and by 27 feet 4 inches for a total of 72 feet 4 inches for an additional new hotel on proposed parcel 3 pursuant to County Code Sections 22.40.030 and 22.40.040;
   d. On-site grading involving approximately 322,619 cubic yards of cut and fill with 48,301 cubic yards of export pursuant to County Code Section 22.32.140; and
   e. Sale of two full lines of alcoholic beverages for on-site consumption in conjunction with normal operations of the two proposed hotels pursuant to County Code Section 22.28.210.

6. The Parking Permit is a related request to authorize 1,128 on-site vehicle parking spaces which are 381 fewer spaces than the required 1,509 on-site vehicle parking spaces for all proposed uses; to allow use of 75 additional off-site vehicle parking spaces located on a 0.79-acre parcel within City of Industry municipal boundary pursuant to Chapter 22.52, Part 11 of Title 22 of the County Code for a total of 1,203 combined on-site and off-site parking spaces; and for shared parking between uses as set forth in Section 22.56.990 of the Zoning Code.

7. The Zone Change is a related request to amend the Project Site's zoning from zone M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to zone C-3-DP (General Commercial-Development Program) for hotel uses on Parcels 2 and 3 of the vesting tentative parcel map. The -DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.

8. The approval of the Project Permits and Vesting Tentative Parcel Map will not become effective unless and until the Board has approved the Plan Amendment and Zone Change, and both have become effective.

9. **TOPOGRAPHY.** The Project Site is 14.85 gross acres (13.3 net acres) in size and consists of two legal lots. The Project Site is trapezoidal in shape with rolling gentle topography and is developed with a temporary detour road, construction staging and equipment for the ACE Nogales Street/Union Pacific Railroad grade separation.

10. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned M-1.5-BE.

11. **LAND USE CLASSIFCATION.** The Project Site is located within the I (Industrial) land use category of the Rowland Heights Community Plan Land Use Policy Map.

12. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius includes:

North:	City of Industry – I (Industrial)
South:	M-1.5-BE, R-1 (Single-Family Residence Zone)
East:	M-1.5-BE
West:	City of Industry - C (Commercial), IC (Industrial – Commercial Overlay)

13. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:

North:	Union Pacific Railroad, industrial and vacant properties
South:	Commercial retail uses, CA 60 – Pomona Freeway, single-family residences, Mobile Home Park
East:	Commercial uses
West:	Industrial and office uses within the City of Industry

14. **PREVIOUS CASES/ZONING HISTORY.** The site was rezoned in 1948 to A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area). The adoption of Zone Change Case 85-201 amended section 387 of Ordinance No. 1494 on June 10, 1986 and changed the zoning on the site from A-1-10,000 to its current zoning of M-1.5-BE.

15. **SITE PLAN.** The site plan for the project depicts the Project Site on three parcels with six buildings. Parcel 1 is developed with four (4) detached buildings situated throughout the easterly portion of the Project Site. A full-service hotel is proposed for parcel 2 and an extended-stay hotel is proposed to be developed on parcel 3 on the westerly portion of the Project Site, all accessed from private driveways and a fire lane from Gale Avenue. The site plan depicts parking and landscaping distributed throughout the site by means of a combination of subterranean/structured and surface parking, with the majority of the spaces used for vehicle spaces found between the four detached structures and other spaces sited around the two hotel structures. The 75 off-site spaces used for vehicle parking are proposed to be developed within the City of Industry on an adjacent parcel along proposed parcels 1 and 3. The site plan shows that the project consists of a network of pedestrian paths that provide entrance to the buildings onsite, parking and landscaping, on-site common open space amenities for community identification and visual enhancement of the site. Walls at the rear of and located on the east and west property lines of the site are proposed to be 9.5feet and 11 feet in height, respectively. The walls would not block views or impede lines of sight for safety.

16. **SITE ACCESS.** The Project Site is accessible via Gale Street to the south. Primary access to the Project Site will be via an entrance/exit on Gale Street. Secondary

access to the Project Site will be via an additional entrance/exit on Gale Street shared with the Rowland Heights Plaza Shopping Center along the eastern site boundary.

17. **PARKING.** The project will provide a total of 1,203 parking spaces, 75 of which will be off-site within the City of Industry and adjacent to proposed parcels 1 and 3. Parking and landscaping is depicted distributed throughout the site by means of a combination of subterranean/structured and surface parking, with the majority of the spaces used for vehicle spaces found between the four detached structures and other spaces sited around the two hotel structures.

18. **INTERNAL CIRCULATION.** Internal circulation and access for the project will be provided by a private driveway and fire land system with a paved width of 28 feet. The internal circulation consists of one component for vehicular maneuvering and one for pedestrian paths that provide the following: entrance to the buildings onsite; access to parking; variation in landscaping; and access to onsite common open space amenities.

19. **PRE-RPC HEARING PROCEEDINGS.** In March 14, 2016, prior to the Commission's public hearing on the project, the permittee performed public outreach and was responsive to the community reducing the retail area and adding parking spaces to the project.

20. **COUNTY/AGENCY COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the reports for the map dated October 28, 2015, all departments have cleared the project for public hearing.

21. **CEQA.** The Draft EIR was circulated to numerous other agencies from January 26, 2016 for comment through March 11, 2016. Distribution was done through the State Clearinghouse, as well as individual agency consultations. Public and agency comments were received during this period. The Final EIR primarily responds to all comments received during this period. The Final EIR, in accordance with section 15089 and 15132 of the State California Environmental Quality Act ("CEQA") Guidelines, includes the Draft EIR, public and agency comments, listing of commenting parties, lead agency responses to comments, Mitigation Monitoring and Reporting Program ("MMRP"), CEQA Findings of Fact, and Statement of Overriding Considerations.

22. **ENVIRONMENTAL DETERMINATION.** The Los Angeles County Department of Regional Planning ("DRP") has determined by way of an Initial Study and identified in the Notice of Preparation sent to agencies, that an EIR was necessary for the project. Areas of potential significant environmental impact addressed in the EIR include aesthetics air quality, biological resources, cultural resources, geology and soils greenhouse gas emissions, hydrology and water quality, land use and planning, noise, public services, transportation and parking and utilities and service systems including water supply.

23. Significant and unavoidable impacts identified in the final EIR after implementation of the required mitigation measures as enforced by the project's MMRP related to air quality and traffic impacts. Project operations emissions levels above SCAQMD significant threshold could result. Project traffic impacts are considered significant and unavoidable at Fullerton and Colima Roads and Nogales Street and Colima Road.

24. A Statement of Overriding Considerations is required to allow the approval of the Project in light of the above-identified remaining significant and unavoidable impacts.

25. The Commission finds, as set forth in the prepared CEQA Findings and SOC that the benefits and value of the project outweigh the remaining significant impacts of the project after all feasible mitigation has been implemented. The benefits of the project include, but are not limited to, increased employment in the area and the expanded variety of commercial retail and hotel stay options to serve Rowland Heights community residents. Locating commercial development and hotels in close proximity to existing commercial and light industrial uses avoids displacing residents and using agricultural land and/or open space or introducing incompatible land uses to an area. Using the large buildable lot area to develop high quality, low-rise structures used for commercial enterprises with a diverse of tenant spaces for commercial retail, restaurant and offices with proximity to public transportation provides a range of goods and services to the community in keeping with the Community Plan and the project objectives. Providing hotel rooms accommodates the growing need for additional local lodging options and meeting facilities for corporate, commercial and entertainment demands generated by businesses, leisure and tour groups and area visitors to the San Gabriel Valley and the larger Los Angeles area. Hotels along this transportation corridor will provide travelers and businesses with local options for hotel stays. These, and other project design features beyond those that are required, more fully described in the CEQA Findings of Fact and Statement of Overriding Considerations, provide benefits supporting the determination that the benefits of the project outweigh the project's remaining and significant unavoidable impacts.

26. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** In accordance with Section 15050 of the State CEQA Guidelines, the County is the lead agency that had prepared both the Draft and Final EIR's for the project. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified by mail, newspaper, property posting, library posting and on the DRP's website of the February 25, 2016 Hearing Examiner hearing that was conducted on the Draft EIR by a DRP Hearing Examiner. A newspaper notice was published in *The Los Angeles Times* and *La Opiñion* on January 23, 2016. Notices were verified to have been posted on the subject property, available on DRP's website and mailed to property owners and tenants located within a 500-foot radius of the property boundaries, and to two local libraries were mailed on January 25, 2016. On January 25, 2016 a Notice of Completion and Notice of Availability ("NOC-NOA") of a Draft EIR was posted at the Los Angeles County Clerk's office. The NOC-NOA was sent by mail to required agencies, including the State Clearinghouse and other interested parties and posted on the DRP website. The formal public review period for the Draft EIR was from January 26, 2016 to March 11, 2016. Comments on the Draft EIR were received during the comment period, and those comments are responded to in the

Final EIR. Parking and traffic issues were discussed. Public comments also included residents voicing concerns with regard to ensuring the hotels do not propagate 'maternity tourism' where businesses house foreign nationals about to give birth to establish US citizenship for newborn babies. The latter comments did not pertain to issues explored in the EIR.

Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

27. **PUBLIC COMMENTS.** Prior to the Commission's public hearing and since the distribution of the notice of public hearing and consideration of a Final EIR, the County has received one phone call and one e-mail dated August 8, 2016. The caller inquired about the date the Final EIR would be available. In the e-mail, the writers re-stated the position that the EIR was inadequate and put forward that the minimum required 10-day period in which to review the Final EIR was an insufficient interval of time.

    The points raised in the e-mail relate to public review periods for Draft EIR's. It is the County's contention that proposed responses conform to the legal standards established for responses to comments on Draft EIR's contained in Sections 21083 and 21092.5 of the CEQA Guidelines adopted by OPR.

28. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for this project, and that approval of this project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

29. The Commission finds that the Final EIR for the project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Commission reviewed and considered the Final EIR, along with its associated MMRP, Findings of Fact and Statement of Overriding Considerations, and finds that they reflect the independent judgment of the Commission. The Findings of Fact and Statement of Overriding Considerations are incorporated herein by this reference, as set forth in full.

30. The Commission finds that the MMRP for the project is consistent with the conclusions and recommendations of the Final EIR and that the MMRP's requirements are incorporated into the conditions of approval for the project.

31. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project.

32. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

33. **VESTING MAP.** The subject tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

34. **HEARING PROCEEDINGS.** *To be inserted after the public hearing to reflect hearing proceedings.* A duly noticed public hearing was held on September 7, 2016 before the Commission.

35. **PLAN CONSISTENCY.** The Commission finds that the project is consistent with the goals and policies of the 1980 Countywide General Plan ("General Plan") and the Rowland Heights Community Plan ("Community Plan"). The project provides commercial retail, restaurants and office spaces within the commercial shopping center, plus the two hotels, in close proximity to other existing commercial uses, and the project concentrates development for more efficient utilization of public services and facilities, reduced energy consumption and improved air and water quality.

36. The Commission finds that the project offers development compatible with and sensitive to the natural and manmade environment and that the project is sensitive to the natural ecological, scenic, cultural and open space resources as the site is already disturbed and surrounded by an urban environment.

37. The Commission finds that the project is consistent with the goals and policies of the General Plan and provides a service that is incidental to neighborhood-serving commercial uses and is consistent with the types of uses that are located in the surrounding area because a variety of commercial uses including retail, restaurant, office uses and two hotels provide a range of goods and services to the community and its visitors.

38. The Commission finds that the project is consistent with the goals and policies of the General Plan. The General Plan Land Use Element contains policies to ensure compatibility of development with the surrounding area. The General Plan seeks to "promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design, and location controls." (General Plan Land Use Element, pgs. III-12.) The project is proposed to be located in proposed hotels and buildings used for commercial retail, restaurants and office spaces, which provides goods and services to the surrounding community. The site is located at a major intersection in the area, the intersection of Gale Avenue and Nogales Street, which is developed on all four corners with commercial uses and is easily accessible to the community.

39. The Commission finds that the project meets State and County subdivision laws because the Subdivision Map Act and County Code are met.

40. The Commission finds that the project is consistent with the Rowland Heights Community Plan because the project does not include residential uses or a mobile home park in the industrial zone or land use category. A zone change request is part

of the scope of the project to authorize hotel use. The project is comprised of commercial retail, restaurant, office and hotel uses.

41. The Commission finds that the project is consistent with the goals and policies of the Rowland Heights Community Plan because impacts on community character, surrounding neighborhoods and natural features are minimized by matching the existing pattern of development, use of native vegetation and landscaping for screening and to soften the visual impact, undergrounding of utilities, and sharing of dedicated off-street parking anticipated to meet parking demand.

42. The Commission finds that the project encourages the beautification of the commercial area by exceeding the minimum requirements for landscaping and ensuring the commercial area facades and signs are harmonious and compatible with the existing development.

43. **ZONING CODE CONSISTENCY.** The Commission finds that with the requested Zone Change of a portion of the Project Site from M-1.5-BE to C-3-DP, a CUP is required in order to establish and implement a development program for the Project.

44. The Commission finds that the project is consistent with the applicable regulations of the Zoning Code because the project is consistent with the development standards of the proposed C-3 zone and the requirements of the –DP zones, as set forth in section 22.28.220 and Chapter 22.40, Part 2, of the County Code.

45. The Commission finds that the project has a total average floor area ratio ("FAR") of 0.78 which complies by being lower than the maximum allowable 1.0 FAR for the subject properties.

46. The Commission finds that the project is in compliance with outdoor display and storage requirements in the County Code. Section 22.28.220.C and D of the County Code require that all displays shall be located entirely within an enclosed building, with certain exceptions, unless otherwise authorized by a temporary use permit, and outside storage is permitted on the rear of a lot or parcel of land when such storage is strictly incidental to the permitted use. No outside display or storage is proposed or authorized as part of the project.

47. The Commission finds that the project is consistent with the existing and proposed zoning designation because parking is proposed to be developed in accordance with the shared use of parking facilities by two or more uses pursuant to Section 22.56.990 of the County Zoning Code.

48. The Commission finds that the project complies with the sign requirements in the County Code. Pursuant to section 22.52.870, business signs are permitted in zones C-3 and M-1.5-BE, subject to the restrictions outlined in sections 22.52.880 – 22.52.920. All signs will match in style, size, color, font and materials.

49. The Commission finds that the project is in compliance with the lot coverage and landscaping requirements set forth in the County Code. Section 22.28.220.A of the

County Code requires that not more than 90 percent of the net area be occupied by buildings, and that a minimum of 10 percent of the net area be landscaped with a lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good condition. The permittee's site plan depicts a project total of approximately 33 percent of the net area of the property occupied by buildings with landscaping covering up to 63,497 square feet of landscaping of the 577,814 net square feet of land area, or 11 percent of the Project Site.

50. The Commission finds that the project meets the standards contained in the Rowland Heights Community Standards District because at least 25 percent of each structure's façade that faces Gale Avenue is proposed to consist of materials or designs that are distinguishable from the rest of that façade with recessed windows, offset planes or similar architectural accents. No long, unbroken facades are proposed.

51. The Commission finds that the parcel of land has at 600 feet of continuous street frontage on a single street and a dedicated traffic impacts will be addressed by a dedicated deceleration lane to adjoin the private drive and fire lane entrance along Gale Avenue. The improvement is proposed to be designed and dedicated consistent with the requirements imposed by the County of Los Angeles Department of Public Works.

52. The Commission finds that grading exceeding 100,000 cubic yards is necessary to implement the project and that 192,085 cubic yards of cut and 130,534 cubic yards of fill for 322,619 cubic yards of cut and fill total with 48,301 cubic yards of export will prepare the site for development.

53. The Commission finds that walls of up to 11 feet in height are authorized in the County portion of the site in that fence and wall heights are regulated in required yards and the parcel within the existing and proposed zones have no required yards.

54. The Commission finds that the Project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare because security will be in place and Sheriff and Fire protection are available to the site.

55. The project complies with all the development standards applicable to the underlying zoning. The Commission finds that the Project Site is adequate in size and shape to accommodate the areas, walls, fences, parking, landscaping, and other development features as is required in order to integrate the project into the surrounding area. Parcel 1 of the Project is consistent with applicable development standards in zone M-1.5-DP and parcels 2 and 3 of the Project are consistent with applicable development standards applicable in zone C-3-DP, as set forth in the County Code. Regional Planning staff visited the Project Site on March 25, 2015, and found that the existing facilities included a temporary detour road, construction staging and equipment and a temporary parking lot consistent with the previous approvals

associated with the property. The site is proposed to be returned to its vacant, undeveloped status at the completion of the Alameda Corridor East Nogales Street grade separation project.

56. The Commission finds that the Project is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate, and by other public or private facilities as are required because a private driveway and fire lane are proposed to provide interior access to the site and the property fronts public street, Gale Avenue.

57. **LAND USE COMPATIBILITY.** The Regional Planning Commission finds that the Project would be consistent with applicable policies of the Rowland Heights Community Plan in that it would minimize its impact on community character, surrounding neighborhoods and natural features by project design features including landscaping, blending structures with architectural features that match the existing patterns and presenting a general harmony of facades with a sign program that reflects the architectural style of the project.

58. **PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed. The project design provides landscaping and building and structures including walls as buffers along the project boundaries, adjacent to existing developments and the Union Pacific Railroad. The site has gently rolling topography gradually transitioning between the adjacent street and the area of development.

    Development would be located adjacent to existing infrastructure and utility systems along Gale Avenue, all of which have the ability to serve the site. In addition, the Project Site is in an existing urbanized area with nearby services and employment opportunities. The proposed design, scale, and development pattern of the proposed commercial retail, restaurant, office and hotel uses are consistent with the existing pattern of development surrounding the site. It also minimizes grading by only grading that which is necessary for preparation of the site for the proposed development, including the provision of subterranean spaces used for vehicle parking. For these reasons, the proposed Project would constitute compatible design and complimentary visual quality.

59. **SEWER DISCHARGE.** The Regional Planning Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.

60. **DESIGN IMPACT – PUBLIC HEALTH.** The Regional Planning Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, and geologic and soils factors are adequately addressed.

61. **WILDLIFE/HABITAT IMPACTS.** The Regional Planning Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends.

62. **PASSIVE COOLING.** The Regional Planning Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.

63. **RIGHTS-OF-WAY/EASEMENTS.** The Regional Planning Commission finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

64. **WATERCOURSE IMPACT.** The Regional Planning Commission finds that Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

65. **HOUSING/EMPLOYMENT NEEDS.** The Regional Planning Commission finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

66. **PUBLIC NOTICE.** The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Rowland Heights community. On August 3, 2016, a total of 524 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 106 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

67. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

A. The proposed use with the attached conditions will be consistent with the 1980 General Plan and the Rowland Heights Community Plan.

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. The proposed site is adequate in size and shape to accommodate the areas, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

E. The subject tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

F. The proposed subdivision is compatible with surrounding land use patterns. The proposal for detached residential condominium units is consistent with surrounding land uses predominantly consisting of detached single-family residences.

G. The site is physically suitable for the type of development being proposed, since the property is relatively flat/will be graded flat; has access to a County-maintained street; shall be served by sanitary sewers; is being provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs; and (if applicable) shall have flood and geologic hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.

H. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, to include conditions for complying with regional water quality requirements.

I. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.

J. There is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat

upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is located on an infill parcel of land in an urbanized area.

K. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future dwellings built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.

L. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

M. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

THEREFORE, THE REGIONAL PLANNING COMMISSION / HEARING OFFICER:

1. Certifies that the Final EIR for the project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the project; adopts the Findings of Fact and Statement of Overriding Considerations and the MMRP; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Project implementation, and finds that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those Findings of Facts and Statements of Overriding Considerations; and determines that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific economic and social benefits of the project as stated in the Findings of Fact and Statement of Overriding Considerations.

2. Approves Vesting Tentative Parcel Map No. 072916, subject to the attached conditions.

ACTION DATE: September 7, 2016

KKS:SDJ
08/10/16

c: Each Commissioner, Zoning Enforcement, Building and Safety

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01529 - (4)
CONDITIONAL USE PERMIT 201400062

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on September 7, 2016, in the matter of Project No. R2014-01529, consisting of Vesting Tentative Parcel Map 072916, Zone Change No. 20400008, Conditional Use Permit No. 201400062 ("CUP"), and Parking Permit No. 201400006 ("Parking Permit"). (The CUP and Parking Permit are referred to collectively as the ("Project Permits.") The Project Permits were heard concurrently with Vesting Tentative Parcel Map No. 072916 ("Vesting Tentative Parcel Map") and Zone Change No. 201400008 ("Zone Change").

2. **ENTITLEMENTS REQUESTED.** The permittee, Parallax Investment Corporation ("permittee"), requests the Project Permits to authorize the creation of three parcels developed with 155 commercial condominium units and two hotels ("Project") on 14.85 gross acres. The CUP is a request to authorize:
   a. Development Program associated with the proposed Zone Change for hotel uses on proposed parcels 2 and 3 pursuant to County Code Sections 22.40.030 and 22.40.040;
   b. New commercial center within proposed parcel 1 as required by the Rowland Heights Community Plan pursuant to County Code Section 22.44.132;
   c. Structures to exceed the maximum height of 45 feet above grade by 27 feet for a total of 72 feet for a new hotel on proposed parcel 2 and by 27 feet 4 inches for a total of 72 feet 4 inches for an additional new hotel on proposed parcel 3 pursuant to County Code Sections 22.40.030 and 22.40.040;
   d. On-site grading involving approximately 322,619 cubic yards of cut and fill total with 48,301 cubic yards of export pursuant to County Code Section 22.32.140; and
   e. Sale of two full lines of alcoholic beverages for on-site consumption in conjunction with normal operations of the two proposed hotels pursuant to County Code Section 22.28.210.

3. **LOCATION.** The Project is located at 18800 Railroad Avenue, unincorporated Rowland Heights ("Project Site").

4. **PROJECT DESCRIPTION.** The project applicant proposes to subdivide 14.85 gross acres (13.3 net acres) to create three parcels developed with two hotels and 155 commercial retail condominium units within four detached structures located at 18800 Railroad Avenue within unincorporated Los Angeles County. The proposed industrial lot developed with commercial retail condominium units would occupy approximately 8.18 net acres of the Project Site. The proposed commercial lots developed with hotels would occupy approximately 5.15 net acres of the Project Site.

   The project would require approximately 184,904 cubic yards of cut material, which includes approximately 13,261 cubic yards of reductions and additions due to

subsidence, shrinkage and additions, 41,109 cubic yards of export off site and 130,534 cubic yards of fill material on the site for a total of approximately 356,547 cubic yards of earth movement for site preparation and 322,619 cubic yards of cut, 274,318 cubic yards of fill and 48,301 cubic yards of earth material for off-site export, totaling 645,238 cubic yards of earth movement associated with further development and construction of the site. The project proposes a grading total volume of approximately 1,001,785 cubic yards.

The proposed improved areas of the Project Site would include 129,926 square feet of retail, restaurant and office space, 1,203 vehicle parking spaces, 320,880 square feet and 472 rooms of hotel space within two separate buildings of six stories each and an access road.
The project applicant also proposes to increase runoff and debris-producing areas, changes to the current drainage pattern of the Project Site, and to create additional impacts to the capacity of existing storm drain facilities within the City of Industry and the unincorporated County of Los Angeles. The Project Site would also be planted with indigenous native trees and shrubs and other drought tolerant landscaping.

5. The Vesting Tentative Parcel Map is a related request to create three parcels and 155 commercial condominium units in conjunction with a proposed retail shopping center pursuant to Sections 21.48.010 and 21.48.090 of Title 21 of the County Subdivisions Ordinance and the Subdivision Map Act.

6. The Parking Permit is a related request to authorize 1,128 on-site vehicle parking spaces which are 381 fewer spaces than the required 1,509 on-site vehicle parking spaces for all proposed uses; to allow use of 75 additional off-site vehicle parking spaces located on a 0.79-acre parcel within City of Industry municipal boundary pursuant to Chapter 22.52, Part 11 of Title 22 of the County Code for a total of 1,203 combined on-site and off-site parking spaces; and for shared parking between uses as set forth in Section 22.56.990 of the Zoning Code.

7. The Zone Change is a related request to amend the Project Site's zoning from zone M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to zone C-3-DP (General Commercial-Development Program) for hotel uses on Parcels 2 and 3 of the vesting tentative parcel map. The -DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.

8. The approval of the Project Permits and Vesting Tentative Parcel Map will not become effective unless and until the Board has approved the Plan Amendment and Zone Change, and both have become effective.

9. **TOPOGRAPHY.** The Project Site is 14.85 gross acres (13.3 net acres) in size and consists of two legal lots. The Project Site is trapezoidal in shape with rolling gentle topography and is developed with a temporary detour road, construction staging and equipment for the ACE Nogales Street/Union Pacific Railroad grade separation.

10. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned M-1.5-BE.

11. **LAND USE CLASSIFCATION.** The Project Site is located within the I (Industrial) land use category of the Rowland Heights Community Plan Land Use Policy Map.

12. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius includes:

North:	City of Industry – I (Industrial)
South:	M-1.5-BE, R-1 (Single-Family Residence Zone)
East:	M-1.5-BE
West:	City of Industry - C (Commercial), IC (Industrial – Commercial Overlay)

13. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:

North:	Union Pacific Railroad, industrial and vacant properties
South:	Commercial retail uses, CA 60 – Pomona Freeway, single-family residences, Mobile Home Park
East:	Commercial uses
West:	Industrial and office uses within the City of Industry

14. **PREVIOUS CASES/ZONING HISTORY.** The site was rezoned in 1948 to A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area). The adoption of Zone Change Case 85-201 amended section 387 of Ordinance No. 1494 on June 10, 1986 and changed the zoning on the site from A-1-10,000 to its current zoning of M-1.5-BE.

15. **SITE PLAN.** The site plan for the project depicts the Project Site on three parcels with six buildings. Parcel 1 is developed with four (4) detached buildings situated throughout the easterly portion of the Project Site. A full-service hotel is proposed for parcel 2 and an extended-stay hotel is proposed to be developed on parcel 3 on the westerly portion of the Project Site, all accessed from private driveways and a fire lane from Gale Avenue. The site plan depicts parking and landscaping distributed throughout the site by means of a combination of subterranean/structured and surface parking, with the majority of the spaces used for vehicle spaces found between the four detached structures and other spaces sited around the two hotel structures. The 75 off-site spaces used for vehicle parking are proposed to be developed within the City of Industry on an adjacent parcel along proposed parcels 1 and 3. The site plan shows that the project consists of a network of pedestrian paths that provide entrance to the buildings onsite, parking and landscaping, on-site common open space amenities for community identification and visual enhancement of the site.

16. **PRE-RPC HEARING PROCEEDINGS.** In March 14, 2016, prior to the Commission's public hearing on the Project, the permittee performed public outreach and was responsive to the community reducing the retail area and adding parking spaces to the project.

17. **COUNTY/AGENCY COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the reports for the map dated October 28, 2015, all departments have cleared the project for public hearing and approval. The full report is attached.

18. **CEQA.** The Draft EIR was circulated to numerous other agencies from January 26, 2016 for comment through March 11, 2016. Distribution was done through the State Clearinghouse, as well as individual agency consultations. Public and agency comments were received during this period. The Final EIR primarily responds to all comments received during this period. The Final EIR, in accordance with section 15089 and 15132 of the State California Environmental Quality Act ("CEQA") Guidelines, includes the Draft EIR, public and agency comments, listing of commenting parties, lead agency responses to comments, Mitigation Monitoring and Reporting Program ("MMRP"), CEQA Findings of Fact, and Statement of Overriding Considerations.

19. **ENVIRONMENTAL DETERMINATION.** The Los Angeles County Department of Regional Planning ("DRP") has determined by way of an Initial Study and identified in the Notice of Preparation sent to agencies, that an EIR was necessary for the project. Areas of potential significant environmental impact addressed in the EIR include aesthetics air quality, biological resources, cultural resources, geology and soils greenhouse gas emissions, hydrology and water quality, land use and planning, noise, public services, transportation and parking and utilities and service systems including water supply.

20. Significant and unavoidable impacts identified in the final EIR after implementation of the required mitigation measures as enforced by the Project's MMRP related to air quality and traffic impacts. Project operations emissions levels above SCAQMD significant threshold could result. Project traffic impacts are considered significant and unavoidable at Fullerton and Colima Roads and Nogales Street and Colima Road.

21. A Statement of Overriding Considerations is required to allow the approval of the Project in light of the above-identified remaining significant and unavoidable impacts.

22. The Commission finds, as set forth in the prepared CEQA Findings and SOC that the benefits and value of the Project outweigh the remaining significant impacts of the Project after all feasible mitigation has been implemented. The benefits of the Project include, but are not limited to, increased employment in the area, including the expanded variety of commercial retail options to serve Rowland Heights community residents. Locating commercial development and hotels in close proximity to existing commercial and light industrial uses avoids displacing residents and using agricultural land and/or open space or introducing incompatible land uses to an area. Using the large buildable lot area to develop high quality, low-rise structures used for commercial enterprises with a diverse of tenant spaces for commercial retail, restaurant and offices with proximity to public transportation provides a range of goods and services to the community in keeping with the Community Plan and the project objectives. Providing hotel rooms accommodates the growing need for additional local lodging

options and meeting facilities for corporate, commercial and entertainment demands generated by businesses, leisure and tour groups and area visitors to the San Gabriel Valley and the larger Los Angeles area. Hotels along this transportation corridor will provide travelers and businesses with local options for hotel stays. These, and other project design features beyond those that are required, more fully described in the CEQA Findings of Fact and Statement of Overriding Considerations, provide benefits supporting the determination that the benefits of the project outweigh the project's remaining and significant unavoidable impacts.

23. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

24. The Commission finds that the Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Commission reviewed and considered the Final EIR, along with its associated MMRP, Findings of Fact and Statement of Overriding Considerations, and finds that they reflect the independent judgment of the Commission. The Findings of Fact and Statement of Overriding Considerations are incorporated herein by this reference, as set forth in full.

25. The Commission finds that the MMRP for the Project is consistent with the conclusions and recommendations of the Final EIR and that the MMRP's requirements are incorporated into the conditions of approval for the Project.

26. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project.

27. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

28. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** In accordance with Section 15050 of the State CEQA Guidelines, the County is the lead agency that had prepared both the Draft and Final EIR's for the project. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified by mail, newspaper, property posting, library posting and on the DRP's website of the February 25, 2016 Hearing Examiner hearing that was conducted on the Draft EIR by a DRP Hearing Examiner. A newspaper notice was published in *The Los Angeles Times* and *La Opiñion* on January 23, 2016. Notices were verified to have been posted on the subject property, available on DRP's website and mailed to property owners and tenants located within a 500-foot radius of the property boundaries, and to two local libraries were mailed on January 25, 2016. On January 25, 2016 a Notice of Completion and Notice of Availability ("NOC-NOA") of a Draft EIR

was posted at the Los Angeles County Clerk's office. The NOC-NOA was sent by mail to required agencies, including the State Clearinghouse and other interested parties and posted on the DRP website. The formal public review period for the Draft EIR was from January 26, 2016 to March 11, 2016. Comments on the Draft EIR were received during the comment period, and those comments are responded to in the Final EIR. Parking and traffic issues were discussed. Public comments also included residents voicing concerns with regard to ensuring the hotels do not propagate 'maternity tourism' where businesses house foreign nationals about to give birth to establish US citizenship for newborn babies. The latter comments did not pertain to issues explored in the EIR.

Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

29. **PUBLIC COMMENTS.** Prior to the Commission's public hearing and since the distribution of the notice of public hearing and consideration of a Final EIR, the County has received one phone call and one e-mail dated August 8, 2016. The caller inquired about the date the Final EIR would be available. In the e-mail, the writers re-stated the position that the EIR was inadequate and put forward that the minimum required 10-day period in which to review the Final EIR was an insufficient interval of time.

    The points raised in the e-mail relate to public review periods for Draft EIR's. It is the County's contention that proposed responses conform to the legal standards established for responses to comments on Draft EIR's contained in Sections 21083 and 21092.5 of the CEQA Guidelines adopted by OPR.

30. **HEARING PROCEEDINGS.** *To be inserted after the public hearing to reflect hearing proceedings.* A duly noticed public hearing was held on September 7, 2016 before the Commission.

31. **PLAN CONSISTENCY.** The Commission finds that the project is consistent with the goals and policies of the 1980 Countywide General Plan ("General Plan") and the Rowland Heights Community Plan ("Community Plan"). The project provides commercial retail, restaurants and office spaces within the commercial shopping center, plus the two hotels, in close proximity to other existing commercial uses, and the project concentrates development for more efficient utilization of public services and facilities, reduced energy consumption and improved air and water quality.

32. The Commission finds that the project offers development compatible with and sensitive to the natural and manmade environment and that the project is sensitive to the natural ecological, scenic, cultural and open space resources as the site is already disturbed and surrounded by an urban environment.

33. The Commission finds that the project is consistent with the goals and policies of the General Plan and provides a service that is incidental to neighborhood-serving commercial uses and is consistent with the types of uses that are located in the surrounding area because a variety of commercial uses including retail, restaurant,

office uses and two hotels provide a range of goods and services to the community and its visitors.

34. The Commission finds that the project is consistent with the goals and policies of the General Plan. The General Plan Land Use Element contains policies to ensure compatibility of development with the surrounding area. The General Plan seeks to "promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design, and location controls." (General Plan Land Use Element, pgs. III-12.) The project is proposed to be located in proposed hotels and buildings used for commercial retail, restaurants and office spaces, which provides goods and services to the surrounding community. The site is located at a major intersection in the area, the intersection of Gale Avenue and Nogales Street, which is developed on all four corners with commercial uses and is easily accessible to the community.

35. The Commission finds that the project meets State and County subdivision laws because the Subdivision Map Act and County Code are met.

36. The Commission finds that the project is consistent with the Rowland Heights Community Plan because the project does not include residential uses or a mobile home park in the industrial zone or land use category. A zone change request is part of the scope of the project to authorize hotel use. The project is comprised of commercial retail, restaurant, office and hotel uses.

37. The Commission finds that the project is consistent with the goals and policies of the Rowland Heights Community Plan because impacts on community character, surrounding neighborhoods and natural features are minimized by matching the existing pattern of development, use of native vegetation and landscaping for screening and to soften the visual impact, undergrounding of utilities, and sharing of dedicated off-street parking anticipated to meet parking demand.

38. The Commission finds that the project encourages the beautification of the commercial area by exceeding the minimum requirements for landscaping and ensuring the commercial area facades and signs are harmonious and compatible with the existing development.

39. **ZONING CODE CONSISTENCY.** The Commission finds that with the requested Zone Change of a portion of the Project Site from M-1.5-BE to C-3-DP, a CUP is required in order to establish and implement a development program for the Project.

40. The Commission finds that the project is consistent with the applicable regulations of the Zoning Code because the project is consistent with the development standards of the proposed C-3 zone and the requirements of the –DP zones, as set forth in section 22.28.220 and Chapter 22.40, Part 2, of the County Code.

41. The Commission finds that the project has a total average floor area ratio ("FAR") of 0.78 which complies by being lower than the maximum allowable 1.0 FAR for the subject properties.

42. The Commission finds that the Project is in compliance with outdoor display and storage requirements in the County Code. Section 22.28.220.C and D of the County Code require that all displays shall be located entirely within an enclosed building, with certain exceptions, unless otherwise authorized by a temporary use permit, and outside storage is permitted on the rear of a lot or parcel of land when such storage is strictly incidental to the permitted use. No outside display or storage is proposed or authorized as part of the Project.

43. The Commission finds that the project is consistent with the existing and proposed zoning designation because parking is proposed to be developed in accordance with the shared use of parking facilities by two or more uses pursuant to Section 22.56.990 of the County Zoning Code.

44. The Commission finds that the Project complies with the sign requirements in the County Code. Pursuant to section 22.52.870, business signs are permitted in zones C-3 and M-1.5-BE, subject to the restrictions outlined in sections 22.52.880 – 22.52.920. All signs will match in style, size, color, font and materials.

45. The Commission finds that the Project is in compliance with the lot coverage and landscaping requirements set forth in the County Code. Section 22.28.220.A of the County Code requires that not more than 90 percent of the net area be occupied by buildings, and that a minimum of 10 percent of the net area be landscaped with a lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good condition. The permittee's site plan depicts a project total of approximately 33 percent of the net area of the property occupied by buildings with landscaping covering up to 63,497 square feet of landscaping of the 577,814 net square feet of land area, or 11 percent of the Project Site.

46. The Commission finds that the project meets the standards contained in the Rowland Heights Community Standards District because at least 25 percent of each structure's façade that faces Gale Avenue is proposed to consist of materials or designs that are distinguishable from the rest of that façade with recessed windows, offset planes or similar architectural accents. No long, unbroken facades are proposed.

47. The Commission finds that the parcel of land has at 600 feet of continuous street frontage on a single street and a dedicated traffic impacts will be addressed by a dedicated deceleration lane to adjoin the private drive and fire lane entrance along Gale Avenue. The improvement is proposed to be designed and dedicated consistent with the requirements imposed by the County of Los Angeles Department of Public Works.

48. The Commission finds that the permittee has requested authorization to exceed the maximum height of 45 feet to a maximum height of 80 feet pursuant section 22.40.030 which allows a development program to address height with conditions and limitations of the development program.

49. The Commission finds that the hotels are proposed to be erected matching the existing pattern of development in the area.

50. The Commission finds that grading exceeding 100,000 cubic yards is necessary to implement the project and that 192,085 cubic yards of cut and 130,534 cubic yards of fill for 322,619 cubic yards of cut and fill total with 48,301 cubic yards of export will prepare the site for development.

51. The Commission finds that the sale of two full lines of alcoholic beverages are proposed for on-site consumption at each of the proposed hotels is necessary to implement the project objective of service and providing an amenity and will contribute to the success and vitality of the project.

52. The Commission finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius. The Project Site is located at a major intersection that is developed with commercial uses on all four corners of the intersection. The Commission finds that no places of worship, schools, parks, playgrounds, or other similar uses exist, located within a 600-foot radius.

53. The Commission finds that the five (5) licenses that currently exist within a 500-foot radius of the site are compatible and complimentary to the two proposed hotels and to the requested alcohol licenses.

54. The Commission finds that, although there are five (5) other establishments that sell alcohol for on-site consumption within 500 feet of the Project Site, the Project provides a public convenience as it allows for sales of full lines of alcohol in conjunction with the operation of hotels. The Project will provide the public with a convenient location for transient stays, dining and a full line of alcoholic beverages, in a safe and well-lit environment. The proposed hotels represent a major financial investment in the area. The hotels will actively contribute to the community by both the creation of employment and economic stimulation to the area. Allowing the sale of a full line of alcoholic beverages incidental to the on-going operations enhances the economic vitality of the existing business.

55. The Commission finds that the sales of alcoholic beverages are incidental to the proposed hotels and will not appreciably change the existing operations in a manner that will impact the surrounding community.

56. The Project Site is located in Census Tract No. 4082.11. The Commission finds that based on information from ABC, a total of five (5) licenses for the sale of alcoholic beverages for on-site consumption are permitted within this census tract, and five (5) such license exists. There is no undue concentration of licenses in the census tract, and the Project will not create an over-concentration of licenses within the census tract pursuant to the provisions of ABC because, based on the information provided, the Project Site is located within a low-crime reporting district. ABC would require a finding of public convenience and necessity in order to issue the alcohol license. The Sheriff's Department was consulted and confirmed that the crime incidents reported to the

Sheriff's Department were low, and therefore, did not object to the sale of a full line of alcoholic beverages at this location. The Commission finds that the Project will provide a public convenience and necessity by providing a convenient location for customers to purchase alcohol in connection with the operations of the hotels.

57. The Commission finds that the Walnut/Diamond Bar Station of the Los Angeles County Sheriff recommended the locations have security cameras installed inside and outside facing the parking lot and that a bar setting have a security guard. It was additionally recommended that alcohol for sale be kept away from front doors and measures be taken to prevent burglaries.

58. The Commission finds that the sale of a full line of alcohol will add to the hotels and will improve their economic vitality. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.

59. The Commission finds that the exterior appearance of the proposed structure will not be inconsistent with the exterior appearance of the proposed commercial structures and hotels within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood because new construction will meet the development program standards.

60. The Commission finds that the Project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare because security will be in place and Sheriff and Fire protection are available to the site.

61. The project complies with all the development standards applicable to the underlying zoning. The Commission finds that the Project Site is adequate in size and shape to accommodate the areas, walls, fences, parking, landscaping, and other development features as is required in order to integrate the project into the surrounding area. Parcel 1 of the Project is consistent with applicable development standards in zone M-1.5-DP and parcels 2 and 3 of the Project are consistent with applicable development standards applicable in zone C-3-DP, as set forth in the County Code. Regional Planning staff visited the Project Site on March 25, 2015, and found that the existing facilities included a temporary detour road, construction staging and equipment and a temporary parking lot consistent with the previous approvals associated with the property. The site is proposed to be returned to its vacant, undeveloped status at the completion of the Alameda Corridor East Nogales Street grade separation project.

62. The Commission finds that the Project is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate, and by other public or private facilities as are required because a private driveway and fire lane are proposed to provide interior access to the site and the property fronts public street, Gale Avenue.

63. The Commission finds that the permittee has submitted a development program that complies with the requirements of section 22.40.050 of the County Code since the development is proposed to be phased.

64. The Commission finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the permittee and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, or development needs of the area.

65. The Commission finds that the Project is consistent with the surrounding area in the unincorporated community of Rowland Heights. The project will provide a service that will be used by residents living, working, shopping and recreating in the surrounding area.

66. The Commission finds that the Project on the Project Site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare. The Project is sufficiently buffered from neighboring uses by buildings, structures such as walls, and landscaping to ensure that such use will be compatible with nearby commercial and industrial uses.

67. The Commission finds that compatibility with the surrounding land uses will be ensured through the Zone Change and the CUP.

68. **LAND USE COMPATIBILITY.** The Regional Planning Commission finds that the Project would be consistent with applicable policies of the Rowland Heights Community Plan in that it would minimize its impact on community character, surrounding neighborhoods and natural features by project design features including landscaping, blending structures with architectural features that match the existing patterns and presenting a general harmony of facades with a sign program that reflects the architectural style of the project.

69. **PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed. The project design provides landscaping and building and structures including walls as buffers along the project boundaries, adjacent to existing developments and the Union Pacific Railroad. The site has gently rolling topography gradually transitioning between the adjacent street and the area of development.

    Development would be located adjacent to existing infrastructure and utility systems along Gale Avenue, all of which have the ability to serve the site. In addition, the Project Site is in an existing urbanized area with nearby services and employment opportunities. The proposed design, scale, and development pattern of the proposed commercial retail, restaurant, office and hotel uses are consistent with the existing

pattern of development surrounding the site. It also minimizes grading by only grading that which is necessary for preparation of the site for the proposed development, including the provision of subterranean spaces used for vehicle parking. For these reasons, the proposed Project would constitute compatible design and complimentary visual quality.

70. **PUBLIC NOTICE.** The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Rowland Heights community. On August 3, 2016, a total of 524 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 106 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

71. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

A. The proposed use with the attached conditions will be consistent with the 1980 General Plan and the Rowland Heights Community Plan.

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION / HEARING OFFICER:

1. Certifies that the Final EIR for the project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the project; adopts the Findings of Fact and Statement of Overriding Considerations and the MMRP; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Project implementation, and finds that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those Findings of Facts and Statements of Overriding Considerations; and determines that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific economic and social benefits of the project as stated in the Findings of Fact and Statement of Overriding Considerations.

2. Approves Conditional Use Permit No. 201400062, subject to the attached conditions.

ACTION DATE: September 7, 2016

KKS:SDJ
8/10/16

c: Each Commissioner, Zoning Enforcement, Building and Safety

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01529 - (4)
PARKING PERMIT 201400006

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on September 7, 2016, in the matter of Project No. R2014-01529, consisting of Vesting Tentative Parcel Map 072916, Zone Change No. 20400008, Conditional Use Permit No. 201400062 ("CUP"), and Parking Permit No. 201400006 ("Parking Permit"). (The CUP and Parking Permit are referred to collectively as the ("Project Permits.") The Project Permits were heard concurrently with Vesting Tentative Parcel Map No. 072916 ("Vesting Tentative Parcel Map") and Zone Change No. 201400008 ("Zone Change").

2. **ENTITLEMENTS REQUESTED.** The permittee, Parallax Investment Corporation ("permittee"), requests the Parking Permit to authorize 1,128 on-site vehicle parking spaces which are 381 fewer spaces than the required 1,509 on-site vehicle parking spaces for all proposed uses; to allow use of 75 additional off-site vehicle parking spaces located on a 0.79-acre parcel within City of Industry municipal boundary pursuant to Chapter 22.52, Part 11 of Title 22 of the County Code for a total of 1,203 combined on-site and off-site parking spaces; and for shared parking between uses as set forth in Section 22.56.990 of the Zoning Code.

3. **LOCATION.** The Project is located at 18800 Railroad Avenue, unincorporated Rowland Heights ("Project Site").

4. **PROJECT DESCRIPTION.** The project applicant proposes to subdivide 14.85 gross acres (13.3 net acres) to create three parcels developed with two hotels and 155 commercial retail condominium units within four detached structures located at 18800 Railroad Avenue within unincorporated Los Angeles County. The proposed industrial lot developed with commercial retail condominium units would occupy approximately 8.18 net acres of the Project Site. The proposed commercial lots developed with hotels would occupy approximately 5.15 net acres of the Project Site.

   The project would require approximately 184,904 cubic yards of cut material, which includes approximately 13,261 cubic yards of reductions and additions due to subsidence, shrinkage and additions, 41,109 cubic yards of export off site and 130,534 cubic yards of fill material on the site for a total of approximately 356,547 cubic yards of earth movement for site preparation and 322,619 cubic yards of cut, 274,318 cubic yards of fill and 48,301 cubic yards of earth material for off-site export, totaling 645,238 cubic yards of earth movement associated with further development and construction of the site. The project proposes a grading total volume of approximately 1,001,785 cubic yards.

   The proposed improved areas of the Project Site would include 129,926 square feet of retail, restaurant and office space, 1,203 vehicle parking spaces, 320,880 square

feet and 472 rooms of hotel space within two separate buildings of six stories each and an access road.
The project applicant also proposes to increase runoff and debris-producing areas, changes to the current drainage pattern of the Project Site, and to create additional impacts to the capacity of existing storm drain facilities within the City of Industry and the unincorporated County of Los Angeles. The Project Site would also be planted with indigenous native trees and shrubs and other drought tolerant landscaping.

5. The Vesting Tentative Parcel Map is a related request to create three parcels and 155 commercial condominium units in conjunction with a proposed retail shopping center pursuant to Sections 21.48.010 and 21.48.090 of Title 21 of the County Subdivisions Ordinance and the Subdivision Map Act.

6. The CUP is a related request to authorize:
   a. Development Program associated with the proposed Zone Change for hotel uses on proposed parcels 2 and 3 pursuant to County Code Sections 22.40.030 and 22.40.040;
   b. New commercial center within proposed parcel 1 as required by the Rowland Heights Community Plan pursuant to County Code Section 22.44.132;
   c. Structures to exceed the maximum height of 45 feet above grade by 27 feet for a total of 72 feet for a new hotel on proposed parcel 2 and by 27 feet 4 inches for a total of 72 feet 4 inches for an additional new hotel on proposed parcel 3 pursuant to County Code Sections 22.40.030 and 22.40.040;
   d. On-site grading involving approximately 322,619 cubic yards of cut and fill total with 48,301 cubic yards of export pursuant to County Code Section 22.32.140; and
   e. Sale of a full line of alcoholic beverages for on-site consumption in conjunction with normal operations of the two proposed hotels pursuant to County Code Section 22.28.210.

7. The Zone Change is a related request to amend the Project Site's zoning from zone M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to zone C-3-DP (General Commercial-Development Program) for hotel uses on Parcels 2 and 3 of the vesting tentative parcel map. The -DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.

8. The approval of the Project Permits and Vesting Tentative Parcel Map will not become effective unless and until the Board has approved the Plan Amendment and Zone Change, and both have become effective.

9. **TOPOGRAPHY.** The Project Site is 14.85 gross acres (13.3 net acres) in size and consists of two legal lots. The Project Site is trapezoidal in shape with rolling gentle topography and is developed with a temporary detour road, construction staging and equipment for the ACE Nogales Street/Union Pacific Railroad grade separation.

10. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned M-1.5-BE.

11. **LAND USE CLASSIFCATION.** The Project Site is located within the I (Industrial) land use category of the Rowland Heights Community Plan Land Use Policy Map.

12. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius includes:

North:	City of Industry – I (Industrial)
South:	M-1.5-BE, R-1 (Single-Family Residence Zone)
East:	M-1.5-BE
West:	City of Industry - C (Commercial), IC (Industrial – Commercial Overlay)

13. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:

North:	Union Pacific Railroad, industrial and vacant properties
South:	Commercial retail uses, CA 60 – Pomona Freeway, single-family residences, Mobile Home Park
East:	Commercial uses
West:	Industrial and office uses within the City of Industry

14. **PREVIOUS CASES/ZONING HISTORY.** The site was rezoned in 1948 to A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area). The adoption of Zone Change Case 85-201 amended section 387 of Ordinance No. 1494 on June 10, 1986 and changed the zoning on the site from A-1-10,000 to its current zoning of M-1.5-BE.

15. **SITE PLAN.** The site plan for the project depicts the Project Site on three parcels with six buildings. Parcel 1 is developed with four (4) detached buildings situated throughout the easterly portion of the Project Site. A full-service hotel is proposed for parcel 2 and an extended-stay hotel is proposed to be developed on parcel 3 on the westerly portion of the Project Site, all accessed from private driveways and a fire lane from Gale Avenue. The site plan depicts parking and landscaping distributed throughout the site by means of a combination of subterranean/structured and surface parking, with the majority of the spaces used for vehicle spaces found between the four detached structures and other spaces sited around the two hotel structures. The 75 off-site spaces used for vehicle parking are proposed to be developed within the City of Industry on an adjacent parcel along proposed parcels 1 and 3. The site plan shows that the project consists of a network of pedestrian paths that provide entrance to the buildings onsite, parking and landscaping, on-site common open space amenities for community identification and visual enhancement of the site. Walls at the rear of and located on the east and west property lines of the site are proposed to be 9.5feet and 11 feet in height, respectively. The walls would not block views or impede lines of sight for safety.

16. **SITE ACCESS.** The Project Site is accessible via Gale Street to the south. Primary access to the Project Site will be via an entrance/exit on Gale Street. Secondary

access to the Project Site will be via an additional entrance/exit on Gale Street shared with the Rowland Heights Plaza Shopping Center along the eastern site boundary.

17. **PARKING.** The project will provide a total of 1,203 parking spaces, 75 of which will be off-site and adjacent to proposed parcels 1 and 3. Parking and landscaping is depicted distributed throughout the site by means of a combination of subterranean/structured and surface parking, with the majority of the spaces used for vehicle spaces found between the four detached structures and other spaces sited around the two hotel structures. The 75 off-site spaces used for vehicle parking are proposed to be developed within the City of Industry proposed parcels 1 and 3.

18. **INTERNAL CIRCULATION.** Internal circulation and access for the project will provided by a private driveway and fire land system with a paved width of 28 feet. The internal circulation consists of one component for vehicular maneuvering and one of pedestrian paths that provide entrance to the buildings onsite, parking, landscaping and onsite common open space amenities.

19. **PRE-RPC HEARING PROCEEDINGS.** In March 14, 2016, prior to the Commission's public hearing on the Project, the permittee performed public outreach and was responsive to the community reducing the retail area and adding parking spaces to the project.

20. **COUNTY/AGENCY COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the reports for the map dated October 28, 2015, all departments have cleared the project for public hearing and approval. The full report is attached.

21. **CEQA.** The Draft EIR was circulated to numerous other agencies from January 26, 2016 for comment through March 11, 2016. Distribution was done through the State Clearinghouse, as well as individual agency consultations. Public and agency comments were received during this period. The Final EIR primarily responds to all comments received during this period. The Final EIR, in accordance with section 15089 and 15132 of the State California Environmental Quality Act ("CEQA") Guidelines, includes the Draft EIR, public and agency comments, listing of commenting parties, lead agency responses to comments, Mitigation Monitoring and Reporting Program ("MMRP"), CEQA Findings of Fact, and Statement of Overriding Considerations.

22. **ENVIRONMENTAL DETERMINATION.** The Los Angeles County Department of Regional Planning ("DRP") has determined by way of an Initial Study and identified in the Notice of Preparation sent to agencies, that an EIR was necessary for the project. Areas of potential significant environmental impact addressed in the EIR include aesthetics air quality, biological resources, cultural resources, geology and soils greenhouse gas emissions, hydrology and water quality, land use and planning, noise, public services, transportation and parking and utilities and service systems including water supply.

23. Significant and unavoidable impacts identified in the final EIR after implementation of the required mitigation measures as enforced by the Project's MMRP related to air quality and traffic impacts. Project operations emissions levels above SCAQMD significant threshold could result. Project traffic impacts are considered significant and unavoidable at Fullerton and Colima Roads and Nogales Street and Colima Road.

24. A Statement of Overriding Considerations is required to allow the approval of the Project in light of the above-identified remaining significant and unavoidable impacts.

25. The Commission finds, as set forth in the prepared CEQA Findings and SOC that the benefits and value of the Project outweigh the remaining significant impacts of the Project after all feasible mitigation has been implemented. The benefits of the Project include, but are not limited to, increased employment in the area, including the expanded variety of commercial retail options to serve Rowland Heights community residents. Locating commercial development and hotels in close proximity to existing commercial and light industrial uses avoids displacing residents and using agricultural land and/or open space or introducing incompatible land uses to an area. Using the large buildable lot area to develop high quality, low-rise structures used for commercial enterprises with a diverse of tenant spaces for commercial retail, restaurant and offices with proximity to public transportation provides a range of goods and services to the community in keeping with the Community Plan and the project objectives. Providing hotel rooms accommodates the growing need for transient options and meeting facilities for corporate, commercial and entertainment demands generated by businesses, leisure and tour groups and area visitors to the San Gabriel Valley and the larger Los Angeles area. Hotels along this transportation corridor will provide travelers and businesses with local options for hotel stays. These, and other project design features beyond those that are required, more fully described in the CEQA Findings of Fact and Statement of Overriding Considerations, provide benefits supporting the determination that the benefits of the project outweigh the project's remaining and significant unavoidable impacts.

26. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

27. The Commission finds that the Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Commission reviewed and considered the Final EIR, along with its associated MMRP, Findings of Fact and Statement of Overriding Considerations, and finds that they reflect the independent judgment of the Commission. The Findings of Fact and Statement of Overriding Considerations are incorporated herein by this reference, as set forth in full.

28. The Commission finds that the MMRP for the Project is consistent with the conclusions and recommendations of the Final EIR and that the MMRP's requirements are incorporated into the conditions of approval for the Project.

29. The Commission finds that the MMRP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project.

30. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

31. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** In accordance with Section 15050 of the State CEQA Guidelines, the County is the lead agency that had prepared both the Draft and Final EIR's for the project. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified by mail, newspaper, property posting, library posting and on the DRP's website of the February 25, 2016 Hearing Examiner hearing that was conducted on the Draft EIR by a DRP Hearing Examiner. A newspaper notice was published in *The Los Angeles Times* and *La Opiñion* on January 23, 2016. Notices were verified to have been posted on the subject property, available on DRP's website and mailed to property owners and tenants located within a 500-foot radius of the property boundaries, and to two local libraries were mailed on January 25, 2016. On January 25, 2016 a Notice of Completion and Notice of Availability ("NOC-NOA") of a Draft EIR was posted at the Los Angeles County Clerk's office. The NOC-NOA was sent by mail to required agencies, including the State Clearinghouse and other interested parties and posted on the DRP website. The formal public review period for the Draft EIR was from January 26, 2016 to March 11, 2016. Comments on the Draft EIR were received during the comment period, and those comments are responded to in the Final EIR. Parking and traffic issues were discussed. Public comments also included residents voicing concerns with regard to ensuring the hotels do not propagate 'maternity tourism' where businesses house foreign nationals about to give birth to establish US citizenship for newborn babies. The latter comments did not pertain to issues explored in the EIR.

    Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

32. **PUBLIC COMMENTS.** Prior to the Commission's public hearing and since the distribution of the notice of public hearing and consideration of a Final EIR, the County has received one phone call and one e-mail dated August 8, 2016. The caller inquired about the date the Final EIR would be available. In the e-mail, the writers re-stated the position that the EIR was inadequate and put forward that the minimum required 10-day period in which to review the Final EIR was an insufficient interval of time.

The points raised in the e-mail relate to public review periods for Draft EIR's. It is the County's contention that proposed responses conform to the legal standards established for responses to comments on Draft EIR's contained in Sections 21083 and 21092.5 of the CEQA Guidelines adopted by OPR.

33. **HEARING PROCEEDINGS.** *To be inserted after the public hearing to reflect hearing proceedings.* A duly noticed public hearing was held on September 7, 2016 before the Commission.

34. **PLAN CONSISTENCY.** The Commission finds that the project is consistent with the goals and policies of the 1980 Countywide General Plan ("General Plan") and the Rowland Heights Community Plan ("Community Plan"). The project provides commercial retail, restaurants and office spaces within the commercial shopping center, plus the two hotels, in close proximity to other existing commercial uses, and the project concentrates development for more efficient utilization of public services and facilities, reduced energy consumption and improved air and water quality.

35. The Commission finds that the project offers development compatible with and sensitive to the natural and manmade environment and that the project is sensitive to the natural ecological, scenic, cultural and open space resources as the site is already disturbed and surrounded by an urban environment.

36. The Commission finds that the project is consistent with the goals and policies of the General Plan and provides a service that is incidental to neighborhood-serving commercial uses and is consistent with the types of uses that are located in the surrounding area because a variety of commercial uses including retail, restaurant, office uses and two hotels provide a range of goods and services to the community and its visitors.

37. The Commission finds that the project is consistent with the goals and policies of the General Plan. The General Plan Land Use Element contains policies to ensure compatibility of development with the surrounding area. The General Plan seeks to "promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design, and location controls." (General Plan Land Use Element, pgs. III-12.) The project is proposed to be located in proposed hotels and buildings used for commercial retail, restaurants and office spaces, which provides goods and services to the surrounding community. The site is located at a major intersection in the area, the intersection of Gale Avenue and Nogales Street, which is developed on all four corners with commercial uses and is easily accessible to the community.

38. The Commission finds that the project meets State and County subdivision laws because the Subdivision Map Act and County Code are met.

39. The Commission finds that the project is consistent with the Rowland Heights Community Plan because the project does not include residential uses or a mobile home park in the industrial zone or land use category. A zone change request is part

of the scope of the project to authorize hotel use. The project is comprised of commercial retail, restaurant, office and hotel uses.

40. The Commission finds that the project is consistent with the goals and policies of the Rowland Heights Community Plan because impacts on community character, surrounding neighborhoods and natural features are minimized by matching the existing pattern of development, use of native vegetation and landscaping for screening and to soften the visual impact, undergrounding of utilities, and sharing of dedicated off-street parking anticipated to meet parking demand.

41. The Commission finds that the project encourages the beautification of the commercial area by exceeding the minimum requirements for landscaping and ensuring the commercial area facades and signs are harmonious and compatible with the existing development.

42. **ZONING CODE CONSISTENCY.** The Commission finds that the project is consistent with the applicable regulations of the Zoning Code because the project is consistent with the development standards of the proposed C-3 zone and the requirements of the –DP zones, as set forth in section 22.28.220 and Chapter 22.40, Part 2, of the County Code.

43. The Commission finds that the project has a total average floor area ratio ("FAR") of 0.78 which complies by being lower than the maximum allowable 1.0 FAR for the subject properties.

44. The Commission finds that the Project is in compliance with outdoor display and storage requirements in the County Code. Section 22.28.220.C and D of the County Code require that all displays shall be located entirely within an enclosed building, with certain exceptions, unless otherwise authorized by a temporary use permit, and outside storage is permitted on the rear of a lot or parcel of land when such storage is strictly incidental to the permitted use. No outside display or storage is proposed or authorized as part of the Project.

45. The Commission finds that the project is consistent with the existing and proposed zoning designation because parking is proposed to be developed in accordance with the shared use of parking facilities by two or more uses pursuant to Section 22.56.990 of the County Zoning Code.

46. The Commission finds that the Project complies with the sign requirements in the County Code. Pursuant to section 22.52.870, business signs are permitted in zones C-3 and M-1.5-BE, subject to the restrictions outlined in sections 22.52.880 – 22.52.920. All signs will match in style, size, color, font and materials.

47. The Commission finds that the Project is in compliance with the lot coverage and landscaping requirements set forth in the County Code. Section 22.28.220.A of the County Code requires that not more than 90 percent of the net area be occupied by buildings, and that a minimum of 10 percent of the net area be landscaped with a lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good

condition. The permittee's site plan depicts a project total of approximately 33 percent of the net area of the property occupied by buildings with landscaping covering up to 63,497 square feet of landscaping of the 577,814 net square feet of land area, or 11 percent of the Project Site.

48. The Commission finds that the project meets the standards contained in the Rowland Heights Community Standards District because at least 25 percent of each structure's façade that faces Gale Avenue is proposed to consist of materials or designs that are distinguishable from the rest of that façade with recessed windows, offset planes or similar architectural accents. No long, unbroken facades are proposed.

49. The Commission finds that the parcel of land has at 600 feet of continuous street frontage on a single street and a dedicated traffic impacts will be addressed by a dedicated deceleration lane to adjoin the private drive and fire lane entrance along Gale Avenue. The improvement is proposed to be designed and dedicated consistent to the requirements imposed by the County of Los Angeles Department of Public Works.

50. The Commission finds that a Parking Permit provides flexibility in parking requirements for uses that have particular characteristics pursuant to Section 22.56.990 of the Zoning Code, allowing for shard use parking facilities by two or more uses.

51. The Commission finds with shared parking, unnecessary travel is discouraged, parking demand variations occur throughout the day and that shared parking minimizes the need to duplicate parking supply at commercial projects if a single space can satisfy the parking needs of multiple project components.

52. The Commission finds that 75 spaces used for vehicle parking are located with the incorporated City of Industry and a recorded covenant to the subject property is required to fulfill parking requirements outside of the County jurisdiction.

53. The Commission finds that, based on the principles of shared parking as determined by the use of a shared parking analysis based on methodology and parking statistics of the Urban Land Institute, 1,203 spaces used for vehicle parking would be sufficient to meet demand since the peak parking requirement would be1, 130 parking spaces.

54. The Commission finds that the project will be developed in phases to ensure an adequate supply of parking is provided.

55. The Commission finds that the applicant is providing 1,128 spaces used for vehicle parking on-site, or a reduction of less than 30 percent in the number of vehicle parking spaces required by the County Code, and that applications for the Project Permits, zone change and a subdivision were concurrently filed.

56. The Commission finds that the total maximum occupant load for restaurant area uses shall not exceed 1,561 occupants.

57. The Commission finds that the applicants are owners of all properties involved in the request.

58. The Commission finds that off-site facilities located adjacent to the Project Site and within the City of Industry can accommodate the required parking for shared uses. Where the parking permit is approved for off-site parking, the agreement shall be recorded on all parcels on land containing the uses as well as the parcel of land developed for off-site parking.

59. The Commission finds that the Project will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare because security will be in place and Sheriff and Fire protection are available to the site.

    The project complies with all the development standards applicable to the underlying zoning. The Commission finds that the Project Site is adequate in size and shape to accommodate the areas, walls, fences, parking, landscaping, and other development features as is required in order to integrate the project into the surrounding area. Parcel 1 of the Project is consistent with applicable development standards in zone M-1.5-DP and parcels 2 and 3 of the Project are consistent with applicable development standards applicable in zone C-3-DP, as set forth in the County Code. Regional Planning staff visited the Project Site on March 25, 2015, and found that the existing facilities included a temporary detour road, construction staging and equipment and a temporary parking lot consistent with the previous approvals associated with the property. The site is proposed to be returned to its vacant, undeveloped status at the completion of the Alameda Corridor East Nogales Street grade separation project.

60. The Commission finds that the Project is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate, and by other public or private facilities as are required because a private driveway and fire lane are proposed to provide interior access to the site and the property fronts public street, Gale Avenue.

61. The Commission finds that the permittee has submitted a development program that complies with the requirements of section 22.40.050 of the County Code since the development is proposed to be phased.

62. The Commission finds that the development program provides the necessary safeguards to ensure completion of the proposed development by the permittee and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, or development needs of the area.

63. The Commission finds that the Project is consistent with the surrounding area in the unincorporated community of Rowland Heights. The project will provide a service that will be used by residents living, working, shopping and recreating in the surrounding area.

64. The Commission finds that the Project on the Project Site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare. The Project is sufficiently buffered from neighboring uses by buildings, structures such as walls, and landscaping to ensure that such use will be compatible with nearby commercial and industrial uses.

65. **LAND USE COMPATIBILITY.** The Regional Planning Commission finds that the Project would be consistent with applicable policies of the Rowland Heights Community Plan in that it would minimize its impact on community character, surrounding neighborhoods and natural features by project design features including landscaping, blending structures with architectural features that match the existing patterns and presenting a general harmony of facades with a sign program that reflects the architectural style of the project.

66. **PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed. The project design provides landscaping and building and structures including walls as buffers along the project boundaries, adjacent to existing developments and the Union Pacific Railroad. The site has gently rolling topography gradually transitioning between the adjacent street and the area of development.

    Development would be located adjacent to existing infrastructure and utility systems along Gale Avenue, all of which have the ability to serve the site. In addition, the Project Site is in an existing urbanized area with nearby services and employment opportunities. The proposed design, scale, and development pattern of the proposed commercial retail, restaurant, office and hotel uses are consistent with the existing pattern of development surrounding the site. It also minimizes grading by only grading that which is necessary for preparation of the site for the proposed development, including the provision of subterranean spaces used for vehicle parking. For these reasons, the proposed Project would constitute compatible design and complimentary visual quality.

67. **PUBLIC NOTICE.** The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Rowland Heights community. On August 3, 2016, a total of 524 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well

as 106 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

68. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

A. That there will be no need for the number of vehicle parking spaces required by Part 11 of Chapter 22.52 because the project proposes compatible uses that create captive markets where a single space satisfies the need of multiple occupants.

B. That there will be no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because the uses will be developed in phases and uses sharing vehicle parking facilities operate at different times of the day.

C. That an off-site facility will provide required parking for uses because such off-site facility is controlled through ownership, and are conveniently accessible to the main use and such transitional lot is designed to minimize adverse effects on surrounding properties.

D. The requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property since street parking is prohibited along Gale Avenue and adequate parking is on adjacent sites.

E. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.

THEREFORE, THE REGIONAL PLANNING COMMISSION / HEARING OFFICER:

1. Certifies that the Final EIR for the project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the project; adopts the Findings of Fact and Statement of Overriding Considerations and the MMRP; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Project implementation, and finds that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those

Findings of Facts and Statements of Overriding Considerations; and determines that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific economic and social benefits of the project as stated in the Findings of Fact and Statement of Overriding Considerations.

2. Approves Parking Permit No. 201400006, subject to the attached conditions.

ACTION DATE: September 7, 2016

KKS:SDJ
8/24/16

c: Each Commissioner, Zoning Enforcement, Building and Safety

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01529(4)
VESTING TENTATIVE PARCEL MAP NO. 072916

PROJECT DESCRIPTION

The project is a request to create three parcels, including one industrial parcel developed with commercial retail, restaurant and office uses, and two commercial parcels developed with hotels on 14.85 acres subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

   If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

6. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

7. In the event that Vesting Tentative Parcel Map No. 072916 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved tentative map on file. Inspections shall be unannounced.

   If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

9. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

16. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENATIVE PARCEL MAP SPECIFIC CONDITIONS

17. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.

18. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached portion of the Subdivision Committee Report dated November 25, 2015, consisting of letters and reports from the Fire Departments and the Departments of Parks and Recreation and Public Health.

19. The subdivider shall comply with all conditions set forth in the attached County Department of Public Works letter for the tentative map dated February 3, 2016.

20. The project site shall be developed and maintained in substantial compliance with the approved vesting tentative map dated October 28, 2015.

21. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code.

22. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 155 commercial units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.

23. The project site shall be developed and maintained in substantial compliance with the approved Exhibit "A"/Exhibit Map dated October 28, 2015, or a Revised Exhibit "A" / Amended Exhibit Map approved by the Director.

24. The subdivider shall provide at least 50 feet of street frontage for parcels 1 and 2 as indicated on the approved tentative map.

25. A waiver of street frontage for parcel 3 is authorized.

26. The shared driveways shall be labeled as Private Driveway and Fire Lane on the final map.

27. A final map is required for this subdivision. A parcel map waiver is not allowed.

28. Grading shall not occur prior to final map recordation, unless otherwise approved by the Director of the Department of Regional Planning.

29. As required by section 21.32.160 of the County Code, the subdivider shall plant trees along the frontage of all lots shown on the parcel map. The number, species, and location of such trees shall be as specified by the Director of Public Works. The location and the species of said trees shall be incorporated into the site plan or landscape plan. Prior to recordation of the applicable final unit map, the site/landscaping plan must be approved by the Director, and the subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, to ensure planting of the required trees.

PRIOR TO RECORDATION OF A FINAL MAP

30. Prior to final map approval and recordation, the permittee shall submit to the Director for review and approval three (3) copies of a landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

    In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning. Review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs, and groundcover) that may be expected 18 months after planting in compliance with fire safety requirements. The landscape shall be maintained in compliance with the approved landscaping plans.

    The landscaping plan shall indicate that at least 50% of the area covered by landscaping shall be locally indigenous species. However, if the applicant can prove to the satisfaction of the Director that a 50% or more locally indigenous species is

not possible due to County fire safety requirements a lower percentage of such planting may be required. In those areas where the Director approves a reduction to less than 50% locally indigenous vegetation, the amount of such planting required shall be at least 30%. The landscaping shall include trees, shrubs and/or ground cover at a mixture and density determined by staff and the fire department. Fire retardant plants shall be given first consideration.

31. Prior to final map approval and recordation, the subdivider shall submit a draft copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") and any other covenants or maintenance agreements entered into with respect to the project, to the Director for review and approval. Said CC&Rs shall contain lighting requirements, in which all outdoor lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Said CC&Rs shall also indicate the means of maintenance for the landscaping, lighting, parking areas and private drive and fire lane. All applicable project conditions of approval shall be included as conditions in the CC&Rs and the CC&Rs shall prohibit any such condition from being amended in any way, or eliminated, with regard to language in the CC&Rs, without prior approval from the Director.

32. Prior to final map approval and recordation, the subdivider shall provide in the CC&Rs a method for the continuous maintenance of common areas and facilities to the satisfaction of the Director.

33. Prior to final map approval and recordation, the subdivider shall submit to Regional Planning a draft copy of the reciprocal ingress and egress easement for the private driveway connecting the internal access ways to Gale Avenue to be used as primary access to the subject property. Said easement shall be recorded concurrently with the final map.

34. Prior to final map approval and recordation, the subdivider shall submit to Regional Planning for review and approval a draft copy of a maintenance agreement for the shared Private Driveways and Fire Lanes. Said agreement shall be recorded concurrently with the final map.

Attachments:
Subdivision Committee Report (pages 18-25)
Department of Public Works letter dated February 3, 2016

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01529(4)
CONDITIONAL USE PERMIT NO. 201400062

PROJECT DESCRIPTION

The project is a request to create three parcels, including one industrial parcel developed with commercial retail, restaurant and office uses, and two commercial parcels developed with hotels on 14.85 acres.

Conditional Use Permit No. 201400062 is authorization for a development program associated with a zone change, Rowland Heights Community Standards District compliance, grading exceeding 100,000 cubic yards and sale of a full line alcoholic beverages for on-site consumption subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10, 11, and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 11 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit

with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. If the permittee proposes any modifications to the use, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Parcel Map No. 072916. In the event that Vesting Tentative Parcel Map No. 072916 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject

property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$1600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8)** inspections every other year for 15 years. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within five (5) working days from the day after your appeal period ends **Monday, September 26, 2016**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,285.25** ($2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee), or **$3,145.00** ($3,070.00 for an Environmental Impact Report plus $75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.

13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Environmental Impact Report for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

14. The permittee shall deposit an initial sum of $6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the

MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

19. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **November 8, 2016**.

22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for

review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

23. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached portion of the Subdivision Committee Report dated November 25, 2015, consisting of letters and reports from the Fire Departments and the Departments of Parks and Recreation and Public Health.

24. The permitee shall comply with all conditions set forth in the attached County Public Works Department letter for tentative map dated February 3, 2016.

25. The project site shall be developed and maintained in substantial compliance with the approved Exhibit "A"/map dated October 28, 2015.

26. The permitee shall conform to the requirements of Title 22 of the Los Angeles County Code.

27. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") and any other covenants or maintenance agreements entered into with respect to the project, to the Director for review and approval. Said CC&Rs shall contain lighting requirements, in which all outdoor lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Said CC&Rs shall also indicate the means of maintenance for the landscaping, lighting, parking areas and private drive and fire lane. All applicable project conditions of approval shall be included as conditions in the CC&Rs and the CC&Rs shall prohibit any such condition from being amended in any way, or eliminated, with regard to language in the CC&Rs, without prior approval from the Director.

28. Prior to final approval, the permittee shall submit to the Director for review and approval three (3) copies of a landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

    In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning. Review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs, and groundcover) that may be expected 18 months after planting in compliance with fire safety requirements. The landscape shall be maintained in compliance with the approved landscaping plans.

    The landscaping plan shall indicate that at least 50% of the area covered by landscaping shall be locally indigenous species. However, if the applicant can prove to the satisfaction of the Director that a 50% or more locally indigenous species is

not possible due to County fire safety requirements a lower percentage of such planting may be required. In those areas where the Director approves a reduction to less than 50% locally indigenous vegetation, the amount of such planting required shall be at least 30%. The landscaping shall include trees, shrubs and/or ground cover at a mixture and density determined by staff and the fire department. Fire retardant plants shall be given first consideration.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (DEVELOPMENT PROGRAM, AUTHORIZATION TO EXCEED STRUCTURE HEIGHT)

29. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property.

30. No existing building or structure which under the program is to be demolished shall be used.

31. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.

32. All improvements shall be completed prior to the occupancy of any structure.

33. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

34. This permit authorizes development to be completed in phases. Each such separately designated phase shall be considered a separate development program.

35. This permit authorizes hotel structures to exceed the structure height. Hotel structure heights shall not exceed a maximum of 80 feet.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (COMMERICAL CENTER - ROWLAND HEIGHTS COMMUNITY STANDARDS)

36. Complete landscaping of the public rights-of-way fronting the project is required subject to the satisfaction of the Department of Public Works.

37. Provide a minimum of ten feet of landscaping along the street frontage of the commercial and hotel uses. This shall include plants, landscaped berms, capable of providing screening up to a height of 42 inches.

38. Limit signs to one for each street frontage of a shopping center listing all businesses. The sign shall reflect the architectural style of the center.

39. This approval authorizes a sign program to coordinate business signage within the commercial center where new businesses will comply with the location, style, size color, font and materials as shown in the architectural renderings and noted on the Exhibit "A"/map so that all new business signs are compatible with each other.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (GRADING)

40. Grading involving 192,085 cubic yards of cut and 130,534 cubic yards of fill for a total of 322,619 cubic yards of cut and fill with 48,301 cubic yards of export is authorized.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

41. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.

42. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Section 22.52 Part 10 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.

43. The permittee, and all managers and designated employees of the establishments, who will directly serve or will be in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.

44. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences or similar structures.

45. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.

46. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.

47. This grant authorizes the sale of alcoholic beverages at the two hotel restaurants from 7:00 a.m. to 2:00 a.m. maximum daily.

48. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility. The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.

49. The permittee shall develop and implement a Designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Planning for approval prior to the approval of the Exhibit "A". A printed two-sided card explaining this program shall be placed on all tables in the restaurant or an explanation regarding the program shall be printed on the menu.

50. All servers of alcoholic beverages must be at least 18 years of age.

51. There shall be no music or other noise audible beyond the restaurant premises.

    a. Hotel Restaurants
        i. The operation of the facilities' two hotel restaurants are further subject to the following:
            1. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
    b. Hotel Bar
        i. The operation of the facility hotel bar is further subject to the following:
            1. Employees on duty after 10:00 pm shall be at least 21 years of age.

52. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the two subject restaurants only;

53. The sale and serving of alcoholic beverages for consumption outside the two restaurants and bar is prohibited;

54. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation;

55. Not less than fifty-one percent of the income from the business enterprise shall be derived from the sale of food and non-alcoholic beverages. The business owner shall at all times maintain records which reflect separately the gross sale of food and the gross sale of alcoholic beverages. Said records shall be made available to the Los Angeles County Department of Regional Planning, the Department of Alcoholic Beverage Control, or the Los Angeles County Sheriff's Department on demand.

56. The permittee may hold "happy hour" drink specials, specials or similar promotions from weekdays Monday through Thursday from 3:00p.m. until 8:00p.m., only in conjunction with food.

57. Food service shall be continuously provided during operating hours.

58. Payphones shall be prohibited on the premises.

59. A security guard shall be provided from 5:00 p.m. to 2:00 a.m. nightly for each hotel restaurant serving alcoholic beverages.

60. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.

61. Security cameras shall be installed inside and outside the hotels facing the parking lot.

PROJECT SITE SPECIFIC CONDITIONS

62. Where reduced occupancy is a primary consideration in the approval of a parking permit, the maximum occupant load based on Building and Safety occupancy loads for such use shall be established; this grant authorizes a maximum of 40,113 square feet for restaurant area within the commercial shopping center located on parcel 1 of the Project Site.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

63. The Project Site shall be developed, graded, and maintained in substantial compliance with the approved Exhibit "A"/Map dated October 28, 2015 or an approved Revised Exhibit "A."

64. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a Revised Exhibit "A" approved by the Director of the Department of Regional Planning.

Attachments:
Mitigation Monitoring and Reporting Program
Subdivision Committee Report (pages 18-25)
Public Works' Department Report dated February 3, 2016

KKS:SDJ
8/11/16

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01529(4)
PARKING PERMIT NO. 201400006

PROJECT DESCRIPTION

The project is a request to create three parcels, including one industrial parcel developed with commercial retail, restaurant and office uses, and two commercial parcels developed with hotels on 14.85 acres.

Parking Permit No. 201400006 is authorization for shared use parking by two or more uses subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7 and until all required monies have been paid pursuant to applicable conditions. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or

expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. If the permittee proposes any modifications to the use, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Parcel Map No. 072916. In the event that Vesting Tentative Parcel Map No. 072916 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

10. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.

12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **November 8, 2016**.

19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for

review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS - PARKING PERMIT

20. Where reduced occupancy is a primary consideration in the approval of a parking permit, the maximum occupant load based on Building and Safety occupancy loads for such use shall be established; this grant authorizes a maximum of 40,113 square feet for restaurant area within the commercial shopping center located on parcel 1 of the Project Site.

21. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of one vehicle parking space for every three occupants. The restaurant use has a square footage of 40,113 / an occupant load of 1,561 persons which would require not less than 520 spaces be provided based on the applicable ratio. If the permittee changes the operation of the restaurant uses so as to require less parking than the minimum requirement, the permittee shall submit an application for a CUP modification, and Parking Permit within 90 days of such occurrence.

    If the restaurant uses substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

22. Adjacent land located within the boundary of the City of Industry (.79 acres) is required to be reserved to insure that sufficient area is available to meet the 75-space off-site parking allotment, and deed restrictions for such parking use through a recorded covenant, shall be imposed on such land.

23. Hours of operation for each use sharing parking facilities shall be made available from the permittee upon request by the Director, and parking associated with such hours shall cumulatively be in substantial compliance with the shared parking requirements including the associated parking exhibit and analysis approved with this parking permit.

24. Off-site automobile parking facilities must be within 400 feet from any entrance of the use to which they are accessory. Parking for employees shall be located within 1,320 feet from the entrance to such use. Directions to such facilities shall be clearly posted at the principal use.

25. In the event that any permittee and/or property owner is unable to comply with the provisions of the parking permit, the use for which permit has been granted shall

be terminated, reduced, or removed unless some other alternative method to provide the required parking is approved by the director.

26. The permittee shall provide bicycle parking as required by the County Code, calculated at a parking ratio of one space per each 5,000 square feet of gross floor area for short-term bicycle parking, and one space for each 12,000 square feet for long-term bicycle parking. The commercial uses have a square footage of 129, 926 square feet which would require not less than 25 short-term spaces and 10 long-term spaces be provided based on the applicable ratio.

    If the permittee alters the property with an addition of more than 15,000 square feet of floor area so as to require bicycle parking beyond the minimum requirement, the permittee shall submit an application for a parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

KKS:SDJ
8/24/16

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 72916 MAP DATE: October 28, 2015

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

FINAL MAP
CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.

4. A reciprocal access agreement is required for all driveways being shared within this development. Submit documentation to the Fire Department for review prior to Final Map clearance.

5. A construct bond is required for all required fire lanes within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.

6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

Reviewed by: Juan Padilla Date: November 24, 2015

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 72916 MAP DATE: October 28, 2015

PROJECT
CONDITIONS OF APPROVAL

1. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

2. The on-site fire lanes shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

3. The on-site fire lanes around the propose hotel buildings shall provide a minimum paved unobstructed width of 28 feet, clear to the sky, due to the heights of the buildings. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

4. The proposed buildings within this development being served by a 26 feet wide fire lane will have a height restriction due to the fire lane width indicated on the Exhibit Map. Such buildings shall not exceed 30 feet above the lowest level of the Fire Department vehicular access road or the building is more than three stories. Buildings exceeding this height shall provide a minimum paved fire lane width of 28 feet. The required fire lane shall be parallel to the longest side of the building between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

Reviewed by: Juan Padilla Date: November 24, 2015

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 72916 MAP DATE: October 28, 2015

5. The gradient of the fire lanes shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

6. Any change of direction within the fire lanes shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

7. The surface of the fire lanes shall be designed and maintained to support the live load of a fire apparatus weighing 75,000 pounds. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

8. Per the fire flow test performed by Rowland Water District dated 02-05-14, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.

9. Install **2** PUBLIC fire hydrant(s) as noted on the Exhibit Map.
   Location: AS PER MAP FILED IN OUR OFFICE.

10. Install **12** PRIVATE fire hydrant(s) as noted on the Exhibit Map.
    Location: AS PER MAP FILED IN OUR OFFICE.

11. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.

12. All required fire hydrants shall provide a fire flow of **4000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.

Reviewed by: Juan Padilla Date: November 24, 2015

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 72916 MAP DATE: October 28, 2015

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13. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.

14. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

15. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
16. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.

17. All driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by: Juan Padilla Date: November 24, 2015

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # 72916	DRP Map Date: 10/28/2015	SCM Date: 12/10/2015	Report Date: 11/24/2015
Park Planning Area # 10	ROWLAND HEIGHTS		Map Type: REV. (REV RECD)

Total Units [0] = Proposed Units [0] + Exempt Units [0]

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

1) the dedication of land for public or private park purpose or,
2) the payment of in-lieu fees or,
3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	$0

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $0 in-lieu fees.

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

No trails.

Comments:

Project exempt from Quimby fees because it is a commercial/hotel project.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: _____
Kathline J. King, Chief of Planning

Supv D 4th
November 25, 2015 07:05:32
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **72916**	DRP Map Date: **10/28/2015**	SMC Date: **12/10/2015**	Report Date: **11/24/2015**
Park Planning Area # **10**	**ROWLAND HEIGHTS**		Map Type: **REV. (REV RECD)**

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences. Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **0** = Proposed Units **0** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.51	0.0030	0	0.00
M.F. < 5 Units	3.08	0.0030	0	0.00
M.F. >= 5 Units	3.07	0.0030	0	0.00
Mobile Units	3.28	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.00**

Park Planning Area = **10 ROWLAND HEIGHTS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	$241,328	**$0**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
			Total Provided Acre Credit:	0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	**In-Lieu Fee Due**
0.00	0.00	0.00	0.00	$241,328	**$0**

COUNTY OF LOS ANGELES
Public Health

CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Acting Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Solis
First District

Mark Ridley-Thomas
Second District

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Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

November 25, 2015

Tentative Parcel Map No. 072916

Vicinity: Rowland Heights

Tentative Tract Map Date: October 28, 2015

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Parcel Map 072916** based on the use of public water (Rowland Water District) and public sewer as proposed. A copy of current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to recommendation of approval of the tentative parcel map.

Prepared by:
VICENTE BAÑADA, REHS V. Bañada
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
vbanada@ph.lacounty.gov
TEL (626) 430-5381 • FAX (626) 813-3016

TENTATIVE MAP DATED 10-28-2015
EXHIBIT "A" MAP DATED 10-28-2015

The following reports consisting of 14 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Place standard condominium notes on the final map to the satisfaction of Public Works.

9. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.

10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.

11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.

12. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.

13. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

14. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of $5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Parcel Maps, Vesting Tentative Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW

Prepared by Aissa Carrillo Phone (626) 458-3126 Date Rev. 02-03-2016

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

PARCEL MAP NO.: 072916

TENTATIVE MAP DATE: 10/28/15
EXHIBIT MAP DATE: 10/28/15

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 01/13/16 to the satisfaction of the Department of Public Works.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name VILONG TRUONG Date 01/13/16 Phone (626) 458-4921

PCA GMTR/A885
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Parcel Map	72916	**Tentative Map Dated**	10/28/15 (Rev.)	**Parent Tract**	
Grading By Subdivider? [Y] (Y or N)	184,094 yd^3	**Location**	Rowland Heights	**APN**	
Geologist	Southern California Geotechnical	**Subdivider**	Rowland Ranch Properties, LLC		
Soils Engineer	Southern California Geotechnical	**Engineer/Arch.**	Thienes Engineering		

Review of:
Geologic Report(s) Dated:
Soils Engineering Report(s) Dated:
Geotechnical Report(s) Dated: 9/10/14, 2/3/14
References:

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

2. Geotechnical reports(s) may be required prior to approval of grading and/or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: ***http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf***.

3. The Final Map does ***not*** need to be reviewed by the Geotechnical and Materials Engineering Division.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ON-SITE SOILS HAVE A HIGH EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.

REGISTERED PROFESSIONAL ENGINEER
WILLIAM S. MAN
No. 74899
CIVIL
STATE OF CALIFORNIA

Prepared by

William Man
Soils Section

Charles Nestle
Geology Section

Date 11/25/15

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gmenuh\Development Review\Combined Reviews\Tracts and Parcels\072916_Rowland Heights_TTM_A_6.docx

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 072916

TENTATIVE MAP DATED 10-28-2015
EXHIBIT MAP DATED 10-28-2015

1. Approval of this map pertaining to grading is recommended.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Provide approval of:

   a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.

   b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

   c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, LID devices, and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

DGR

Name Diego Rivera Date 02/03/16 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 072916 (Rev.)

TENTATIVE MAP DATED 10-28-2015
EXHIBIT "A" MAP DATED 10-28-2015

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Remove existing detour road and intersection improvements within the project site on Gale Avenue to the satisfaction of Public Works.

2. Provide offsite easement documents for the proposed easterly fire lane (existing Access Road) on Gale Avenue from the easterly property to the satisfaction of Public Works.

3. Dedicate variable right–of-way on Gale Avenue along the project frontage to the satisfaction of Public Works.

4. Dedicate adequate right-of-way for road purposes and easements for traffic signal purposes at the middle driveway to the site on Gale Avenue to the satisfaction of Public Works.

5. Provide adequate right-of-way for corner cut-off based on a 35 feet curb return radius at the northwest corner of the existing easterly fire lane and Gale Avenue.

6. Provide property line return radii and corner cut-off based on 25 feet radius at the middle driveway on Gale Avenue to the satisfaction of Public Works.

7. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.

8. The typical sections are not necessarily approved as shown.

9. Construct curb, gutter, base, pavement, and sidewalk on Gale Avenue within the project frontage and appropriate offsite transition to the satisfaction of Public Works.

10. Repair any displaced, broken, or damaged curb, gutter, sidewalk, along the property frontage on Gale Avenue to the satisfaction of Public Works.

11. Construct driveway approaches at the site to the satisfaction of Public Works.

12. Plant street trees along the property frontage on Gale Avenue. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.

13. Comply with Traffic and Lighting mitigations and conditions based on the approved Traffic Study as stipulated in their letter dated November 23, 2015.

14. Install traffic signal at the project middle driveway as a site access requirement.

15. Provide full scale (1"=20') traffic signal plan for all proposed new and modified signalized intersections consistent with the approved site plan.

16. Provide full scale (1"=40') signing and striping plans to our Traffic and Lighting Division for review and approval. Please contact Andrew Ngumba at 626 300-4851 for their requirements.

17. Provide street light on concrete poles with underground wiring along the property frontage on Gale Avenue to the satisfaction of Public Works or as modified by the Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

18. Install postal delivery receptacles in groups to serve two or more residential units.

19. Provide adequate sight distance for a 55 mph design speed on Gale Avenue from all the access points. Line of sight shall be within right of way or dedicate on-site airspace easements to the satisfaction of Public Works. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the ultimate TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from ultimate TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present). Additional on-site grading may be required.

20. No monuments or pylon sign shall obstruct the line of sight.

21. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

Prepared by Sam Richards Phone (626) 458-4921 Date 11-25-2015
pm72916r-rev4 doc

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 23, 2015

IN REPLY PLEASE
REFER TO FILE T-4

Mr. William Kunzman, P.E.
Kunzman Associates, Inc.
1111 Town & County Road, Suite 34
Orange, CA 92868

Dear Mr. Kunzman:

ROWLAND HEIGHTS PLAZA
TRAFFIC IMPACT ANALYSIS (OCTOBER 12, 2015)
UNINCORPORATED ROWLAND HEIGHTS AREA

As requested, we reviewed the Traffic Impact Analysis (TIA) for the proposed Rowland Heights Plaza project to be located on the north side of Gale Avenue between Coiner Court and Nogales Street in the unincorporated Rowland Heights area.

Project-Specific Impacts

According to the TIA, the traffic generated by the project alone will have a significant transportation impact at the intersections listed below based on the County's TIA guidelines. We generally agree with the findings in your TIA, including the mitigation measures identified in the TIA.

Fullerton Road at Colima Road

The TIA identifies the construction of one northbound exclusive right-turn lane as one of the mitigation measures. However, Public Works is currently administering a funded highway improvement project along Fullerton Road, which already includes this improvement. Consequently, this project is not required to construct the northbound exclusive right-turn lane at this intersection.

The TIA also identifies the construction of one westbound exclusive right-turn lane as one of the mitigation measures. Since this mitigation measure is not feasible within the available right of way, the project's applicant shall appropriately describe this unavoidable and significant transportation impact in the project's Environmental Impact Report (EIR).

Nogales Street at La Puente Road

The TIA identifies the construction of one westbound exclusive right-turn lane as the mitigation measure. Since this mitigation measure is not feasible within the available right of way, the project's applicant shall appropriately describe this unavoidable and significant transportation impact in the project's EIR.

Nogales Street at Colima Road

The TIA identifies the construction of one westbound exclusive right-turn lane with a right-turn overlap phase as the mitigation measure. Since this mitigation measure is not feasible within the available right of way, the project's applicant shall appropriately describe this unavoidable and significant transportation impact in the project's EIR.

Cumulative Transportation Impacts

According to the TIA, the cumulative traffic generated by the project and other related projects will also have significant transportation impacts at the intersections listed above. We generally agree with the findings in your TIA. The mitigation measures identified in the TIA for these significant cumulative transportation impacts are the same as the measures identified to address the significant transportation impacts generated by the project alone. Consequently, the Project's applicant shall appropriately describe these unavoidable and significant cumulative transportation impacts in the project's EIR.

Nogales Street at San Jose Avenue and at Gale Avenue/Walnut Drive

The lane configurations at the following intersections are being modified as part of the Nogales Street Grade Separation project, which is currently underway:

- Nogales Street at San Jose Avenue
- Nogales Street at Gale Avenue/Walnut Drive

Based on the lane configurations proposed as part of the Nogales Street Grade Separation project, this project is not expected to have a significant transportation impact and is not required to construct any improvements at the above intersections.

Ingress and Egress Access

The project shall provide ingress and egress access to the site in accordance with a site access plan approved by Public Works' Land Development Division. The draft site access plan is currently under review by Land Development Division.

Impacts to Other Jurisdictions

The TIA determined the traffic generated by the project alone will have a significant transportation impact based on the County's TIA guidelines at the intersection of Fullerton Road at Gale Avenue, which is within the City of Industry. Accordingly, the project's applicant should consult with the City of Industry to verify any potential California Environmental Quality Act impacts within their jurisdiction.

Additionally, we recommend the project's applicant consult with the Cities of Walnut and West Covina to obtain their concurrences with any potential California Environmental Quality Act impacts within their jurisdictions.

California Department of Transportation

In the event the EIR identifies significant impacts to Caltrans' mainline facilities, the project's applicant shall consult with Caltrans to determine the improvements necessary to mitigate the significant impacts to State highway mainline facilities that would result from the addition of project traffic. Once the improvements are determined, the project's applicant shall either construct the necessary improvements or pay an equitable share consistent with applicable law towards construction of the improvements. In furtherance of this requirement, if the EIR identifies significant impacts to Caltrans mainline facilities, the project's applicant shall enter into a traffic mitigation agreement with Caltrans before or within 6 months of certification of the Rowland Heights Plaza project's EIR.

If you have any questions regarding the review of this document, please contact Mr. Suen Fei Lau of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4820.

Very truly yours,

GAIL FARBER
Director of Public Works

Emily Thompson

for DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 072916 (Rev.)

TENTATIVE MAP DATED 10-28-2015
EXHIBIT "A" MAP DATED 10-28-2015

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building/parcel with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. A sewer area study for the proposed subdivision (PC12243AS, dated 12-21-2015) was reviewed and approved. No additional mitigation measures are required if the sewer point of connection is at MH 281, E-2305 B1. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.

4. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.

5. Outlet approval from the City of Industry is required.

IN

Prepared by Imelda Ng Phone (626) 458-4921 Date 12-28-2015 (Rev.)

pm72916s-rev4(Rev'd 12-28-2015) doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS0
LAND DEVELOPMENT DIVISION – WATER
PARCEL MAP NO. 72916(Rev.)

TENTATIVE MAP DATED 10-28-2015
EXHIBIT "A" MAP DATED 10-28-2015

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. The applicant shall comply with the requirements of Rowland Water District per attached will serve letter dated 10-07-2015 to the satisfaction of Public Works.

3. Separate water meter is required for each detached building. Water meters should be located outside of the sidewalk.

4. Submit landscape and irrigation plans with landscape area greater than 500 square feet in accordance with the Water Efficient Landscape Ordinance.

5. Depict all line of sight easements on the landscaping and grading plans.

6. If recycle water is available, install a separate water irrigation systems for recycled water use per landscape plans.

7. If recycle water is available, the recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per AB 1881.

Prepared by Tony Khalkhali Phone (626) 458-4921 Update Date 11-19-2015
pm72916w-rev4.doc

P.W. 72916

ROWLAND WATER DISTRICT

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October 7, 2015

Ms. Julianne Frabizio, PE, QSD
Thienes Engineering, Inc.
14349 Firestone Boulevard
La Mirada, CA 90638

RE: Gale Avenue Project Water Supply Analysis Determination

Dear Ms. Frabizio:

Upon review of the proposed Gale Avenue Project, the District has determined that a Water Supply Analysis is not required for the following reasons:

In accordance with SB 610, the project must be subject to CEQA and must meet the definition of a project pursuant to CWC Section 10912. Section 10912 states that a project must:

- Be a hotel with >500 rooms
- Have retail space >500,000 sq. ft.
- Have > 250,000 sq. ft. of office space
- Demand water ≥ what would be required by a 500 dwelling unit (DU) project

For this project, there are 477 hotel rooms, 9,500 sq. ft. of office space and ~51,500 sq. ft. of retail space, which are all below the requirements listed above. Since it is a mixed use project, we also applied the 500 DU test with the following assumptions: 500 DUs with an average occupancy rate of 3.36 people/DU (per 2010 census) and either 177 gpcd or 196 gpcd (using the baseline and 2015 target gpcd numbers from the Rowland Water District 2010 UWMP). For the project to exceed the 500 DU Demand Water it would need to use an equivalent of between 297,360 gpd and 329,280 gpd. Based on what was provided for sewer flow rates, the project would use an estimated 129,882 gpd minimum, well below the 500 DU equivalent. Since the projected water use of the project is less than either of these numbers, this does not fit the definition of a project under SB 610.

In an abundance of caution, please be advised that the District is currently under a Water Supply Allocation Plan (WSAP) from Metropolitan Water District that was implemented in April, 2015. The WSAP requires the District to reduce its annual purchased water by 15% below its 2014 water purchases. Based on whether the WSAP is still in place, the changes that may develop in the current water culture, and the ongoing drought, the District may require this project to have a neutral water demand.

Please feel free to call me to discuss this further if you have any questions.

Yours truly,

DAVE WARREN
Director of Operations

4.0 MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program (MMP), which is provided in **Table 4-1**, *Mitigation Monitoring,* has been prepared pursuant to Public Resources Code Section 21081.6, which requires adoption of a MMP for projects in which the Lead Agency has required changes or adopted mitigation to avoid significant environmental effects. The County of Los Angeles is the Lead Agency for the proposed Rowland Heights Plaza and Hotel Project (the Project) and therefore is responsible for administering and implementing the MMP. The decision-makers must define specific monitoring requirements to be enforced during Project implementation prior to final approval of the proposed Project. The primary purpose of the MMP is to ensure that the mitigation measures identified in the Initial Study (IS), and Draft and Final EIR (designated by the respective environmental issue within Chapter 4.0 of the EIR) are implemented, thereby minimizing identified environmental effects. The MMP also includes the proposed Project Design Features (PDFs) identified throughout Chapter 4.0 the Draft EIR. The PDFs are specific design elements proposed by the Applicant that have been incorporated into the Project to prevent the occurrence of or to minimize the significance of potential environmental effects. Because PDFs have been incorporated into the Project, they do not constitute mitigation measures, as defined by Section 15126.4 of the State CEQA Guidelines (Title 14 of the California Code of Regulations). However, PDFs are included in this MMP to ensure their implementation as a part of the Project.

The MMP for the proposed Project will be in place through all phases of the Project, including design (preconstruction), construction, and operation (both prior to and post-occupancy).

Each mitigation measure and/or PDF is categorized by impact area, with an accompanying identification of:

- The phase of the project during which the measure/PDF should be monitored;
  - Pre-construction
  - Construction
  - Prior to occupancy
  - Post-occupancy
- The enforcement agency; and
- The monitoring agency.

Table 4-1

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
4.B AIR QUALITY						
PDF-AQ-1: The Project would be designed and operated to meet or exceed the applicable requirements of the State of California Green Building Standards Code and achieve the equivalent of USGBC LEED® Silver Certification. These measures would also include consistency with the Los Angeles County Green Building Standards and Low Impact Development requirements. The Project would incorporate measures and performance standards which include but are not limited to the following: ▪ The Project would implement a construction waste management plan to recycle and/or salvage a minimum of 75 percent of nonhazardous construction debris or minimize the generation of construction waste to 2.5 pounds per square foot of building floor area. ▪ The Project would be designed to optimize energy performance and reduce building energy cost by 10 percent for new construction compared to ASHRAE 90.1-2010, Appendix G, and the Title 24 Building Standards Code. ▪ The Project would reduce indoor water use by a minimum of 35 percent by	Construction Post-occupancy	Los Angeles County Department of Public Works	Los Angeles County Department of Public Works			

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
installing water fixtures that exceed applicable standards.						
4.C BIOLOGICAL RESOURCES						
MM-BIO-1: Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the Project Applicant shall obtain a CWA Section 404 permit from the USACE, a CWA Section 401 permit from the RWQCB, and Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the CDFW. The Project would impact: 1) 0.035 acres of federal wetland, 0.120 acres of USACE drainage, and an additional 0.089 acres of USACE concrete/grouted riprap for a total of 0.209 acres of USACE jurisdictional resources: and 2) 0.316 acres of CDFW drainage, and an additional 0.089 acres of CDFW concrete/grouted riprap for a total of 0.405 acres of CDFW jurisdictional resources.. The following would be incorporated into the permitting, subject to approval by the regulatory agencies: ▪ On- or off-site restoration or enhancement of USACE/RWQCB jurisdictional "waters of the U.S."/"waters of the State" and wetlands at a ratio no less than 1:1 for permanent impacts, and for temporary impacts, restore impact area to pre-Project	Pre-construction Construction	Los Angeles County Department of Regional Planning	Los Angeles County Department of Regional Planning			

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
conditions (i.e., revegetate with native species, where appropriate). Off-site restoration or enhancement at a ratio no less than 1:1 may include the purchase of mitigation credits at an agency-approved off-site mitigation bank or in-lieu fee program within Los Angeles County. ▪ On- or off-site restoration or enhancement of CDFW jurisdictional streambed and associated riparian habitat at a ratio no less than 1:1 for permanent impacts, and for temporary impacts, restore impact area to pre-project conditions (i.e., revegetate with native species, where appropriate). Off-site restoration or enhancement at a ratio no less than 1:1 may include the purchase of mitigation credits at an agency-approved off-site mitigation bank or in-lieu fee program within Los Angeles County.						
MM-BIO-2: Prior to the issuance of any grading permit that would require removal of potential habitat for raptor or other bird nests, the Project Applicant shall demonstrate to the satisfaction of the County of Los Angeles that either of the following have been or will be accomplished: ▪ Project activities (including, but not limited to, staging and disturbances to	Pre-construction Construction	Los Angeles County Department of Regional Planning	Los Angeles County Department of Regional Planning			

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1-August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted. ▪ If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning 30 days prior to the initiation of Project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys should continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of Project activities. If a protected native						

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
bird is found, the Project Applicant shall delay all Project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, Project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the Project activities and the nest. Project personnel, including all contractors working on Site, shall be instructed on the sensitivity of the area. The Project Applicant shall provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of native birds. • If the biological monitor determines that a narrower buffer between the Project activities and observed active						

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the Project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer. ▪ The biological monitor shall be present on Site during all grubbing and clearing of vegetation to ensure that these activities remain within the Project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to Project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if Project activities damage active avian nests.						

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
4.D.1 ARCHAEOLOGICAL RESOURCES						
MM-ARCHAEO-1: The Applicant shall retain a qualified archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards to oversee an archaeological monitor who shall be present during construction excavations such as clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the Project. The frequency of monitoring shall be determined by the archaeological monitor based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus fill or young versus old soils), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered. Excavations into the Puente/Monterey Formation are not required to be monitored by the archaeologist since these sediments are too old to contain archaeological resources. Full-time field observation can be reduced to part-time inspections or ceased entirely if determined adequate by the qualified archaeologist.	Construction	Los Angeles County Department of Public Works	Los Angeles County Department of Public Works			
MM-ARCHAEO-2: In the event that archaeological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity	Construction	Los Angeles County Department of Public Works	Los Angeles County Department of Public Works			

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by Project construction activities shall be evaluated by a qualified archaeologist. The developer shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources if they are determined to be potentially eligible for the California Register or potentially qualify as unique archaeological resources pursuant to CEQA. The treatment plan may include preservation in place (if feasible) and/or the implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. The developer, in consultation with the archaeologist and the County, shall designate repositories that meet State standards to curate the archaeological material recovered. Project material shall be curated in accordance with the State Historical Resources Commission's *Guidelines for Curation of Archaeological Collections.*						

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
MM-ARCHAEO-3: The archaeological monitor shall prepare a final report at the conclusion of archaeological monitoring. The report shall be submitted by the Applicant or developer to the County, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures. The report shall include a description of resources unearthed, if any, treatment of the resources, and evaluation of the resources with respect to the California Register.	Construction	Los Angeles County Department of Public Works	Los Angeles County Department of Public Works			
MM-ARCHAEO-4: If human remains are encountered unexpectedly during implementation of the Project, State Health and Safety Code Section 7050.5 requires that no further disturbance occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the developer, inspect the site of the discovery of the Native American remains and may recommend means for treating or disposing, with	Construction	Los Angeles County Department of Public Works	Los Angeles County Department of Public Works			

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
appropriate dignity, the human remains and any associated grave goods. The MLD shall complete inspection and make a recommendation within 48 hours of being granted access by the developer to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Upon the discovery of the Native American remains, the developer shall ensure that the immediate vicinity where the Native American human remains are located, according to generally accepted cultural or archaeological standards or practices, are not damaged or disturbed by further development activity until the developer has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The developer shall discuss all reasonable options with the descendants regarding the descendants' preferences for treatment. Whenever the NAHC is unable to identify an MLD, or the MLD identified fails to make a recommendation, or the developer or the authorized representative rejects the recommendation of the descendants and the mediation provided for in						

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
Subdivision (k) of PRC Section 5097.94, if invoked, fails to provide measures acceptable to the Applicant, the developer or the authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.						
4.D.2 PALEONTOLOGICAL RESOURCES						
MM-PALEO-1: A qualified paleontologist shall be retained to develop and implement a paleontological monitoring program for construction excavations that would encounter the Puente/Monterey Formation. The paleontologist shall attend a pre-grading/excavation meeting to discuss a paleontological monitoring program. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. The qualified paleontologist shall supervise a paleontological monitor who shall be present during construction excavations into Puente/Monterey Formation. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. The frequency of monitoring inspections shall	Construction	Los Angeles County Department of Public Works	Los Angeles County Department of Public Works			

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
be determined by the paleontologist and shall be based on the rate of excavation and grading activities, proximity to known paleontological resources or fossiliferous geologic formations, the materials being excavated (native sediments versus artificial fill), and the depth of excavation, and if found, the abundance and type of fossils encountered. Full-time field observation can be reduced to part-time inspections or ceased entirely if determined adequate by the qualified paleontologist.						
MM-PALEO-2: If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation and, if necessary, salvage. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the paleontologist's discretion, and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing and/or removal. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are curated. Any fossils collected shall be curated at a	Construction	Los Angeles County Department of Public Works	Los Angeles County Department of Public Works			

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County, if such an institution agrees to accept the fossils. If no institution accepts the fossil collection, they shall be donated to a private research institue or a local school in the area for educational purposes. Accompanying notes, maps, and photographs shall also be filed at the repository.						
MM-PALEO-3: The paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Project Applicant to the Lead Agency and the Natural History Museum of Los Angeles County, and other appropriate or concerned agencies to signify the satisfactory completion of the Project and required Mitigation Measures.	Construction	Los Angeles County Department of Public Works	Los Angeles County Department of Public Works			

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
4.F GREENHOUSE GAS EMISSIONS						
MM-GHG-1: To encourage carpooling and the use of electric vehicles by Project residents and visitors, the Applicant shall pre-wire, or install conduit and panel capacity for, electric vehicle charging stations in 20 percent of on-site parking spaces (a total of 54 of the proposed 271 spaces).	Post-occupancy	Los Angeles County Department of Public Works	Los Angeles County Department of Public Works			
4.I NOISE						
PDF-NOISE-1: The Project contractor(s) would equip all construction equipment, fixed and mobile, with properly operating and maintained noise mufflers, consistent with manufacturers' standards	Construction	Los Angeles County Department of Public Works	Los Angeles County Department of Public Works			
PDF-NOISE-2: As required by LACC, an acoustical analysis of the mechanical plans of the proposed buildings will be prepared by a qualified acoustical engineer, prior to issuance of building permits, to ensure that all mechanical equipment would be designed to meet noise limits in Table 4.I-7.	Pre-construction	Los Angeles County Department of Public Works	Los Angeles County Department of Public Works			
PDF-NOISE-3 As warranted based on ambient CNEL levels at the Project Site, an acoustical analysis of the architectural plans of the proposed hotel buildings will be prepared by a qualified acoustical engineer prior to issuance of building permits to ensure that the building	Pre-construction	Los Angeles County Department of Public Works	Los Angeles County Department of Public Works			

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
construction and design (i.e., exterior wall, window, and door) would include the required noise insulation features to demonstrate land use compatibility.						
MM-NOISE-1: A temporary noise barrier shall be used to block the line-of-sight between construction equipment and the Best Western Plus Executive Inn hotel to the south across Gale Avenue (Location R1) during Project construction. The noise barrier shall be at least 12 feet tall with noise blankets capable of achieving sound level reductions of at least 9 dBA and placed along the southern boundary of active Project construction sites to reduce construction noise at the hotel, and may be combined with security fencing.	Construction	Los Angeles County Department of Public Works	Los Angeles County Department of Public Works			
4.K TRANSPORTATION AND PARKING						
PDF-TRAF-1: Prior to the issuance of grading permits, the Project Applicant, in coordination with LACDPW, will prepare a Construction Staging and Traffic Management Plan to be implemented during construction of the Project. The Construction Staging and Traffic Management Plan will identify all traffic control measures, signs, and delineators to be implemented by the construction contractor through the duration of construction activities associated with the Project. The Construction Staging and Traffic Management Plan will also	Pre-construction Construction	Los Angeles County Department of Public Works	Los Angeles County Department of Public Works			

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
consider construction traffic and associated construction traffic noise from nearby simultaneous construction activities and pedestrian safety related to school routes. The Construction Staging and Traffic Management Plan will be subject to final approval by LACDPW.						
PDF-TRAF-2: The Project Applicant will install a three-way traffic signal at the primary Project Site entrance and Gale Avenue (Intersection No. 7), to provide traffic control for westbound/eastbound Gale Avenue and the southbound ingress/egress Project driveway.	Pre-construction Construction	Los Angeles County Department of Public Works	Los Angeles County Department of Public Works			
PDF-TRAF-3: The Commercial Center's maximum permitted occupancy load for all restaurant uses will never exceed 1,561 occupants (including both customer and staff), and total restaurant floor area will not be less than 40,113 square feet nor more than 47,000 square feet. Restaurant occupancy loads will be determined by the County Division of Building and Safety in accordance with the California Building Code in effect at the time when restaurant floor plans are submitted for Director's Review, as required by the Department of Regional Planning. Restaurant occupancy restrictions will be controlled through the Commercial Center Association's CC&R. The Commercial Center Association (as maintained by the property manager) will:	Post-occupancy	Los Angeles County Department of Public Works	Los Angeles County Department of Public Works			

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
- Keep records of each restaurant unit's maximum occupancy load; - Track the Commercial Center's total occupancy load; and - Have the authority to enforce each restaurant unit's maximum permitted occupancy load. - Prior to applying for Director's Review, each restaurant unit owner will obtain written authorization from the Commercial Center Association that confirms the occupancy load sought for permit complies with that unit's maximum permitted occupancy in accordance with the CC&R. Restaurant owners will be prohibited from applying for a permit that seeks an occupancy load in excess of what is allowed or building out a unit in excess of that unit's permitted maximum occupancy. - Once the Commercial Center Association has approved restaurant uses within the Commercial Center with a total of 1,561 occupants, no further restaurant uses may be approved by the Commercial Center Association. Occupant loads may be reallocated among restaurant unit owners with the prior approval of the Commercial Center Association (and such approvals from the County and Director's Review as are required by						

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
the County), but under no circumstances will the total occupant load for all restaurant uses in the Commercial Center exceed 1,561 occupants.						
MM-TRAF-1: The Project Applicant shall pay a fair-share contribution LACDPW or the City of Industry, as appropriate, to implement the following physical improvements at two intersections that would be potentially significantly impacted by the Project under Future (2020) With Project Plus Cumulative Traffic conditions: ▪ Intersection No. 1 (Fullerton Road/Gale Avenue): The Project Applicant shall coordinate with the City of Industry to arrange a fair-share contribution towards the construction of an additional westbound left-turn lane at this intersection. The fair-share contribution shall be made in accordance with Table 8, Project Fair Share Contributions, of the approved Rowland Heights Plaza Traffic Impact Analysis, which requires the Project Applicant to contribute 97.9 percent of the estimated City of Industry cost to implement this improvement. ▪ Intersection No. 3 (Fullerton Road & SR-60 Freeway Eastbound Ramps): The Project Applicant shall coordinate with LACDPW to arrange a fair-share	Post-occupancy	Los Angeles County Department of Public Works/City of Industry Engineering Department	Los Angeles County Department of Public Works/City of Industry Engineering Department			

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
contribution towards the construction of a northbound through travel lane at this intersection. The fair-share contribution shall be made in accordance with Table 8, *Project Fair Share Contributions*, of the approved Traffic Impact Analysis, which requires the Project Applicant to contribute 81.1 percent of the estimated LACDPW cost to implement this improvement.						
4.L.2 WATER SUPPLY						
PDF-WATER-1: The Project will use drought-tolerant and water efficient landscaping in accordance with the County's Green Building Standards and the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) Program, and will use low-flow fixtures (e,.g., toilets, urinals, faucets, showerheads, etc.) and smart irrigation controls in accordance with the LEED® Program and Titles 20 and 24 of the CCR.	Operations	Department of Building and Safety	Department of Building and Safety			
PDF-WATER-2: Because existing recycled water pipelines are located in the Project vicinity, the Project Applicant will consult with the Rowland Water District regarding potential use of recycled water for Project Site landscape and irrigation as required by RWD's Mandatory Recycled Water Connection Policy (Ordinance No. 0-7-2005 as updated by Ordinance No. 0-9-2010).	Operations	Rowland Water District	Rowland Water District			

Table 4-1 (Continued)

Mitigation Monitoring Program

Mitigation Measure (MM) or Project Design Feature	Implementation Phase	Enforcement Agency	Monitoring Agency	Compliance Verification		
				Initial	Date	Comments
PDF-WATER-3: The Project Applicant will coordinate with RWD to fund an expansion of RWD's existing recycled water infrastructure that will enable RWD to provide a minimum of 95 acre-feet per year of additional recycled water service, thereby offsetting the Project's potable water demand at time of buildout.	Operations	Rowland Water District	Rowland Water District			

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. R2014-01529-(4) / VESTING TENTATIVE PARCEL MAP NO. 072916 / ZONE CHANGE NO. 201400008
CONDITIONAL USE PERMIT NO. 201400062 / PARKING PERMIT NO. 201400006 / ENV NO. 201400121

The Department of Regional Planning staff has determined that the attached mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of $6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.

Aaron P. Clark for

Stafford Lawson, Parallax Invest. Corp. — 10-18-16

Applicant — Date

2016-OCT-19

Staff — Date

Attachment A
Rowland Heights Plaza and Hotel
Burden of Proof Statements for Zone Change Application
Parallax Investment Corporation (Applicant)

This exhibit has been prepared pursuant to Section 22.16, Part 2 of the Los Angeles County Code (LACC), which outlines the requisite findings for approval of a zone change. Each required finding is listed below in italicized, bold font. The Applicant's description of how the proposed development project satisfies each finding follows in normal font.

Description of Zone Change Request

- Pursuant to LACC 22.16.070 and LACC 22.16.110, a zone change for the hotel parcel (5.3 gross acres and 5.16 net acres) from its current M-1½-BE (Restricted Heavy Manufacturing – Billboard Exclusion) zone to the C-3-DP (Unlimited Commercial - Development Program) zone.

Project Description (see Project Description provided in Attachment "A" to this application for more detailed project information)
The proposed project includes the following uses: (On Parcel 1): A shopping center (comprised of commercial condominium units) containing approximately 43,600 square feet of restaurants and approximately 82,220 square feet of retail shops and appurtenant uses (parking, public open space areas, etc.); and (On Parcel 2, the "Hotel Parcel"): Two hotels containing a total of 498 guest rooms, to be developed in two phases, as follows: Phase 1: a 273-room, full-service hotel with 12,000 square feet of conference center space, restaurant and bar uses and pool and parking facilities; and Phase 2: an extended-stay, limited-service hotel containing 225 guest rooms and a restaurant/bar and parking facilities. The Project will include a total of 1,122 parking spaces, 1,052 of which will be located on-site and the balance of which will be located on adjoining property in the City of Industry that is owned and controlled by the property owner (the "Project").

The applicant shall substantiate to the satisfaction of the Planning Commission the following facts:

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.

The proposed C-3-DP zone classification for the Hotel Parcel allows the development of hotels, subject to a conditional use permit. This zone change would be consistent with the Rowland Heights Community General Plan, which designates the Project Site as "Industrial," allowing for development of heavy commercial uses. . The Project warrants a revision of the zoning plan, fostering implementation of the General Plan's goals and policies for the Project plan area,

which encourage preservation of hillside areas by implementing well-placed density and intensification of centrally located urbanized land. The Project Site is currently an under-utilized vacant lot in an area with some of the highest intensity of land use designations within the Rowland Height Community General Plan area. The General Plan further encourages the beautification of new commercial areas, which the Project achieves with integrated design and landscaping of the full perimeter of the Project Site.

The Project Site is also subject to the Rowland Heights Community Standards District which was established to, among other things, ensure that new development retains the residential character of the area and impose development standards to ensure that commercial development is appropriate for the community and that the development standards are implemented to protect the community's health, safety, and general welfare. The Project is in substantial conformance with the Rowland Heights Community Standards and would preserve the residential character of the greater community by concentrating development in an area that is already highly urbanized with high-intensity commercial and light industrial uses.

The Project includes new development which is compatible with and complements existing surrounding uses. The area surrounding the Project Site has been extensively developed with commercial uses so the proposed zone change for the Hotel Parcel, from its current Restricted Heavy Manufacturing – Billboard Exclusion (M-1½-BE) zoning to Unlimited Commercial-Development Program (C-3-DP) zoning ,would allow additional conditional uses consistent with the surrounding uses. Thus, the zone change is warranted to allow development to continue in a manner compatible with the existing surrounding uses and consistent with the Rowland Heights Community General Plan and the Rowland Heights Community Standards District.

B. That a need for the proposed zone classification exists within such area or district.

The Project Site is currently a vacant dirt lot that the Applicant proposes to develop with two hotels and a community-serving shopping center. The surrounding uses consist of primarily commercial uses and a hotel, so the proposed zone change from M-1½-BE to C-3-DP for the Hotel Parcel would allow additional conditionally permitted hotel uses consistent with the surrounding uses. Thus, a need for a zone change exists to allow development to continue in a manner compatible with the existing surrounding uses and consistent with the

Rowland Heights Community General Plan and the Rowland Heights Community Standards District. The surrounding land uses are compatible with the proposed Commercial C-3-DP zone and include shopping centers, a hotel, and other retail uses.

In addition, the Project will also satisfy a community need for additional hotels that support the local economy. The Project includes development of a "four/five-star" hotel and a "three-star" hotel, one of which (Phase 1) is a full-service hotel and the other of which (Phase 2) is a limited-service, extended-stay hotel. The Applicant commissioned the preparation of a detailed market study to assess the market demand and forecasted economic viability of the proposed hotels. This market demand study was prepared by industry leader PKF Consultants. The results of this hotel market demand study conclude that the subject site is an ideal location for the two proposed hotels, as the local community and broader area is presently underserved by hotels, especially the type of high- quality full-service and limited-service, extended-stay hotels being proposed. The Project also includes a new shopping center that will provide additional retail opportunities that will also support the local economy.

The Project would develop a currently blighted and underutilized lot located in a highly-urbanized area; therefore, the need for the proposed zone change exists in order to improve the community.

C. That the particular property under consideration is a proper location for said zone classification within such area or district.

The surrounding land uses are compatible with the proposed C-3-DP zone classification for the Hotel Parcel. As depicted on the site plan for the Project submitted with the application, and as detailed in the Project EIR, the Project Site is of sufficient size and shape to accommodate the proposed signs, parking, yards, walls, fences and loading facilities, landscaping and other development features prescribed in the County Zoning Code, or as is otherwise required in order to integrate the proposed uses with the uses in the surrounding area.

The Project Site is an approximately 15-acre vacant lot located on Gale Avenue, which is a major commercial thoroughfare. The Project Site is bordered on the north by the Union Pacific Railroad ("UPRR") Los Angeles Subdivision tracks/Metrolink Riverside Line, and by Railroad Street north of the tracks, which are located in the City of Industry. Across the tracks, property in the City of Industry is zoned for industrial use and is used for the Nogales Industrial Parks.

To the west, immediately adjacent to the Project Site, is also property located within the City of Industry which is zoned Industrial/Commercial and Commercial. The uses that currently occupy these properties are office, wholesale commercial, and light industrial. To the south of the Project Site and across Gale Avenue is an existing hotel use (Best Western) with the Pomona Freeway beyond that to the south. The site on which the Best Western hotel is located is zoned M-1½, similar to the Project Site, so the proposed hotel uses for the Project would be consistent with a nearby use. Immediately adjacent to the Project Site to the east, there is an existing shopping center with which the Project would share a driveway. This shopping center is sited on property zoned M-1 ½, similar to the Project Site and the proposed Project. Based on the consistency with surrounding uses, a zone change is warranted to continue development of the Project area. Therefore, the Project Site is in a proper location for the proposed C-3-DP zone, as the proposed zone would facilitate development that would complement the Project Area.

D. That placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice.

The proposed zone change from M-1½-BE to C-3-DP and the development of the two proposed hotels on the Hotel Parcel would be in the interest of public health, safety, and general welfare of the Rowland Heights community. The adjoining land uses, including commercial and industrial uses, would be compatible with the Project, and in some cases are uses equivalent to the Project's proposed shopping center and hotel.

The Project Site's size of approximately 15 acres is adequate in size to support the proposed shopping center and hotels. Adequate parking, circulation, and landscaping would be provided on-site. The Project driveway will be located on Gale Avenue in the southeast corner of the Project Site and would be shared with the adjacent shopping center to the east. Adequate on-site circulation and access in the interest of safety and the general welfare because it would ensure that vehicular traffic would not adversely impact the adjoining land uses and surrounding community. The Project would include a total of 1,122 parking spaces, which is 70 parking spaces in excess of the 1,052 parking spaces that were determined to be needed under a shared parking analysis prepared by Kunzman Associates, LLC (note that 1,052 on-site parking spaces would be provided with in the County portion of the site, consistent with County Code

requirements for same, and the balance would be provided as additional "overflow" parking on the adjoining City of Industry portion of the subject site, which is owned and controlled by the Applicant). Ensuring that the Project includes sufficient parking is in the interest of the public health, safety, and general welfare because it makes certain that the Project would not adversely impact the surrounding community.

The Project is compatible in terms of scale and design with the surrounding land use pattern, which will ensure that the Project would not diminish the character of the community and, in fact, would further the goals of the Rowland Heights Community General Plan to concentrate well-placed density in already centrally located urban areas to preserve the hillsides in the community. The Project also includes landscaping around the perimeter of the Project Site and meets the community standard to provide a minimum of five percent landscaping for the parking area. The Project also includes extensively landscaped pedestrian connections between the buildings on-site and would feature pedestrian amenities such as shaded seating areas, outdoor dining, and water features. The "Development Program" Condition Use Permit that will be approved by the County in conjunction with its adoption of the proposed zone change on the Hotel Parcel will ensure that development of the Hotel Parcel will occur in strict accordance with the approved site plan, building elevations and other development plans that are approved by the County.

The zone change conforms to good zoning practice because it will create consistency between not only the zone and the proposed land uses, but also with the surrounding existing land uses.

Attachment B
Rowland Heights Plaza and Hotel
Burden of Proof Statements for Conditional Use Permit
Parallax Investment Corporation (Applicant)

This exhibit has been prepared pursuant to Section 22.56.040 of the Los Angeles County Code (LACC), which outlines the requisite findings for approval of a conditional use permit. Each required finding is listed below in italicized, bold font. The Applicant's description of how the proposed development project satisfies each finding follows in normal font.

Description of Conditional Use Permit Requests:

- Per LACC 22.40.030 and 22.56.040, a Development Program (DP) conditional use permit in conjunction with the proposed zone change for the Hotel Parcel from its current M-1½-BE (Restricted Heavy Manufacturing-Billboard Exclusion) zone to the C-3-DP (Unlimited Commercial-Development Program) zone.

Required Findings for the Conditional Use Permits:

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.

The Project includes the development of two high-quality hotels (a full-service hotel and a limited-service, extended-stay hotel) and a community-serving shopping center to serve the public on a vacant, blighted, under-utilized lot. It will include an assortment of hotel, retail, and restaurant uses that will encourage the public's enhanced use and enjoyment of the Project Site. Additionally, the Project would have to comply with the requirements of the County Noise Control Ordinance, which is enforced by the County Department of Public Health – Environmental Health Division ("Public Health"). Moreover, the Applicant will be required to development and operate the Hotel Parcel and the adjacent shopping center parcel in accordance with each of the various applicable Project mitigation measures outlined in the Mitigation Monitoring Program that will be approved by the County in conjunction with its certification of the Project Environmental Impact Report. The Project will not adversely impact the health, peace, comfort, or welfare of persons residing or working in the surrounding area. To the contrary, nearby workers and residents will benefit from the Project as it will improve the local economy by creating jobs and providing high-quality hotel uses and an attractive outdoor shopping area, which uses are presently underserved in the local planning area. The Project includes landscaping around the perimeter of the Project Site which will act as an attractive landscaped buffer and meets the community standard to provide a minimum of five percent landscaping for the parking area. The Project also includes extensively landscaped pedestrian connections between the buildings on-site and would feature pedestrian amenities such as shaded seating areas, outdoor dining, and water features. Moreover, the Project would provide abundant and convenient on-site

parking, thereby ensuring that spill-over parking does not occur.

2. ***Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.***

To the contrary, Project operations will only positively affect properties and persons in the vicinity of the Project Site. As noted, nearby workers and residents will benefit directly from the Project by frequenting the hotels and adjacent shopping center to lodge, dine, recreate and shop. Redeveloping the under-utilized and blighted site with a new, vibrant, and contemporary hotels and a shopping center will only positively impact the valuations of surrounding properties. The Project will complement the existing surrounding uses and revitalize the area. The Project Site is located in a highly urbanized area and, as noted above, is currently an under-utilized vacant lot. There are no protected views in the area and consistent with the Rowland Heights Community General Plan, the Project concentrates commercial development in an area already characterized by commercial and light industrial uses in order to preserve the character of the lower density residential areas. The proposed maximum height of the hotels (approximately 72'-6") is appropriate, given the location of the subject property on the northerly side of the 60 Freeway, which is dominated by heavier commercial and industrial uses; there are no residences in near proximity to the subject property (as all residential development in the Project vicinity is confined to areas southerly of the 60 Freeway). Additionally, other "taller" buildings (above 45 feet in height) have been developed in the Project vicinity, so the addition of two attractively-designed hotel structures on the subject property, on the northerly side of the 60 Freeway, is appropriate and in keeping with good planning practice. As noted, the County will be approving a Development Program in conjunction with its adoption the proposed zone change for the Hotel Parcel. The Applicant will be required to develop the hotels in substantial compliance with the site plan, building elevations, landscape and other plans approved as part of the Development Program CUP, thus ensuring development of the proposed hotels will be in keeping with the various plans for same approved by the County.

3. ***Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.***

The Project Site is subject to the Rowland Heights Community Standards District which was established to, among other things, ensure that new development retains the residential character of the area and impose development standards

to ensure that commercial development is appropriate for the community and that the development standards are implemented to protect the community's health, safety, and general welfare. The Project is in substantial conformance with the Rowland Heights Community Standards and would preserve the residential character of the greater community by concentrating development in an area that is already highly urbanized with high-intensity commercial and light industrial uses.

The Project includes new development, which is compatible with and complements existing surrounding uses. The area surrounding the Project Site has been extensively developed with commercial and light industrial uses, including hotels, so the conditional use approval for the hotel would be consistent with the surrounding uses and would allow development to continue in a manner compatible with the existing surrounding uses and consistent with the Rowland Heights Community General Plan and the Rowland Heights Community Standards District.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, and loading facilities, landscaping and other development features prescribed in this Title 22 or as otherwise required in order to integrate said use with the uses in the surrounding area.

As depicted on the site plan for the Project submitted with the application, and as detailed in the Project EIR are of sufficient size and shape to accommodate the proposed signs, parking, yards, walls, fences and loading facilities, landscaping and other development features prescribed in the County Zoning Code, or as is otherwise required in order to integrate the proposed uses with the uses in the surrounding area.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate.

As described in detail in the Project traffic study, access to the Project Site will be provided via Gale Avenue, which is a fully improved public street. Gale Avenue is a two- to four-lane roadway that provides access between Nogales Street to the east and 7th Avenue in Hacienda Heights to the west. As confirmed in the traffic study, Gale Avenue is of sufficient width necessary to carry the kind and quantity of traffic that will be generated by the Project. Additionally, the proximity

of the freeway on- and off-ramps further provide the necessary transportation infrastructure to support the Project. Both Nogales Street and 7th Avenue provide interchanges with the Pomona Freeway, with the Nogales Street interchange approximately one-half mile southeast of the Project Site.

2. By other public or private facility as are required.

The Project Site is located in a highly-urbanized and developed area. Public services and utilities already serve the Project area. As described in detail in the Project EIR, the Project will be adequately served by public fire, law enforcement, utility, and/or other public services, as required. The Project includes all necessary on-site utility improvements and connections to existing off-site municipal infrastructure.

Attachment C
Rowland Heights Plaza and Hotel
Burden of Proof Statements for Conditional Use Permit
Parallax Investment Corporation (Applicant)

This exhibit has been prepared pursuant to Section 22.56.040 of the Los Angeles County Code (LACC), which outlines the requisite findings for approval of a conditional use permit. Each required finding is listed below in italicized, bold font. The Applicant's description of how the proposed development project satisfies each finding follows in normal font.

Description of Conditional Use Permit Requests:

- Pursuant to the Rowland Heights Community General Plan and per LACC 22.56.010 and 22.56.040, a conditional use permit to authorize a commercial shopping center containing more than three businesses to address general harmony of façades.

Required Findings for the Conditional Use Permits:

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.

The Project includes the development of a community-serving shopping center and two hotels (on two separate parcels to be created by the Vesting Tentative Parcel Map being processed with this application) to serve the public on a vacant, blighted, under-utilized lot. It will include an assortment of high-quality retail, restaurant and hotel uses that will encourage the public's enhanced use and enjoyment of the Project Site. Additionally, the Project would have to comply with the requirements of the County Noise Control Ordinance, which is enforced by the County Department of Public Health – Environmental Health Division ("Public Health"). Moreover, the Applicant will be required to development and operate the shopping center parcel and the adjacent Hotel Parcel in accordance with each of the various applicable Project mitigation measures outlined in the Mitigation Monitoring Program that will be approved by the County in conjunction with its certification of the Project Environmental Impact Report. The Project will not adversely impact the health, peace, comfort, or welfare of persons residing or working in the surrounding area. To the contrary, nearby workers and residents will benefit from the Project as it will improve the local economy by creating jobs and providing an attractive outdoor shopping area. The Project includes landscaping around the perimeter of the Project Site which will act as an attractive landscaped buffer and meets the community standard to provide a minimum of five percent landscaping for the parking area. The Project also includes extensively landscaped pedestrian connections between the buildings on-site and would feature pedestrian amenities such as shaded seating areas, outdoor dining, and water features. Moreover, the Project would provide abundant and convenient on-site parking,

thereby ensuring that spill-over parking does not occur.

2. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.

To the contrary, Project operations will only positively affect properties and persons in the vicinity of the Project Site. As noted, nearby workers and residents will benefit directly from the Project by frequenting the shopping center and adjacent hotels to dine, recreate, shop and lodge. Redeveloping the under-utilized and blighted site with a new, vibrant, and contemporary community-serving shopping center and hotels will only positively impact the valuations of surrounding properties. The Project will complement the existing surrounding uses and revitalize the area. The Project Site is located in a highly urbanized area and as noted above is currently an under-utilized vacant lot. There are no protected views in the area and consistent with the Rowland Heights Community General Plan, the Project concentrates commercial development in an area already characterized by commercial and light industrial uses in order to preserve the character of the lower density residential areas.

3. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

The Project Site is subject to the Rowland Heights Community Standards District which was established to, among other things, ensure that new development retains the residential character of the area and impose development standards to ensure that commercial development is appropriate for the community and that the development standards are implemented to protect the community's health, safety, and general welfare. The Project is in substantial conformance with the Rowland Heights Community Standards and would preserve the residential character of the greater community by concentrating development in an area that is already highly urbanized with high-intensity commercial and light industrial uses.

The Project includes new development, which is compatible with and complements existing surrounding uses. The area surrounding the Project Site has been extensively developed with commercial and light industrial uses, including a retail center and a hotel (Best Western) in the immediate vicinity, so the conditional use approval for the proposed community shopping center would be consistent with the surrounding uses and would allow development to continue in a manner compatible with the existing surrounding uses and

consistent with the Rowland Heights Community General Plan and the Rowland Heights Community Standards District ("RH CSD"). In conformance with RH CSD requirements, the Applicant will be required to file for Planning Director's Reviews prior to installation of Project signage and prior to the establishment of larger restaurants within the new shopping center.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, and loading facilities, landscaping and other development features prescribed in this Title 22 or as otherwise required in order to integrate said use with the uses in the surrounding area.

As depicted on the site plan for the Project submitted with the application, and as detailed in the Project EIR are of sufficient size and shape to accommodate the proposed signs, parking, yards, walls, fences and loading facilities, landscaping and other development features prescribed in the County Zoning Code, or as is otherwise required in order to integrate the proposed uses with the uses in the surrounding area. As required by the Rowland Heights Community General Plan, this CUP is requested to ensure that all business in a center with more than three establishments will present a general harmony of façades. The Project is an integrated development that will include harmonious façades and enhanced open space and landscape amenities.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate.

As described in detail in the Project traffic study, access to the Project Site will be provided via Gale Avenue, which is a fully improved public street. Gale Avenue is a two- to four-lane roadway that provides access between Nogales Street to the east and 7th Avenue in Hacienda Heights to the west. As confirmed in the traffic study, Gale Avenue is of sufficient width necessary to carry the kind and quantity of traffic that will be generated by the Project. Additionally, the proximity of the freeway on- and off-ramps further provide the necessary transportation infrastructure to support the Project. Both Nogales Street and 7th Avenue provide interchanges with the Pomona Freeway, with the Nogales Street interchange approximately one-half mile southeast of the Project Site.

2. By other public or private facility as are required.

Attachment C
Rowland Heights Plaza and Hotel
Burden of Proof Statements for Conditional Use Permit
Parallax Investment Corporation (Applicant)

The Project Site is located in a highly-urbanized and developed area. Public services and utilities already serve the Project area. As described in detail in the Project EIR, the Project will be adequately served by public fire, law enforcement, utility, and/or other public services, as required. The Project includes all necessary on-site utility improvements and connections to existing off-site municipal infrastructure.

Attachment D
Rowland Heights Plaza and Hotel
Burden of Proof Statements for Conditional Use Permit
Parallax Investment Corporation (Applicant)

This exhibit has been prepared pursuant to Section 22.56.040 of the Los Angeles County Code (LACC), which outlines the requisite findings for approval of a conditional use permit. Each required finding is listed below in italicized, bold font. The Applicant's description of how the proposed development project satisfies each finding follows in normal font.

Description of Conditional Use Permit Requests:

- Pursuant to the Rowland Heights Community General Plan and per LACC 22.28.680, 22.56.040, and 22.56.195, a conditional use permit to authorize a the on-site sale (for on-site consumption) of a full line of alcoholic beverages in conjunction with the operation and use of the two proposed hotels (at hotel restaurants, bar/lounges, banquet facilities, pools, and guest rooms).

Required Findings for the Conditional Use Permits:

A. That the requested use at the location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

As further outlined in the Project Description (Attachment "A") provided with this application, the Project includes the development of (2) two hotels in two development phases on the Hotel Parcel (phase 1 is a full-service hotel and phase 2 is a limited-service, extended-stay hotel) and the development of an adjacent, community-serving shopping center to serve the public on a vacant, blighted, under-utilized lot. It will include an assortment of hotel, retail, and restaurant uses that will encourage the public's enhanced use and enjoyment of the Project Site. Additionally, the Project would have to comply with the requirements of the County Noise Control Ordinance, which is enforced by the County Department of Public Health – Environmental Health Division ("Public Health"). Moreover, the Applicant will be required to development and operate the Hotel Parcel and the adjacent shopping center parcel in accordance with each of the various applicable Project mitigation measures outlined in the Mitigation Monitoring Program that will be approved by the County in conjunction with its certification of the Project Environmental Impact Report.

The Project will complement the existing surrounding uses and revitalize the area. The Project Site is located in a highly urbanized area with heavy commercial and light industrial uses. Additionally, the alcohol sales are an essential component of the proposed hotels' service offerings; alcoholic beverage service is a necessary (and customary) amenity for hotels of this type. The sale of alcoholic beverages is essential for the economic vitality of the hotels and would be for on-site consumption only. There are also no places of worship,

schools, parks, playgrounds, or other similar "sensitive" uses located within a 600-foot radius of the subject property. Therefore, the Project will not adversely impact the use of a place used exclusively for religious worship, school, park, playground, or any similar use.

B. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.

The Project Site is subject to the Rowland Heights Community Standards District which was established to, among other things, ensure that new development retains the residential character of the area and impose development standards to ensure that commercial development is appropriate for the community and that the development standards are implemented to protect the community's health, safety, and general welfare. The Project is in substantial conformance with the Rowland Heights Community Standards and would preserve the residential character of the greater community by concentrating development in an area that is already highly urbanized with high-intensity commercial and light industrial uses.

The Project includes new development, which is compatible with and complements existing surrounding uses. The area surrounding the Project Site has been extensively developed with commercial and light industrial uses, including hotels, so the conditional use approval for on-site alcohol sales at the hotels would be consistent with the surrounding uses and would allow development to continue in a manner compatible with the existing surrounding uses and consistent with the Rowland Heights Community General Plan and the Rowland Heights Community Standards District.

The Project includes landscaping around the perimeter of the Project Site which will act as an attractive landscaped buffer and meets the community standard to provide a minimum of five percent landscaping for the parking area. The Project also includes extensively landscaped pedestrian connections between the buildings on-site and would feature pedestrian amenities such as shaded seating areas, outdoor dining, and water features. Moreover, the Project would provide abundant and convenient on-site parking, thereby ensuring that spill-over parking does not occur.

Finally, the nearest residential area is the trailer park located south of the Project Site and separated from it by the Pomona Freeway. Therefore, the Project is

sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.

C. ***The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.***

An online search of the Department of Alcoholic Beverage Control license database shows that in Census Tract No. 4082.11, within which the Project is located, there are 60 establishments that currently hold active licenses for on-site alcohol sales. These licenses for on-site alcohol sales are predominantly held by restaurant operators who sell alcohol in conjunction with food service and a majority of the licenses are for beer and wine sales only. The Project does not include off-site alcohol sales and the CUP would provide a controlled number of establishments that serve alcoholic beverages within the hotels. Patrons who will frequent the type of high-quality hotels proposed for the site will expect to be able to purchase alcoholic beverages as a customary component of their hotel lodging experience. The sale of alcoholic beverages is of critical importance to the successful operation of the hotels' facilities and the ability to attract and cater to their clientele. Since the establishment will be part of a carefully controlled, high-quality development, the service of alcoholic beverages would enhance the quality of the Project Site and surrounding area. To ensure that the Project would not create detrimental impacts on the surrounding area, the specific details of each establishment would be reviewed to include security plans, floor plans, seating limitations, and other recommended conditions.

D. ***That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.***

The sale of alcoholic beverages would not adversely affect the economic welfare of the surrounding community, but instead would contribute to the overall success of the Project. The area surrounding the Project Site is characterized by a mix of heavy commercial and light industrial uses. The CUP for on-site alcohol

sales in conjunction with operation of the proposed hotels would be compatible with the surrounding uses and would contribute to the continued economic vitality of the neighborhood. Alcoholic beverage service is an expected amenity with meal and bar service for many hotel patrons, as is the availability of room service and mini-bars in hotel guest rooms, and alcohol service at catered events in the hotel ballrooms and conference centers. Approval of the CUP would contribute to the success and vitality of the proposed Project, and reinvigoration of a currently under-utilized and blighted location. The CUP would also benefit the surrounding community through the generation of new direct and indirect jobs, additional sales tax, and business license and other fees, and by providing additional short-term and long-term employment opportunities to area residents. As noted above, the specific details of each establishment would be reviewed to include security plans, floor plans, seating limitations, and other recommended conditions to ensure that the use will not adversely affect the economic welfare .of the surrounding community.

E. ***That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.***

To the contrary, the Project includes redeveloping an under-utilized and blighted site with a new, vibrant, and contemporary hotels and a shopping center that will only positively impact immediate neighborhood. The Project will complement the existing surrounding uses and revitalize the area. The Project Site is located in a highly urbanized area and as noted above is currently an under-utilized vacant lot. There are no protected views in the area and consistent with the Rowland Heights Community General Plan, the Project concentrates commercial development in an area already characterized by commercial and light industrial uses in order to preserve the character of the lower density residential areas.

The Project is an integrated development that will include harmonious façades and enhanced open space and landscape amenities. The Project includes landscaping around the perimeter of the Project Site which will act as an attractive landscaped buffer and meets the community standard to provide a minimum of five percent landscaping for the parking area. The Project also includes extensively landscaped pedestrian connections between the buildings on-site and would feature pedestrian amenities such as shaded seating areas, outdoor dining, and water features. Moreover, the Project would provide

abundant and convenient on-site parking, thereby ensuring that spill-over parking does not occur.

Attachment E
Rowland Heights Plaza and Hotel
Burden of Proof Statements for Parking Permit Application
Parallax Investment Corporation (Applicant)

This exhibit has been prepared pursuant to Section 22.56.1020 of the Los Angeles County Code (LACC), which outlines the requisite findings for approval of a parking permit. Each required finding is listed below in italicized, bold font. The Applicant's description of how the proposed development project satisfies each finding follows in normal font.

Parking Permit Request

- Per LACC 22.56.990.C.1, to authorize reduced onsite parking due to shared use of parking facilities by two or more uses within the development; and

- Per LACC 22.56.990.C.2, to authorize a valet-managed parking program for the full-service hotel to be developed within the Project.

The applicant shall substantiate to the satisfaction of the Planning Commission the following facts:

A. There will be no need for the number of parking spaces required by Part 11 of Chapter 22.52 because the nature of the use is such that there is a reduced occupancy (e.g., shared parking opportunities are present among the project's proposed uses).

In accordance with County Code allowances and County practices, Linscott Law & Greenspan Engineers ("LLG"), the Applicant's parking engineering consultant, has prepared a detailed shared-parking study for this project, dated May 11, 2016, which study is attached and incorporated herein by reference.

As outlined in LLG's study, the proposed project consists of a commercial development featuring a shopping plaza that includes retail, restaurant and office components and two adjacent hotels, one a full-service hotel ("Hotel A") and the other a limited-service, extended stay hotel ("Hotel B").

The project's specific proposed uses are:

Shopping Plaza:

- 63,707 sq. ft. of retail area
- 40,113 sq. ft. of restaurant area serving 1,561 occupants (customers and staff)
- 20,000 sq. ft. of potential medical office (which may be converted to retail area, since

both carry the same parking demands as required by the County Code)
- 6,107 sq. ft. of general office area

Hotel A:

- 261 hotel guestrooms
- 9 hotel suites
- 8,000 sq. ft. of ballroom area
- 4,000 sq. ft. of meeting room space
- 6,000 sq. ft. of restaurant space (4,200 sq. ft. of seating area and 1,800 sq. ft. of non-seating area)

Hotel B:

- 132 hotel guestrooms
- 70 hotel suites

The project will provide 1,203 parking spaces onsite in both surface parking areas and subterranean structures. Of these, 1,128 parking spaces would be located within the County unincorporated project area (273 spaces on the Hotel A parcel, 156 spaces on the Hotel B parcel, and 699 spaces on the Shopping Plaza parcel) and 75 parking spaces would be located within the adjacent City of Industry project area (which the Applicant owns and controls).

The County Code acknowledges that Code parking requirements for individual/"stand-alone" land uses often do not reflect the true parking demand of a commercial development of the type being proposed—with its varying assortment of hotel, office, retail and restaurant uses—and, therefore, allows for an analysis to be made of project uses on a shared-parking basis, when project circumstances warrant.

In its study, LLG notes that a total of 1,509 onsite parking spaces would be required for the proposed project if all proposed uses were parked to County Code requirements as "stand-alone" uses, without regard to shared-parking opportunities that exist amongst the various uses to be developed in the project. However, through application of nationally-recognized shared-parking principals in its parking study, LLG further finds that the project's true parking demand at the project's peak use period (i.e., 12:00 noon on Saturdays) will be 1,130 parking spaces (or, 379 fewer parking spaces than would otherwise be required by County Code if no shared-parking opportunities existed for the project). As noted, the Applicant alternatively proposes to provide 1,203 parking spaces

on the project site to serve the shopping plaza and hotels. The project parking facilities would include both traditional "self-parked" spaces and valet-managed spaces (valet will only be for the full-service hotel) in structured subterranean and surface parking facilities on the subject property (see parking plan submitted with the application for detail). Therefore, as outlined in detail in LLG's shared-parking study, the project will provide a parking surplus of 73 parking spaces (a 6% surplus) above the project's forecasted peak parking demand (i.e., parking supply of 1,203 parking spaces - peak demand of 1,130 parking spaces = 73 space surplus).

Because the Applicant is providing 1,203 parking spaces onsite and LLG's shared-parking analysis demonstrates only approximately 1,130 parking spaces will be needed at peak use periods, LLG concludes that the project would be parked with a sufficient number of onsite parking spaces to serve the project's uses at peak demand. Therefore, based on the conclusion of LLG's shared-parking analysis for the project, the Applicant has demonstrated that the proposed parking supply of 1,203 parking spaces is more than sufficient for the project, and there is no need for the number of parking spaces otherwise prescribed in the County Code. The Applicant believes it is essential to provide abundant parking in this key visitor-serving project in Rowland Heights, and that it is thus prudent to effectively "over-park" the development by providing a 6% surplus (73 parking spaces) beyond LLG's forecasted peak parking demand for the project.

B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces because:

No conflicts will arise between the various uses justifying the shared parking facilities because all the uses are part of the "unified" development plan for the subject parcels to be managed by the Applicant. As discussed above, LLG's shared-parking study demonstrates that the maximum parking demand for the project will be approximately 1,130 parking spaces, occurring at 12:00 noon on Saturdays. The Applicant will provide 1,203 parking spaces onsite, and, therefore, will provide sufficient parking during peak demand for the project (LLG forecasts that a surplus of 73 parking spaces will occur onsite during the project's peak use periods, as described above).

The Applicant proposes to employ parking attendant(s) to help manage vehicle arrivals and departures for the full-service hotel's guests. Professionally managed commercial valet service is pervasive across the Los Angeles region, and is an especially important component of the type of full-service hotel being proposed. As proposed, the hotel's valet service will constitute an alternate parking arrangement that will help the Applicant to maximize onsite parking and vehicular circulation for the hotel component of the

project.

C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lot and uncovered residential parking spaces lots will provide the required parking for uses.

This finding is not applicable because the Applicant is not requesting off-site parking, transitional parking, or uncovered residential parking.

D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.

To the contrary, approval of the requested parking permit will enable implementation of a contemporary parking design for the project that will ensure more efficient traffic circulation throughout the project site. The project's internal drive aisle and driveway configurations (which have been reviewed and approved by the County Fire Department and the Land Development Division of the County's Department of Public Works) will ensure safe and efficient vehicular circulation into, out of and through the project site. Approval of the requested parking permit will also enable the Applicant to maximize the number of onsite parking spaces provided for the project. As noted previously and as summarized in LLG's shared-parking study, the project will accommodate a sufficient number of onsite parking spaces to serve the project's uses at all times, including during the peak parking demand. Thus, no parking spillover onto area streets, or unauthorized use of parking facilities in the nearby neighborhoods, is anticipated to occur. Moreover, to help enable the success of the project, the Applicant is incentivized to ensure the project's onsite parking spaces are appropriately monitored and controlled so as to discourage persons not lodging or shopping at the plaza from parking at the site.

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in the Zoning Ordinance.

As depicted on the site plan/Exhibit "A" for the project submitted with this application (which Exhibit "A" has been carefully reviewed and approved by the County's subdivision committee) and as detailed in the project EIR, the proposed site is of sufficient size and shape to accommodate the proposed signs, parking, yards, walls, fences and loading facilities, landscaping and other development features prescribed in the County Zoning Code, or as is otherwise required in order to integrate the proposed uses with the uses in the surrounding area.

Attachment F
Rowland Heights Plaza and Hotel
Burden of Proof Statements for Conditional Use Permit
Parallax Investment Corporation (Applicant)

This exhibit has been prepared pursuant to Section 22.56.040 of the Los Angeles County Code (LACC), which contains the requisite findings for approval of a conditional use permit in unincorporated Los Angeles County. Each required finding is listed below in italicized, bolded font. The applicant's description of how the proposed development project satisfies each finding follows in normal font.

Description of Conditional Use Permit Requests:

- Per LACC 22.28.210.A (C-3 zone) & 22.32.130.A (M-1½ zone), to authorize:

  (1) a "grading project, on-site" (as defined in LACC 22.08.070.G).

Required Findings for the Project Conditional Use Permit:

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.

With respect to the Applicant's CUP requests pertaining to "grading project, on-site":

In its conditioned approval for this request, County Regional Planning will impose conditions (e.g., regulating hours of hauling operations, mitigation measures for dust control, noise, etc.) which will ensure the proposed on-site grading operations are conducted in a manner that will protect the health, welfare, comfort and peace of persons living and working in the project vicinity. Additional protective measures will be imposed by the County Division of Building & Safety through the numerous conditions of the project grading permit.

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.

Again, in its conditioned approval for this request, County Regional Planning will impose conditions (e.g., regulating hours of hauling operations, mitigation measures for dust control, noise, etc.) which will ensure the proposed

on-site grading is conducted in a manner that will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. Additional protective measures will be imposed by the County Division of Building & Safety through the numerous conditions of the Project grading permit.

3. ***Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.***

Again, in its conditioned approval for this request, County Regional Planning will impose conditions (e.g., regulating hours of hauling operations, mitigation measures for dust control, noise, etc.) to ensure the proposed on-site grading and off-site export/hauling operations do not serve to jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. Additional protective measures will be imposed by the County Division of Building & Safety through the numerous conditions of the project grading permit.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The Project Site's size of approximately 15 acres is adequate in size to support the proposed shopping center and hotels. Adequate parking, circulation, and landscaping would be provided on-site. The primary Project driveway will be located on Gale Avenue in the southeast corner of the Project Site and would be shared with the adjacent shopping center to the east. Adequate on-site circulation and access in in the interest of safety and the general welfare because it would ensure that vehicular traffic would not adversely impact the adjoining land uses and surrounding community. The Project would include a total of 1,122 parking spaces, which is 70 parking spaces in excess of the 1,052 parking spaces that were determined to be needed under a shared parking analysis prepared by Kunzman Associates, LLC. Ensuring that the Project includes sufficient parking is in the interest of the public health, safety, and general welfare because it makes certain that the Project would not adversely impact the surrounding community.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate.

As described in detail in the Project traffic study, access to the Project Site will be provided via Gale Avenue, which is a fully improved public street. Gale Avenue is a two- to four-lane roadway that provides access between Nogales Street to the east and 7th Avenue in Hacienda Heights to the west. As confirmed in the traffic study, Gale Avenue is of sufficient width necessary to carry the kind and quantity of traffic that will be generated by the Project. Additionally, the proximity of the freeway on- and off-ramps further provide the necessary transportation infrastructure to support the Project. Both Nogales Street and 7th Avenue provide interchanges with the Pomona Freeway, with the Nogales Street interchange approximately one-half mile southeast of the Project Site.

2. By other public or private service facilities as are required.

The Project Site is located in a highly-urbanized and developed area. Public services and utilities already serve the Project area. As described in detail in the Project EIR, the Project will be adequately served by public fire, law enforcement, utility, and/or other public services, as required. The Project includes all necessary on-site utility improvements and connections to existing off-site municipal infrastructure.

PARALLAX

August 22, 2016

Ms. Laura Shell, Chair
Los Angeles County Regional Planning Commission
320 W. Temple Street, Room 150
Los Angeles, California 90012

RE: Rowland Heights Plaza & Hotels Project: Project No. R2014-01529

Hon. Chair Shell and Commissioners:

My name is Stafford Lawson and I am a principal of Parallax Investment Corporation, which is the development company behind the proposed Rowland Heights Plaza and Hotels Project located at 18800 Railroad Street in the unincorporated community of Rowland Heights.

Our team has been working tirelessly on this proposed project for over four years. It is a project we are incredibly proud of and one we firmly believe will have long lasting positive impacts on the Rowland Heights community and broader economy.

We stand strongly behind the in depth community outreach our team has undertaken for this project, from the very early stages of the schematic design process right up until today. The moment we arrived at an initial project concept – well before filing a development application with the County – we reached out to the Rowland Heights Community Coordinating Council (RHCCC) to present our project to a room filled with more than 100 community members. During our initial March 10th, 2014 presentation to the RHCCC, we were very clear that we were there to encourage feedback on the project and that we would not file our application until we incorporated the community's input into the project. During the open floor discussion after our presentation, we received a tremendous amount of feedback, both positive and negative. At the recommendation of the RHCCC's President, we decided it would be most productive to create a smaller caucus group of community activists to work with in order to make revisions to the project based on the community feedback.

After a month of making revisions, we came back to present the revised project to the caucus group of RHCCC members on April 8th, 2014. Not only were these community members incredibly appreciative of the voice we gave them in our design process, they were also very pleased with the significant changes we made in response to their comments. These changes included, but were not limited to: Creating a large outdoor area in the center of the main parking field to be used for community gathering and activation. Creating a second public amenity area at the southern end of the parking lot with a nod to the heritage character of the site. We also changed the design of the proposed project by adding more second floor space, enhanced hard and soft landscape elements, outdoor terraces, widened sidewalks, and more variation in the façade treatment of the building frontages. All of the changes presented to the caucus group on April 8th, 2014 remain in the project completely unchanged.

As an anecdote, after our April 8th, 2014 meeting with the caucus group, I was standing outside with the RHCCC President, and he thanked me for the process we had engaged in with the community. I

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thanked him, in return, because I truly felt that the project was vastly improved as a result of this community consultation process. The RHCCC President has submitted a letter to Regional Planning staff outlining this process.

Only once we reached this stage with the community did we start working with County staff and our team towards filing a development application with the County. I think County Staff would agree that we worked very cooperatively with them throughout the application process. We always respected the feedback received from County Staff and were quick to incorporate their ideas into our project. For example, even though we strongly believed our project was sufficiently parked based on the findings in the shared-parking analysis our parking engineer performed for the project, at the request of Regional Planning staff, we increased the number of onsite parking spaces by approximately ten percent from our original submission. By the time our subdivision map was tentatively approved and we had completed our Draft EIR, we felt that we had arrived at a project concept that the community, County Staff, and ourselves were all pleased with. As with any development of this type, it is not possible to please everyone; that said, the sheer amount of project support correspondence submitted to staff by members of the public speaks volumes.

After the Draft EIR was released for public review, we learned that the composition of the RHCCC Board had changed. Notwithstanding all the previous engagement we had with the community regarding the project, some new members of the RHCCC felt slightly blindsided by the proposal because they did not have the benefit of participating in our earlier discussions with the community. At this late stage in the planning review process, it was far more difficult for our team to make substantive changes to the project (particularly with the subdivision map having been tentatively approved). We nonetheless happily attended two additional RHCCC meetings in March and April 2016, at which we again presented the project, described the project changes resulting from our earlier community engagement, and answered questions for those who were not in attendance of the community meetings held in 2014.

As a result of this collaborative process, we believe our final project concept is an exciting, inviting, unique, practical and carefully planned development that will offer significant, lasting benefits to the Rowland Heights community. The project offers high quality event space in its full-service hotel so local weddings and high school proms will have a quality venue option without having to look outside the borders of their Rowland Heights community. The project will provide a significant increase in the number of quality local hotel rooms so that people visiting their family or business travellers will have quality overnight lodging options without having to leave Rowland Heights. The condominium ownership model of the shopping plaza will provide local business owners with the unique opportunity to own the real estate that their business is operated out of instead of having to pay rent to a large landlord who owns the entire plaza. The project will significantly increase the local tax base thereby providing funds that can be reinvested into the Rowland Heights community. As noted, the project's design dedicates a significant amount of land to a community gathering area that can be activated by the community with farmer's markets, art fairs or other community events. There is also a park at the southern end of the plaza dedicated to the heritage of the old Rowland Ranch property that will be used to educate community members and visitors about the history of Rowland Heights. The shopping plaza will contain a tasteful combination of quality restaurants, retail shops and offices. We believe our proposed

PARALLAX

project is designed to a very high standard of quality and that this, combined with its terrific mix of uses, will make the project an asset of the community and a very enjoyable destination.

In addition to all these positive attributes, the project also has many qualities that mitigate negative impacts. Since the site is located between the Pomona Freeway to the south and railroad tracks to the north, it is well buffered from sensitive land uses such as the mature residential neighborhoods located southerly of the freeway; the project site is bordered by commercial and light industrial uses on all sides. We believe the proposed mix of uses in the project is also far more consistent with the existing fabric of the street when compared to some of the uses permitted as of right under the existing industrial zoning – such as an automobile impound yard or a correctional facility. Furthermore, because the project is adjacent to the Nogales Street entrance and exit to the Pomona Freeway, visitors can get to and from the project from the highway without having to travel deep into the community and congest the streets. Finally, the recent widening of Gale Avenue and the completion of the Nogales Street railway underpass have vastly improved the flow of traffic in the immediate project vicinity.

We hope this letter helps provide you useful background on the project and the road we followed to get to this stage. Our team is excited and honored to present the project to you at your September 7, 2016 public hearing for this case.

Sincerely,

Stafford Lawson

Principal, Parallax Investment Corp.

cc: Hon. Don Knabe, Supervisor, 4th District

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February 23, 2016

VIA EMAIL ONLY: npaidar@planning.lacounty.gov
sdjones@planning.lacounty.gov

Los Angeles County
Regional Planning Commission
Attn.: Nooshin Paidar and Steven Jones
320 W. Temple Street
Los Angeles, California 90012

Re: Comments to proposed Rowland Heights Plaza and Hotel (the "Project")

Dear Ms. Paidar and Mr. Jones:

Thank you for allowing Union Pacific Railroad Company ("UP") the opportunity to submit the following comments in response to the notice on the above-referenced Project. UP is a Delaware corporation that owns and operates a common carrier railroad network in the western half of the United States, including the State of California. Specifically, UP owns and operates rail main lines connecting San Francisco to Sacramento and points east and north, and to Los Angeles and points east and southeast. UP is the largest rail carrier in California in terms of both mileage and train operations. UP's rail network is vital to the economic health of California and the nation as a whole and its rail service to customers in the Greater Los Angeles Area is crucial to the future success and growth of those customers.

The proposed Project location is adjacent to UP's Los Angeles Subdivision. Additionally, there are at-grade rail crossings over these tracks in nearby locations. Any land planning decisions should consider that train volumes near the Project area may increase in the future. UP also asks that the County and the Project developers keep in mind that this is a vital and growing rail corridor and nearby land uses should be compatible with this continuing rail use.

At-Grade Rail Crossing Safety

The safety of UP's employees, customers, adjoining land owners, and the communities we operate through is our top priority. At-grade rail crossings are areas where railroad operations and the public come into close contact. Due to the proximity of at-grade crossings to the Project location, it may make sense to notify the California Public Utilities Commission (CPUC) to schedule a diagnostic meeting regarding the proposed Project. Appropriate modifications to the street and warning devices on nearby rail crossings may need to be included as part of the Project. Should the Project be approved, UP suggests the County consider holding railroad and crossing safety presentations, such as Operation Lifesaver, for the public on an appropriate basis.

Increased Traffic Impact

Rail crossing safety is critical to the public and to UP. Any increase in traffic from the Project may render inadequate the current safety devices in place on nearby at-grade crossings. Additionally, an increase of pedestrian and vehicular traffic may conflict with train operations causing trains to proceed more slowly through the County, and/or make more frequent emergency stops, which would make rail service less effective and efficient. Should this Project be approved, UP requests that the developer and the County examine any increase in vehicular and pedestrian traffic and the impacts on the nearby at-grade road crossings to see if any additional mitigation measures should be included in the Project.

Trespassing

Any increase in pedestrian traffic will increase the likelihood of trespassing onto the railroad right-of-way. UP requests that the developer and the County examine the Project impacts associated with the increased likelihood of trespassing and set forth appropriate mitigation measures. In particular, the developer should install barrier walls or block fences, pavement markings and/or "no trespassing" signs designed to prevent individuals from trespassing onto the railroad tracks. Buffers and setbacks should also be required adjacent to the right-of-way.

Noise and Vibration Impact

UP's 24-hour rail operations generate the noise and vibration one would expect from an active railway. Any increase in pedestrian and vehicular traffic over and around at-grade crossings may result in additional horn use by UP employees. UP requests that, as a mitigation measure, the developer should disclose to the general public the daytime and nighttime noise levels naturally occurring with UP's long-standing freight rail service, including sounding horns at vehicle crossings where required, as well as the pre-existing and predictably-occurring vibration. These disclosures should note UP's anticipation that train volume may increase in the future. The Project's development plans should also include appropriate mitigation measures,

such as construction of sound barrier walls or landscape buffers, and/or use of sound-proofing materials and techniques.

Drainage

UP requests the County ensure that the drainage plan relating to the Project does not shift storm water drainage toward UP property and infrastructure. Any runoff onto UP's property may cause damage to its facilities resulting in a potential public safety issue. If the Project is approved, we ask that the County require the applicant to mitigate all safety risks and the impacts of the railroad's 24-hour operations during the construction of the Project.

UP appreciates the developer and the County giving due consideration to the above concerns, as this proposed Project may result in impacts to land use and public safety. Please give notice to UP of all future hearings and other matters with respect to the Project as follows:

Kristian Ehrhorn, Senior Manager - Real Estate
Union Pacific Railroad Company
1400 Douglas Street - STOP 1690 Omaha, NE 68179
(402) 544-8567
kjehrhorn@up.com

Please do not hesitate to contact Kristian Ehrhorn if you have any questions or concerns.

Sincerely,

Patrick R. McGill
Senior Counsel – Real Estate
Union Pacific Railroad Company

cc: Kristian Ehrhorn

ROWLAND HEIGHTS
COMMUNITY COORDINATING COUNCIL

"IMPROVING OUR COMMUNITY"

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September 29, 2015

Steven Jones, Principal Planner
County of Los Angeles Department of Regional Planning
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RE: Proposed Hotel and Shopping Center Development: County Project No. PM072916, 18800 Gale Avenue, Rowland Heights

This letter is to confirm Stafford Lawson, a principal of Parallax Investment Corporation ("Parallax", the developer of the above-noted proposed development project), reached out to the Rowland Heights Community Coordinating Council ("RHCCC") in early 2014 seeking to present the above project to the RHCC and the Rowland Heights community.

Parallax's development team made the presentation on Monday, March 10, 2014 in the community center at Pathfinder Park. Mr. Lawson, together with his architect and land use counsel, gave a detailed presentation regarding the proposed project. He explained Parallax felt it important to present the proposed project early in the entitlement process in order to obtain feedback and incorporate any requested changes before filing a formal application with the County. Following the presentation he opened up the floor to questions and comments from the community. There were mixed feelings expressed about the project by community members, including traffic generation, hotel demand, retail tenant mix, boring design and a lack of space that would act as a public amenity, amongst others. Mr. Lawson and his team answered all questions as best as they could with the information available at the time.

Shortly thereafter Mr. Lawson contacted me again to ask if I would set up a second meeting in about a month with those individuals who had suggested changes at the March 10th meeting so his group could present the changes they had made in response to their comments.

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BY:

Proposed Hotel and Shopping Center Development: County Project No. PM072916

The follow up meeting was held April 8, 2014 in the community building at Caroline Rosas Park The following community members, all of whom were present and had made comments or requested changes at the original March 10, 2014 presentation: Henry Woo, Dave and Teri Malkin, Lynne Ebenkamp, John Bellah, Carla Sanchez, and John Hsu (a Rowland Heights resident who manages commercial properties throughout Southern California). Parallax went through the changes they had made to the proposed project in response to input they had received. They also brought in an expert in hotel feasibility analysis, Bruce Baltin of PKF Consulting, to educate the group about the supply/demand conditions for hotel development in Rowland Heights.

The changes Parallax made to the proposed plans were generally well received, and the group was appreciative of Parallax's willingness to incorporate many of the revisions suggested by the community. These changes included, but were not limited to: Creating a large outdoor area in the center of the main parking field to be used for community gathering and activation. Creating a second public amenity area at the southern end of the parking lot with a nod to the heritage character of the site. They also significantly changed the design of the proposed project by adding more second floor space, enhanced hard and soft landscape elements, outdoor terraces, widened sidewalks, and significantly more variation in the façade treatment of the building frontages.

Mr. Lawson called me on May 28, 2015, to provide an update and advanced notice there would be an upcoming scoping meeting for the project EIR. Stafford also confirmed all of the elements added to the project as a result of the community consultation remained intact.

Regards,

Ted Ebenkamp

Ted Ebenkamp, President
Rowland Heights Community Coordinating Council
909 594-0429

First of March I came to here. I had some suggestion report in public Hearing. Do you mind use the solar system on the roofing? I don't know you agree or disagree the proposal is raised in the Los Angeles County Department of Regional Planning.

Did you establish a committee for the proposed project and make a meeting with architect for shopping center, hotel, restaurant, commercial condominium, parking lots and office.

- We wish the construction are high qualities in Rowland Heights Plaza and hotel. Don't use shoddy work and inferior material.
- Your authority must supervise responsibility for construction, make sure character of people, quality control, quality restriction for the proposed project, including all license must examine.
- You must supervise and control budget, must prevent money are washed away.
- Construction procedual make a series of plan, scheduled and record, up to ending construction.

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Subject: Development Project #R2014-01529

Dear Mr. Don Knabe,

I am writing this letter to provide our family's support of the redevelopment of the old Rowland Ranch property. I am a resident of Rowland Heights, and works in City of Industry where I take Gale each day to work. I did not know the property was being developed as for the last 10+ years, I see the old house and not knowing what the vacant land will be used for. One day driving by, I noticed the sign and attended the RHCC meeting to learn more about the project. I have discovered the new plans by Parallax and fall in love with their beautiful aesthetics design (which most of the developments done in Rowland Heights are lacking), the outdoor amenity space for the pubic to enjoy and the ability for small business owner to purchase their own retail store is a dream come true for many local entrepreneur. For one, I am one of them would love to own a business so close to home. I also support the hotel development as many of my friends and relatives who are visiting can't stay in any hotels near our area because there is a lack of quality and availabilities. Our area is extremely underserved with no availability and they always end up staying outside of the community while they are visiting from out of town.

I truly believe this is one of the best projects that can happen in Rowland Heights and our family looks forward to see this complete in the next few years.

Thank you for your time.

Regards,

Carol Yang

EDWARD
PROPERTIES
515 SOUTH FIGUEROA STREET
SUITE 1028
LOS ANGELES, CA 90071-3327
TELEPHONE 213-891-1928
FACSIMILE 213-891-9029

March 10, 2016

Mr. Steven D. Jones
Principal Regional Planning Assistant
Land Divisions
Los Angeles County Department of Regional Planning
320 W. Temple Street, Room 1382
Los Angeles, CA 90012-3225

Re: Project No. R2014-01529
Environmental Assessment No. RENVT201400121
Parking Permit: T201400006

Dear Mr. Jones,

I oversee the operations of Mandarin Plaza ("MP") located at 18900-18932 E. Gale Avenue in Rowland Heights. MP is the retail center to the south-east of the subject proposed development. On behalf of the ownership and tenants of MP, I would like to share the following comments:

1. Parking Permit T201400006

MP contains approximately 58,546 s.f. of retail, restaurant, and office spaces. MP provides, and is required to provide per Code, at least 490 parking spaces. Around 3 p.m. each day, MP's parking lot starts to fill up completely, and the parking lot continues to be about 100% fully utilized each day until closing in the late evening. On Fridays, Saturdays, Sundays, and holidays, every single parking space of MP is utilized almost all hours of the day when the businesses are open.

In addition to two hotels, the applicant is proposing 129,926 s.f. of retail, restaurant, and office spaces. The tenant mix within MP (that is, the ratio of retail to restaurant to office uses) is a result of the business demands of the community, and since the proposed development is located diagonally across from MP, the tenant mix at the proposed development should be very similar. Therefore, based on MP's *required* number of parking spaces (that is, 490 parking spaces which are fully utilized for 58,546 s.f.) the proposed development should have at least 1,087 parking spaces for the 129,926 s.f. of its

retail/restaurant/office portions *alone*. Instead, the applicant is proposing 1,156 parking spaces *in total*, including just 69 additional parking spaces for the 477 hotel rooms and hotel employees, based on the theory of "shared use".

The 477 hotel rooms contained in the proposed development would normally require an additional 477 parking spaces plus 48 parking spaces for employees, per Code. (I will ignore for now other parking requirements such as for the hotels' meeting spaces.) The total comes to 1,612 required parking spaces (1,087 + 477 + 48) as compared to the much reduced 1,156 parking spaces the applicant is proposing. The difference between 1,612 and 1,156 is 456 parking spaces. 456 *missing parking spaces is a HUGE deficit*. We are seriously concerned that when the proposed development runs out of parking spaces, the patrons of the new development will park at MP. We have firsthand knowledge that patrons of 99 Ranch Market parked at MP when the market ran out of parking spaces due to the Alameda Corridor East ("ACE") construction which took away many parking spaces at the market, and MP's parking became a chaotic mess at that time.

We understand that a parking study has been prepared to support shared uses of parking spaces amongst retail/restaurants/offices and the hotels at the proposed development, in order to justify the reduction of about 456 parking spaces. Unfortunately, that parking study is not made available to the public. However, at MP, we have firsthand knowledge of the neighborhood for the past 25 years, and we know the ACTUAL parking requirements, as compared to some theoretical parking model prepared by an outside consultant who is hired to speak for the developer. *Where will people park if the 456 missing parking spaces are indeed needed, as supported by MP's parking data? Is there a contingency plan for parking if the parking study turns out to be absolutely incorrect? Who will pay for the consequences of inadequate parking? There is no street parking whatsoever to make up for any of the parking shortage. We request that the proposed development provide at least the minimum parking as required by Code, without any "shared use" reduction. We also request that the parking study for the parking permit application be made available for public review.*

2. <u>Traffic Congestion</u>

Gale Avenue and the general vicinity are famously known for traffic congestion and bumper-to-bumper traffic most hours of the day. During construction of the proposed development, with total volume of grading of over 1 million cubic yard and construction of over

450,000 s.f. of hotel and retail spaces, Gale Avenue and the vicinity will be unbearably burdened for a number of years. After completion of construction, the huge development will continue to add to that burden. We worry that patrons of MP and other existing hotel and centers along Gale will have serious difficulty with ingress and egress, and that Gale Avenue traffic will come to a complete stop. And this all comes after MP and neighboring businesses suffered several years from the current ACE construction at Nogales.

With the much anticipated Nogales underpass completion in mid-2016, traffic and traffic patterns are expected to change. There will be other ACE underpass construction at nearby locations, at Fairway and at Fullerton. Closure of Fairway and Fullerton will also bring change to the traffic pattern at Gale. We request an updated traffic study be completed AFTER completion of the Nogales underpass, and that the traffic study include analysis of the potential impact from the impending nearby ACE construction.

Parking shortage and traffic congestion are serious problems that threaten public health and safety. We thank you for giving our comments serious consideration.

Sincerely,

Mary M. Chan
Vice President

Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisor Knabe,

I am writing to express my support of the proposed land development project at 18800 Railroad Street in Rowland Heights city. This project will be a flagship addition to complement the existing cityscape of Rowland Heights. Not only it will provide great new retail & restaurant options for the resident and visitors, it also provides much needed hotel rooms for existing overcrowding problem we currently have in the. Our family thinks the overall design is very attractive and like the great utilization of open space welcoming visitors for shopping & hotel experience. I look forward to see this project to be completed to enhance our community.

Thank you

ERNIE CLARK

March 11, 2016

Mr. Steven Jones
Los Angeles County Department of Regional Planning
Land Divisions Section
320 West Temple Street
Los Angeles, California 90012

SUBJECT: Rowland Heights Plaza and Hotel Project DEIR
Los Angeles County Department of Regional Planning, Land Divisions Section.
Project No. R2014- 01529 / Vesting Tentative Parcel Map No. RTM PM072916 / Conditional Use Permit No. RCUPT201400062 / Zone Change No. RZCT201400008 / Parking Permit No. RPKPT201400006 / Environmental Assessment RENVT201400121

Dear Mr. Jones,

This letter is in opposition to the draft environmental impact report on the project listed above. I spoke at the open Hearing this month in regards to the inadequacy of parking.

The shopping center is too large for the property size, reflected by inadequate parking. We ask that the project be downsized.

The report indicates that, as listed, it would lead to a development approximately 342 spaces short of what is required by County regulations. This is not just a few spaces short! It is my contention that the project should be smaller to allow for the proper number of parking spaces required.

Please also note that the new center will be next to a busy market/restaurant center, and across the street from a motel. Customers from these businesses will also use the proposed center parking spaces to meet their needs.

It seems that when developers want to build in Rowland Heights, the people have to make concessions for them in OUR community. It is we, the people, who suffer the consequences of increased congestion and the inadequacy of room for automobiles that such projects attract. These owners publicly stated that they will not own the project forever. If we do not get it right from the onset, they will be long gone, and it is the community residents who will be left to face the resultant problems day after day, year after year.

Please work with us and listen to the concerns of the residents, by reducing the density of the project.

Thank you,

Lynne Ebenkamp
Rowland Heights resident

March 11, 2016

Mr. Steven Jones
Los Angeles County Department of Regional Planning
Land Divisions Section
320 West Temple Street
Los Angeles, California 90012

SUBJECT: Rowland Heights Plaza and Hotel Project DEIR
Los Angeles County Department of Regional Planning, Land Divisions Section.
Project No. R2014- 01529 / Vesting Tentative Parcel Map No. RTM PM072916 / Conditional Use Permit No. RCUPT201400062 / Zone Change No. RZCT201400008 / Parking Permit No. RPKPT201400006 / Environmental Assessment RENVT201400121

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Please work with us and listen to the concerns of the residents, by reducing the density of the project.

Thank you,

Lynne Ebenkamp
Rowland Heights resident

Proposed Hotel and Shopping Center Development: County Project No. PM072916

The follow up meeting was held April 8, 2014 in the community building at Caroline Rosas Park The following community members, all of whom were present and had made comments or requested changes at the original March 10, 2014 presentation: Henry Woo, Dave and Teri Malkin, Lynne Ebenkamp, John Bellah, Carla Sanchez, and John Hsu (a Rowland Heights resident who manages commercial properties throughout Southern California). Parallax went through the changes they had made to the proposed project in response to input they had received. They also brought in an expert in hotel feasibility analysis, Bruce Baltin of PKF Consulting, to educate the group about the supply/demand conditions for hotel development in Rowland Heights.

The changes Parallax made to the proposed plans were generally well received, and the group was appreciative of Parallax's willingness to incorporate many of the revisions suggested by the community. These changes included, but were not limited to: Creating a large outdoor area in the center of the main parking field to be used for community gathering and activation. Creating a second public amenity area at the southern end of the parking lot with a nod to the heritage character of the site. They also significantly changed the design of the proposed project by adding more second floor space, enhanced hard and soft landscape elements, outdoor terraces, widened sidewalks, and significantly more variation in the façade treatment of the building frontages.

Mr. Lawson called me on May 28, 2015, to provide an update and advanced notice there would be an upcoming scoping meeting for the project EIR. Stafford also confirmed all of the elements added to the project as a result of the community consultation remained intact.

Regards,

Ted Ebenkamp

Ted Ebenkamp, President
Rowland Heights Community Coordinating Council
909 594-0429

Rowland Ranch Properties, LLC
675 West Foothill Blvd., Suite 300
Claremont, CA 91711

RECEIVED
APR 18 2016
BY:

April 13, 2016

Mr. Steven Jones
Los Angeles County Department of Regional Planning
Land Divisions
320 West Temple Street
Los Angeles, California 90012

RE: Rowland Heights Plaza and Hotels. Project No. R2014 - 01529

Dear Mr. Jones:

Rowland Ranch Properties LLC owns property in Rowland Heights, including an ownership interest in 99 Ranch Market Shopping Center, Mandarin Plaza Shopping Center, and Best Western Hotel on Gale Avenue in Rowland Heights.

The purpose of my letter today is to confirm our support for the Rowland Heights Plaza and Hotels project referenced above. Since we own property adjacent to the proposed project, one might assume that we oppose the project since it could be viewed as additional competition to our projects. That would not be the case. We have reviewed the plans for the project, believe that it is well planned, and that it will be a valuable addition to the community and will provide services and goods that are needed. We think that all community members and local businesses will benefit from such a high quality development and that it will encourage community members to shop and utilize hotel services locally, and not drive longer distances for products and services.

We know that there are probably some very vocal residents that will oppose this project because of traffic concerns. While traffic is certainly an issue, we believe that solutions are possible without restricting good projects like this one. We would urge you to take a longer term view and approve this project, as it will ultimately benefit the community at large, and not put too much weight on a small minority of vocal individuals who are trying to stop all development.

Best regards,

Rex V. Conde

Rex V. Conde
Co-Managing Member
Rowland Ranch Properties LLC

FILED

15 AM 7:39

Case 2748

Hon. Don Knabe, Supervisor
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Subject: 18800 Railroad Street, Rowland Heights – Proposed Plaza and Hotels

Dear Supervisor Knabe,

I am a commercial property owner in Rowland Heights. I am writing to state that I am in support of the proposed project at 18800 Railroad Street in Rowland Heights. This project is a welcome addition to the landscape in Rowland Heights, it will provide excellent new retail and restaurant options for the residents and visitors and much needed upscale hotels. I think the design is attractive, and especially like the developer's inclusion of features that recognize and celebrate Rowland Heights' history. Based on the plans I have reviewed, the project appears to be a very high quality development, and its completion should encourage other property owners to improve and upgrade their properties. I look forward to having this project in the community.

Sincerely,

Rowland G. Pilaria

Rowland G. Pilaria
Co-Managing Member
Rowland Ranch Properties LLC

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Rowland Height Hotels & Plaza Project #R2014-01529

Dear supervisor Knabe,

I am writing to you to voice my support of this development project on 18800 Railroad Street in Rowland Heights. My name is Tony, I learned during a community meeting the proposed development are allowing business owners to own their business building instead of just paying rent. This is great for the business community as you are aware, most plaza in Rowland Heights are being sold as a whole making it very challenging for business owners to operate against raising rents. This development will benefit the business community greatly, therefore I support the project.

Thank you for your time,

FILED

12 AM 7:29

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Project # R2014-01529 Rowland Height Plaza & Hotels.

Dear Supervisor Knabe,

I am writing this letter to offer support for the development of hotel and retail plaza project on Gale where the old Rowland Ranch used to be. As a business owner of Rowland Height, I believe this project will elevate our city and bring more tax revenue to provide overall improvement.

Thank you for your time,

Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: # R2014-01529 Rowland Height Hotel Development. Project

Dear Supervisor Knabe,

I am writing to express my support of the proposed land development project at 18800 Railroad Street in Rowland Heights city. As business owner of Rowland Height, I feel is very well designed and planed. I look forward to see this project to be completed to enhance our community.

Thank you

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

FILED
MAY 12 AM 7:30

RE: Rowland Height Plaza Project # R2014-01529

Dear Knabe Supervisor,

I am a business owner of Rowland Heights, and I am writing to you in regards to expressing my support of the proposed development plans next to 99 Ranch Market in Rowland Heights. I believe this project will complete Rowland Height and become a flagship development that will benefit the community with greater visitors and tax revenue.

Thank you,

5/9/2016

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Rowland Height Plaza Project # R2014-01529

Dear Knabe Supervisor,

I am a business owner of Rowland Heights, and I am writing to you in regards to expressing my support of the proposed development plans next to 99 Ranch Market in Rowland Heights. I believe this project will complete Rowland Height and become a flagship development that will benefit the community with greater visitors and tax revenue.

Thank you,

Kevin Chen

23523 Sunset Crossing Rd
Diamond Bar, CA 91765

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Subject: #R2014-01529 Rowland Heights Hotel Project

Dear Supervisor Knabe,

I am a business owner in Rowland Heights. I am writing to you in supporting the development, as our city lacks a well plan development of hotels. The location is great, and it will bring more tax revenue to our city.

I look forward see it completed.

Thank you for your time,

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Mr. Knabe Supervisor,

RE: Rowland Height Development. Project # R2014-01529

I am writing to you to voice my support for the Rowland Height Hotels & Plaza Development project. The proposed will become a great asset to our community and provide location for wedding & banquet gathering for younger generation. This is something Rowland Heights lack and should have to the community.

Thank you,

Steven Jones

From: Andy Huang <andyhuang906@gmail.com>
Sent: Wednesday, May 04, 2016 5:01 PM
To: JMoore@lacbos.org; AValenzuela@lacbos.org
Cc: Steven Jones
Subject: Rowland Height Plaza & Hotels. Project # R2014-01529

Dear Mr Jones & Staffs,

My name is Andy Huang and I have been a resident of Rowland Heights for 9 years. I am a RHCCC member, and learned about this project during last months meeting. I am writing this letter to offer my support for the proposed development of retail plaza and hotel project on north side of Gale where the old Rowland Ranch used to be.

As I evaluate other developments along the side of Gale, the proposed development will be a landmark project complimentary to the existing building of the street with retail, office, and hotel space. I am extremely pleased to see the development steering in this direction as we don't need any more manufacturing or warehouse development that could have negative impacts on the immediate area.

People in the Rowland Heights community seem to be concerned with the traffic situation, which I understand this is an existing problem with the community with the closure of Nogales under pass project. However, I believe is important to acknowledge the current traffic problem within the Rowland Height area is an infrastructure problem which will be resolved greatly when the construction of the Nogales underpass is completed, and we should not have the excuse of denying community enhancement project simply because other factors are creating the traffic concerns. I am expressing my support for good development to bring our city to the next level and this type of landmark development is rarely proposed to improve our city where we call home. This project is one that will make Rowland Height shine which is probably the best one I will see in my lifetime so my family and I support this project.

Thank you for your consideration & time.

Andy Huang

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Subject: Development Project #R2014-01529

Dear Mr. Don Knabe,

I am writing this letter to support of the redevelopment of the old Rowland Ranch property. As a business owner, I believe this is one of the greatest projects that can happen in Rowland Heights to create more spend to boost our local economy. We need to make Rowland Height better, and this is it!

Thank you for your time.

Regards,

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Mr. Knabe Supervisor,

RE: Rowland Height Development. Project # R2014-01529

I am writing to you to share my support for the Rowland Height Hotels & Plaza Development project. The proposed will become a great asset to our community and provide location for wedding & banquet gathering for younger generation. Our family feels this is something we lack currently and should have as an asset to the community.

Thank you,

Wendy Ma.

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Project #R2014-01529 Rowland Height Hotels & Plaza Development

Dear supervisor Knabe,

I am writing to you in supporting the development. I am a resident in Rowland Heights and current runs a real estate business locally. I am supporting this project as it will bring more opportunity for real estate professional once the plaza is completed for rental and management. This is great for our community and I look forward to see it completed.

Regards,

Christy Chang

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Project # R2014-01529 Rowland Height Plaza & Hotels.

Dear Supervisor Knabe,

I am writing this letter to offer my support for the proposed development of retail plaza and hotel project on north side of Gale where the old Rowland Ranch used to be. As resident, I believe this project will elevate our city and bring more tax revenue to provide overall improvement.

Thank you for your time,

Carmelita Chi

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Rowland Height Hotels & Plaza Project #R2014-01529

Dear supervisor Knabe,

I am writing to you regarding the development project on 18800 Railroad Street in Rowland Heights to express my support. Most plazas in Rowland Heights are being sold as a whole making it very challenging for business owners to operate against raising rents. This development is different, I have learned during RHCCC meeting that each unit will be sold to actual business owners to operate, which will benefit the business community greatly and allow business owner to realize their American dream. I support this project and look forward to see it being developed to bring our city to the next level.

Sincerely,

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Rowland Height Plaza Project # R2014-01529

Dear Knabe Supervisor,

I am a business owner of Rowland Heights, and I am writing to you in regards to expressing my support of the proposed development plans next to 99 Ranch Market in Rowland Heights. This project will attract more visitors and spending opportunity for Rowland Height and the community will benefit greatly.

Thank you,

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Project #R2014-01529 Rowland Height Hotels & Plaza Development

Dear supervisor Knabe,

I am writing to you in supporting the development. I am a resident who grew up in Rowland Heights attended high school in this community. I commute from Rowland Heights to San Gabriel each day to work at the Hilton. I want to support this project as I want to find work when is completed that is close to home so I can spend more time with my family. Each day spend in traffic means less time spend with family. When both hotels are completed, there are many of us local resident who will truly appreciate the opportunity to have a job so close to home and more time to be spend with our young families.

Regards,

Alex Kao

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Subject: #R2014-01529 Rowland Heights Hotel Project

Dear Supervisor Knabe,

I am a resident who lives in Rowland Heights. I am writing to you in supporting the development, as our city lacks a well plan development of hotels. The design is great, and it will bring more jobs & tax revenue to our city. I look forward to see it being completed.

Thank you for your time,

FILED
2016 JUN -6 AM 7:37
BOARD OF SUPERVISORS
DISTRICT

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Project #R2014-01529 Rowland Height Hotels & Plaza Development

Dear supervisor Knabe,

I am writing to you in supporting the development. I am a resident in Rowland Heights, and I am supporting this project as it will bring more employment opportunity local residents once the plaza is completed for jobs needed. This is great for our community and I look forward to see it completed.

Regards,

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Project #R2014-01529 Rowland Height Hotels & Plaza Development

Dear Supervisor Knabe,

I am writing to you in supporting the development. I am a business owner in Rowland Heights and current runs a real estate business locally. I am supporting this project as it will bring more opportunity for real estate professional once the plaza is completed for rental and management. This is great opportunity for everyone in the community and I would love to see it become reality.

Regards,

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Rowland Height Plaza Project # R2014-01529

Dear Mr. Knabe Supervisor,

I am a resident of Rowland Heights for 11 years, and I am writing to you in regards to expressing my support of the proposed development plans next to 99 Ranch Market in Rowland Heights. I believe this project will complete Rowland Height and become a flagship development. Rowland Height also lack of quality hotel options and the location of proposed development are perfect since is next to the freeway.

Thank you,

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Subject: #R2014-01529 Rowland Heights Hotel Project

Dear Supervisor Knabe,

I am a business owner in Rowland Heights. I am writing to you in supporting the development, as our city lacks a well plan development of hotels. The location is great, and it will bring more tax revenue to our city.

I look forward see it completed.

Thank you for your time,

Jiahui Liu

Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Rowland Height Hotel Development. Project # R2014-01529

Dear Supervisor Knabe,

I am writing to express my support of the proposed land development project at 18800 Railroad Street in Rowland Heights city. Not only it will provide great new retail & restaurant options for the resident and visitors, it also provides much needed hotel rooms for existing overcrowding problem we currently have in the.

Our family feels is very well designed and planed, the amount of new jobs created will help boost local employment as well. I look forward to see this project to be completed to enhance our community.

Thank you

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Development Project #R2014-01529 Rowland Height Plaza & Hotels

Dear Supervisor Knabe,

I am writing to you in supporting the development. As business owner, I feel our city is old and doesn't appeal against neighbor community. We need a better plan development in the area to bring Rowland Heights to modern look.

Regards,

FILED
16 AM 8:49

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Project # R2014-01529 Rowland Height Plaza & Hotels.

Dear Supervisor Knabe,

I am writing this letter to offer support for the development of hotel and retail plaza project on Gale where the old Rowland Ranch used to be. As a business owner of Rowland Height, I believe this project will elevate our city and bring more tax revenue to provide overall improvement.

Thank you for your time,

5/9/2016

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Rowland Height Plaza Project # R2014-01529

Dear Knabe Supervisor,

I am a business owner of Rowland Heights and lives in Hacienda Heights, and I am writing to you in regards to expressing my support of the proposed development plans next to 99 Ranch Market in Rowland Heights. I believe this project will create many jobs & business opportunity in Rowland Height and become a flagship development that will benefit the community.

Thank you,

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

FILED
10 AM 9:01

RE: Rowland Height Plaza & Hotels Project # R2014-01529

Dear Supervisor Knabe,

I have been a resident of Rowland Heights for 11 years, and I am writing to you in regards to expressing my support of the proposed development plans located at 18800 Railroad Street in Rowland Heights. I have carefully reviewed the plans and feel the overall design of the project is very well design and will elevate the cityscape along the Gale avenue side. Rowland Height lacks of flagship development, and I believe this project is the one to complete Rowland Height and bring it to 21st century. Rowland Height also lack of quality hotel options and the location of proposed development are perfect since is closed to the 60 freeway and isolated from residential areas.

Thank you,

Amit Li

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

FILED
10 AM 9:02

Case
2762

Dear Mr. Knabe Supervisor,

RE: Rowland Height Hotels & Plaza Development. Project # R2014-01529

I am writing to you to confirm my support for the Rowland Height Hotels & Plaza Development project. Our family feels the design will improve our city greatly with tax revenue. The proposed design of this project is very inviting and usage will become a great asset to our community and generations to enjoy.

Thank you,

Michelle Lu
1815 Blue Haven
Rowland Heights CA91748

FILED

2016 MAY 10 AM 7:37

Case 2761

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Subject: Rowland Heights Hotel Project #R2014-01529

Dear Supervisor Knabe,

My name is Kimberly, and I am a resident who grew up in Rowland Heights attended middle, and high school in this community. I currently work in Rowland Height as an event consultant. Among our peers, we feel the lack of bigger gathering space which we can all come together in this community. The hotel development can provide a better place for us to gather for baby shower and wedding reception which current city does not have, I have to compete with other business event to secure locations months out at Pacific Palms in industry, which is very hard to acquire and expensive. I am writing to you in supporting the development, and look forward to see it being completed.

Thank you for your time,

Kimberly Lu

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Development Project #R2014-01529 Rowland Height Plaza & Hotels

Dear supervisor Knabe,

I am a resident who live in Rowland Heights. I am writing to you in supporting the development. We need a better plan development in the area to bring Rowland Heights to 21 century standard. The lack of quality commercial development as they are old and out dated.

Regards,

FILED Case 2760

10 AM 7:38

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Rowland Height Plaza & Hotels. Project # R2014-01529

Dear Supervisor Knabe,

My name is Andy Huang and I have been a resident of Rowland Heights for 9 years. I am writing this letter to offer my support for the proposed development of retail plaza and hotel project on north side of Gale where the old Rowland Ranch used to be.

As I evaluate other developments along the side of Gale, the proposed development will be a landmark project complimentary to the existing building of the street with retail, office, and hotel space. I am extremely pleased to see the development steering in this direction as we don't need any more manufacturing or warehouse development that could have negative impacts on the immediate area.

People in the Rowland Heights community seem to be concerned with the traffic situation, which I understand this is an existing problem with the community with the closure of Nogales under pass project. However, I believe is important to acknowledge the current traffic problem within the Rowland Height area is an infrastructure problem which will be resolved greatly when the construction of the Nogales underpass is completed, and we should not have the excuse of denying community enhancement project simply because other factors are creating the traffic concerns. I am expressing my support for good development to bring our city to the next level and this type of landmark development is rarely proposed to improve our city where we call home. This project is one that will make Rowland Height shine which is probably the best one I will see in my lifetime so my family and I support this project.

Thank you,

Andy Huang

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Development Project #R2014-01529 Rowland Height Plaza & Hotels

Dear Supervisor Knabe,

I am writing to you in supporting the development. As business owner, I feel our city is old and doesn't appeal against neighbor community. We need a better plan development in the area to bring Rowland Heights to modern look.

Regards,

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Project #R2014-01529 Rowland Height Hotels & Plaza Development

Dear Supervisor Knabe,

I am writing to you in supporting the development. I am a business owner in Rowland Heights and current runs a real estate business locally. I am supporting this project as it will bring more opportunity for real estate professional once the plaza is completed for rental and management. This is great opportunity for everyone in the community and I would love to see it become reality.

Regards,

From:
Simon Lin
1995 Avenida del Canada
Rowland Heights, CA 91748

Code 2763

To:
Honorable Don Knabe
Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisor Knabe,

My name is Simon Lin. I moved to Rowland Heights in 1988. I strongly support the proposed shopping center and hotels project on Gale Avenue (Project No. R2014-01529).

Most of the centers along Colima Road need maintenance, but business owners may not often put up the money to maintain the properties. When I look at this project, it is obvious that the quality is much better than the majority of commercial plazas in Rowland Heights.

New development will help keep the encouraging momentum going and additional hotels will bring in more supply for hotel rooms so that more visitors can stimulate the local economy. People come to Rowland Heights for our restaurants and businesses.

If the county can use the taxes gathered from new projects like this one, then we can further improve our community's setting through landscaping, parks, and street improvements. In the future, I believe that the widening of the streets, ACE project, and Nogales overpass will decrease the congestion and we will enjoy better driving conditions. We need to support high-quality projects such as the one proposed on Gale Avenue. The developers should be commended for proposing such a high-quality project and for taking the large financial risk in developing such a project for the community's benefit. I sincerely hope you will vote to approve this project.

Thank you.

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: #R2014-01529Rowland Height Hotels & Plaza Project

Dear Supervisor Knabe,

I am a Rowland Height Business owner, I am writing to you to express my support of this development project on 18800 Railroad Street in Rowland Heights. I feel this will be a golden opportunity to attract more visitors to consume and generate revenue for our cities future development. Please consider this project and make it one that will be landmark for our city.

Regards,

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Rowland Height Plaza & Hotels Project # R2014-01529.

Dear Supervisor Knabe,

I am writing this letter to offer support for the development of hotel and retail plaza project on Gale where the old Rowland Ranch used to be. As a resident of Rowland Height, I believe this project will create many new jobs that our city lacks, and boost our local economy that will benefit the community.

Thank you for your time,

John Hsu
2619 Pocatello Ave.
R.H. CA 91748

FILED

17 AM 9:00

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Rowland Height Plaza Project # R2014-01529

Dear Knabe Supervisor,

I am a business owner of Rowland Heights, and I am writing to you in regards to expressing my support of the proposed development plans next to 99 Ranch Market in Rowland Heights. This project will attract more visitors and spending opportunity for Rowland Height and the community will benefit greatly.

Thank you,

Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: # R2014-01529 Rowland Height Hotel Development. Project

Dear Supervisor Knabe,

I am writing to express my support of the proposed land development project at 18800 Railroad Street in Rowland Heights city. As business owner of Rowland Height, I feel is very well designed and planed. I look forward to see this project to be completed to enhance our community.

Thank you

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Development Project #R2014-01529 Rowland Height Plaza & Hotels

Dear supervisor Knabe,

I am a resident who live and grew up in Rowland Heights attended high school in this community. I am writing to you in supporting the development. We need a better plan development in the area to bring Rowland Heights to 21 century standard. The lack of quality commercial development as they are old and out dated. I would like to see this project go through as the retail plaza will offer many new job opportunities among our peers who have to suffer the 60 freeway traffic congestion daily. This will allow us young parents to spend more time with our family instead of wasted time traveling to work in traffic.

Regards,

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

To Supervisor Knabe

RE: Proposed Rowland Heights Plaza & Hotel Development

I am local business owner of Rowland Heights. Please accept this letter as an acknowledgement of my support for proposed Parallax's development in Rowland Heights. We need a well plan development to enhance our city and bring more visitors in and retain local tax revenue. Hope to see the development complete in the next few years.

Regards,

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

To Supervisor Knabe

RE: Proposed Rowland Heights Plaza & Hotel Development

I am a resident of Rowland Heights. Please accept this letter as an acknowledgement of our family support for proposed Parallax's development in Rowland Heights. Our city has been lacks a great master plan development and we feel the proposed design is an elegant enhancement to our cities existing retail. Look forward to see our city making great improvements for the residents at Rowland Heights.

Regards,

Robert Wang

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Subject: Development Project #R2014-01529

Dear Mr. Don Knabe,

I am writing this letter to provide our family's support of the redevelopment of the old Rowland Ranch property. I am a resident of Rowland Heights, and works in Rowland Heights as a business owner.
As I review the development, I truly believe this is one of the best projects that can happen in Rowland Heights. I look forward to see this complete in the next few years.

Thank you for your time.

Regards,

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

To Supervisor Knabe

RE: Proposed Rowland Heights Plaza & Hotel Development

I am local business owner of Rowland Heights. Please accept this letter as an acknowledgement of my support for proposed Parallax's development in Rowland Heights. We need a well plan development to enhance our city and bring more visitors in and retain local tax revenue. Hope to see the development complete in the next few years.

Regards,

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Subject: Development Project #R2014-01529

Dear Mr. Don Knabe,

I am writing this letter to support of the redevelopment of the old Rowland Ranch property. I work in Rowland Heights as a business owner. I believe this is one of the greatest projects that can happen in Rowland Heights to welcome visitors and bring more opportunities among local businesses.

Thank you for your time.

Regards,

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Rowland Height Plaza Project # R2014-01529

Dear Mr Knabe Supervisor,

I am a resident of Rowland Heights for 11 years, and I am writing to you in regards to expressing my support of the proposed development plans next to 99 Ranch Market in Rowland Heights. I believe this project will complete Rowland Height and become a flagship development. Rowland Height also lack of quality hotel options and the location of proposed development are perfect since is next to the freeway.

Thank you,

Kevin Hou

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Mr. Knabe Supervisor,

RE: Rowland Height Development. Project # R2014-01529

I am writing to you to voice my support for the Rowland Height Hotels & Plaza Development project. The proposed will become a great asset to our community and provide location for wedding & banquet gathering for younger generation. This is something Rowland Heights lack and should have to the community.

Thank you,

Chien-Ling Chang

X

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Rowland Height Hotels & Plaza Project #R2014-01529

Dear supervisor Knabe,

I am a Rowland Height Business owner for 10+ years. I am writing to you to express my support of this development project on 18800 Railroad Street in Rowland Heights. As you may be aware, most retail plaza in Rowland Heights are being market & sold as a whole which makes it very difficult for someone like me to purchase. I learned that is now possible to purchase a single unit at this development which will allow many of us renters to finally realize our American dream of actually owning our own business. Therefore, I support this project, and wish to see it development to help others business owners realize their dream of real business ownership in Rowland Heights.

Regards,

Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Rowland Height Hotel Development. Project # R2014-01529

Dear Supervisor Knabe,

I am writing to express my support of the proposed land development project at 18800 Railroad Street in Rowland Heights city. Not only it will provide great new retail & restaurant options for the resident and visitors, it also provides much needed hotel rooms for existing overcrowding problem we currently have in the.

Our family feels is very well designed and planed. I look forward to see this project to be completed to enhance our community.

Thank you

Kevin Chi

Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

RE: Rowland Height Project #R2014-01529

Dear Supervisor Knabe,

I have been a local agent servicing Rowland Height residences for 10+ years. As a real estate professional, I understand the value of land and commercial project. The proposed development is in a great location with mixed used retail environment drawing synergy from each other's strengths. It provides great convenience among shoppers decision process. The new hotels, extended stay will allow relatives visiting local resident with a quality stay which we currently lack of, and the full service branded hotel will become a flagship unit that will have a huge impact to increase Rowland Heights city's reputation. Not only will thing generate more tax revenue for our city, but it will also bring value up to our city, which benefit local real estate value in the community making Rowland Heights a desirable area for future residents. For these reasons, I respectfully support you to approve this project.

Thank you for your consideration,

Jun Kao

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Subject: #R2014-01529 Rowland Heights Hotel Project

Dear Supervisor Knabe,

I am a business owner in Rowland Heights. I am writing to you in supporting the development, as our city lacks a well plan development of hotels. The location is great, and it will bring more spend & tax revenue to our city.

I look forward see it completed.

Thank you for your time,

FILED

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Subject: Development Project #R2014-01529

Dear Mr. Don Knabe,

I am writing this letter to provide our family's support of the redevelopment of the old Rowland Ranch property. I am a resident of Rowland Heights. As I review the development, I truly believe this is one of the best projects that can happen in Rowland Heights and create hundreds of new employment opportunities. I look forward to see this complete in the next few years.

Thank you for your time.

Regards,

FILED
12 AM 7:29

Hon. Don Knabe, Supervisor, 4th District
822 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Subject: Development Project #R2014-01529

Dear Mr. Don Knabe,

I am writing this letter to support of the redevelopment of the old Rowland Ranch property. I work in Rowland Heights as a business owner. I believe this is one of the greatest projects that can happen in Rowland Heights to welcome visitors and bring more opportunities among local businesses.

Thank you for your time.

Regards,

Scott Chang

Steven Jones

From:	l.annie789@yahoo.com
Sent:	Monday, June 06, 2016 3:07 PM
To:	JMoore@lacbos.org; AValenzuela@lacbos.org
Cc:	Steven Jones
Subject:	Development Project Rowland Height Plaza & Hotels #R2014-01529
Follow Up Flag:	Flag for follow up
Flag Status:	Flagged

Dear Supervisor staffs,

I am a resident who live in Rowland Heights. I am writing to you in supporting the development. We need a better plan development in the area to bring Rowland Heights to 21 century standard. The lack of quality commercial development as they are old and out dated. This will also create more jobs and increase local economy which is beneficial to all of us in the community. Our family would like to see the city improves in the next few years.

Regards,

Annie Lai

Steven Jones

From: Link Huang <linkdesignstudio@outlook.com>
Sent: Monday, June 06, 2016 3:24 PM
To: JMoore@lacbos.org; AValenzuela@lacbos.org
Cc: Steven Jones
Subject: Subject: Development Project #R2014-01529

Dear Mr. Jones

I am writing this letter to provide our family's support of the redevelopment of the old Rowland Ranch property. I am a resident of Rowland Heights. As I review the development, I truly believe this is one of the best projects that can happen in Rowland Heights and create hundreds of new employment opportunities. I look forward to see this complete in the next few years.

Thank you for your time.

Regards,
Link Huang

Steven Jones

From: Lyndia Garner <lyndiaga@hotmail.com>
Sent: Monday, June 06, 2016 11:26 PM
To: JMoore@lacbos.org; AValenzuela@lacbos.org
Cc: Steven Jones
Subject: Rowland Height Plaza Project # R2014-01529

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Mr. Jones,

I am a resident of Rowland Heights for 11 years, and I am writing to you in regards to expressing my support of the proposed development plans next to 99 Ranch Market in Rowland Heights. I believe this project will complete Rowland Height and become a flagship development. Rowland Height also lack of quality hotel options and the location of proposed development are perfect since is next to the freeway.

Thank you,

Lyndia Garner

Steven Jones

From: Ernie Clarin <erniec626@outlook.com>
Sent: Wednesday, July 20, 2016 7:17 PM
To: AValenzuela@lacbos.org; JMoore@lacbos.org
Cc: Steven Jones
Subject: Regarding Rowland Heights Hotel Project #R2014-01529

Hello Mr Steven Jones,

I am writing to you to learn more about this project as I have driven pass it after the opening of Nogales underpass and see road closure of Charlie street. I am not sure if this project has begun, but I want to reach out and voice my support for the Rowland Height Hotels & Plaza Development project. Our family feels the design will improve our city greatly with increase in employment opportunties and additional tax revenue. If there is an upcoming hearing date, please let me know, we would like to support this project as residence of Rowland Heights.

Thank you,

Ernie

Steven Jones

From:	Simon Dong <simondmanagement@gmail.com>
Sent:	Wednesday, July 20, 2016 7:24 PM
To:	AValenzuela@lacbos.org; JMoore@lacbos.org
Cc:	Steven Jones
Subject:	Proposed Rowland Heights Plaza & Hotel Development

Dear Mr Steven Jones,

I am writing to express my support of the proposed land development project at 18800 Railroad Street in Rowland Heights city. As resident of Rowland Heights, I firmly believe this project will be a flagship addition to complement the existing cityscape of our city. Not only it will provide great new retail & restaurant options for the resident and visitors, it also provides much needed hotel rooms for existing overcrowding problem we currently have in the.

Our family thinks the overall design is very attractive and like the great utilization of open space welcoming visitors for shopping & hotel experience. I look forward to see this project to be completed to enhance our community. Please let me know where we can follow the development progress of this project.

Thank you for your time

Simon

Steven Jones

From:	ganzelexfamily@yahoo.com
Sent:	Wednesday, July 20, 2016 7:30 PM
To:	AValenzuela@lacbos.org; JMoore@lacbos.org
Cc:	Steven Jones
Subject:	RH Development Project #R2014-01529

Dear Mr. Steven Jones,

I am writing this letter to provide our family's support of the redevelopment of the old Rowland Ranch property. I am a resident of Rowland Heights, and works in City of Industry where I take Gale each day to work. I did not know the property was being developed as for the last 10+ years, I see the old house and not knowing what the vacant land will be used for. One day driving by, I noticed the sign and attended the RHCC meeting to learn more about the project. I have discovered the new plans by Parallax and fall in love with their beautiful aesthetics design (which most of the developments done in Rowland Heights are lacking), the outdoor amenity space for the pubic to enjoy and the ability for small business owner to purchase their own retail store is a dream come true for many local entrepreneur. For one, I am one of them would love to own a business so close to home. I also support the hotel development as many of my friends and relatives who are visiting can't stay in any hotels near our area because there is a lack of quality and availabilities. Our area is extremely underserved with no availability and they always end up staying outside of the community while they are visiting from out of town.

I truly believe this is one of the best projects that can happen in Rowland Heights and our family looks forward to see this complete in the next few years.

Thank you for your time.

Regards,

Jose

Steven Jones

From:	Jery Chen <jerry.chen.la.888@gmail.com>
Sent:	Wednesday, July 20, 2016 7:34 PM
To:	AValenzuela@lacbos.org; JMoore@lacbos.org
Cc:	Steven Jones
Subject:	Rowland Height Hotels & Plaza Project #R2014-01529

Dear Mr Jones,

My name is Jerry and I have been a resident of Rowland Heights for 8 years, and has been a local travel agent booking international tour groups staying in Rowland Heights. I want to express my support for this hotel & plaza development next to 99 Ranch.

The lack of availability of quality hotel has been the primary complaints among our customers. Rowland Heights only have two budget hotels, which has been resulting in poor overnight lodging experience for years. We need to elevate our community and have these new hotels to be built. The full service and extended stay offers much better experience for my future customers when they are staying in Rowland Heights, and with the retail plaza next to the hotel, it adds extreme convenience for their stay to access their needs during the stay without any shuttle, taxi or uber services. They can walk a very short distance to purchase food or goods they need. Most importantly, it offers a positive experience for visitors and tax income while they are visiting our city.

I am vouching my support to this project, and appreciate your time reading this.

Thank you
Jerry Chen

ROWLAND HEIGHTS PLAZA & HOTELS PROJECT

(County Project No. R2014-01529)

Applicant's Responses to Issues Raised by Public

- **Issue Raised: <u>How do retail condominiums work?</u>**

Response: The difference between a conventional "leasehold" shopping center and a condominium shopping center comes down to ownership. In a leasehold plaza, the entire property is owned by a single individual or company and then each of the individual units are leased out the tenants of the plaza. In the type of condominium shopping center Parallax is proposing for the project, the units are owned separately by different individuals and/or companies. It is not dissimilar to comparing a residential apartment building to a residential condominium building. The buildings are used in the exact same way but the ownership is different.

- **Issue Raised: <u>I am concerned the property will not be managed as well as a condominium plaza as it would be if the plaza were owned by a single entity.</u>**

Response: Consider the same comparison between a rental apartment and a residential condominium. Few would believe that a residential condominium building is managed more poorly than a rental apartment building. To the contrary, residential condominium buildings are generally managed to a higher standard than rental apartment buildings.

People who own their units have a pride of ownership and will be self-policing the development to ensure it is managed to a high standard in order to protect their investment. Tenants who rent are less concerned, because they don't have the same long-term investment in the project as owner.

As the developer of the project, Parallax will be assigning a top-quality property management company to the condominium association.

- **Issue Raised: <u>I am concerned there will be no control amongst the uses or over the design of the plaza.</u>**

Response: Regarding use, Parallax is careful to control and protect uses through the CC&R's of the plaza. Parallax uses restrictions registered on the title of the units to ensure there is good synergy amongst uses, to protect certain important uses from too much competition from within the plaza, and to protect the parking of the plaza so not too many high demand parking uses are open at any given time in the cycle of the plaza. Parallax's purchase and sale agreements have a list of restrictions on all the units that prevent purchasers from opening certain uses – such as restaurants, banks, pharmacies, coffee shops, etc. Parallax then releases these restrictions to a smaller group of buyers who express interest in one of the restricted

uses. For instance, with restaurants, Parallax will impose a cap on the total amount of restaurant seating allowed in the plaza. Once this is cap is hit, no more restaurants will be permitted in order to preserve the parking count. These restrictions are tradable amongst the owners within the plaza as well.

Regarding the plaza's design, Parallax is very careful in its documents to ensure that no individual purchaser has the right to make changes to the exterior of the units except for signage. This ensures that all design decisions for the plaza on an ongoing basis must be made through the condominium association to ensure a cohesive design is maintained throughout the plaza. This is similar to residential condominiums as well. Obviously, the owners are permitted to put up signage for their stores, but all signage will have to adhere to two levels of control: 1) guidelines outlined in any county or community by-law and 2) a design standard dictated by the condominium association to ensure all signage through the plaza is of a similar aesthetic to create uniformity.

- **Issue Raised: <u>I am concerned this development hasn't considered the needs of the community.</u>**

Response: This was a comment Parallax really took to heart because they feel exactly the opposite about their approach and firmly believe that this project will add to the fabric of the local community. Very early in the schematic design process, Parallax's team met with the RHCCC to gain insight into the community to better understand what they were looking for in the proposed development. Parallax's team then formed a small caucus group of community members and worked together to have many of the comments incorporated into the project. These discussions resulted in significantly enhanced architecture and landscaping, the creation of two significant community gathering spaces, outdoor dining terraces on second floor space, etc. If Parallax didn't think the community was important to the overall success of this project, they would not have volunteered to participate in that process.

This is going to be a development where community groups can program and use the central gathering area of the plaza for community events, such as a farmer's market. This is a development with a parkette dedicated to the history of Rowland Heights, where the community and visitors of the hotel can learn more about the community and the history of the very property on which the development sits. This is a development that will have some of the nicest conference and convention space in Rowland Heights, so that everything from local weddings, to high school proms can enjoy the facilities without having to go beyond the borders of the community to find good options.

- **Issue Raised: <u>The beautification of Rowland Heights is important to the community. I am concerned this project will result in an unattractive "concrete jungle".</u>**

Response: While everyone has a different idea of what is beautiful, Parallax is confident—when looking at the project's vignettes and landscape plans—that they have made a concerted effort to design this project to a very high standard. Parallax is happy to admit that a great deal of the

design elements that make the development as attractive and inviting as it is are a direct result of the dialogue Parallax's team engaged in with the community two years ago. If one looks at an image of this development against many other examples within the community, or compares it to what the site looks like today, it is clear the proposed project constitutes a vast improvement and will serve to beautify the community. Note the underlying site zoning and plan designation would currently support the "by-right" development of a variety of industrial land uses on the property; the proposed commercial center will be orders of magnitude more attractive, inviting and usable to the community at large than an industrial center.

- **Issue Raised: <u>The proposed hotels are too tall.</u>**

Answer: While it is true the proposed hotels will be taller than the industrial and commercial buildings in the immediate project vicinity, the design team is confident they will nonetheless blend seamlessly into the built environment and will help improve the design aesthetic of the commercial/industrial neighborhood. The project site benefits from its relative isolation from residential uses, being separated from the nearest homes located on the opposite side of the 60 Freeway by more than 300 feet. The full-service hotel ("Hotel A") closest to Gale Avenue will be separated from the nearest home to the south by over 400 feet (as noted, the 60 Freeway is located between the project site and the nearest homes to the south). The hotels will also maintain substantial setbacks from existing buildings on adjacent properties, even though the Rowland Heights Community Standards District allows zero side/rear yard setbacks from adjacent commercial uses.

Hotel A, the hotel closest to Gale Avenue, would be approximately 550 feet from the eastern property line and therefore separated by approximately 612 feet from the 99 Ranch shopping center located to the east of the site. Hotel A would be set back approximately 87 feet from the southern property line and therefore separated by approximately 350 feet from the Best Western Plus Executive Inn (the nearest building to the south). Finally, Hotel A would be set back between 63 and 86 feet from the western property line and therefore a minimum of 100 feet from the nearest office, wholesale commercial, and light industrial buildings in the Concourse Business Park located to the west of the site.

The extended-stay hotel ("Hotel B") proposed at the rear of the property would be set back approximately 80 feet from the northern property line and therefore separated by approximately 180 feet from the closest industrial buildings to the north of the rail line and Railroad Street. Hotel B would be separated by a minimum of 587 feet from the 99 Ranch shopping center building to the east of the site.

As shown in the elevations and renderings for the proposed hotels, the hotels are architect-designed in a contemporary style, incorporating façade articulation, large expanses of transparent glazing, and attractive, high-quality exterior materials, and would be complemented by professionally-designed landscaping. The hotels will be constructed to a high standard as required by prospective hotel operators.

- **Issue Raised:** **<u>I am concerned regarding the adequacy of the project's parking supply, and specifically, whether "shared parking" really works.</u>**

Response: The project proposes to provide parking for the project through the County's Parking Permit process. The County's Zoning Code (Part 7 of Chapter 22.56) allows projects to apply for a Parking Permit, which states: "It is the intent to conserve land and promote efficient land use by allowing...the dual or shared use of parking facilities by two or more uses." The Parking Permit allows a mixed-use project the alternative of providing a parking supply that is less than the simple addition of the maximum parking requirements related to each component. As stated in the Zoning Code, the application for a Parking Permit must demonstrate that "...the uses sharing vehicle parking facilities operate at different times of the day or days of the week."

As stated in the Draft EIR (Table 4.K-9), the County Code parking requirement for the project without adjustment is 1,503 spaces. However, the project proposes to provide 1,156 parking spaces (inclusive of the 75 adjacent "off-site" parking spaces located within the City of Industry parcel). Note that the project parking supply figure of 1,161 provided in Table 4.K-9 of the Draft EIR requires correction in the Final EIR.

The proposed supply of 1,156 parking spaces has been derived based on the detailed shared parking study prepared for the project, which is provided in Appendix I-2 of the Draft EIR and summarized in Section 4.K. The shared parking study has been prepared based on the methodology provided in the *Shared Parking* manual published by the Urban Land Institute (ULI), which is considered the primary reference document for preparation of such parking demand studies.

The ULI *Shared Parking* manual provides data related to time of day and day of week parking demand factors for various land uses (e.g., hotels, restaurants, office, etc.) based on detailed counts of parking demand at existing developments. The *Shared Parking* manual provides data which states, for example, that office uses will experience its highest (100%) of peak parking demand on a weekday at 10:00 a.m. and 2:00 p.m. At other hours of the weekday, parking demand at an office will be less. For example, at 6:00 p.m. on a weekday, parking demand at an office is expected to be 25% of the peak demand observed at 10:00 a.m. and 2:00 p.m. On weekends at an office building, the highest hour of demand is expected to occur at 11:00 a.m., but this overall peak of weekend parking demand would only be 10% of the peak weekday demand. To summarize, if an office building required 100 parking spaces at its highest level of parking demand, here is the breakdown of expected parking demand during various hours of the weekday and weekend:

- Weekday 10:00 a.m.: 100 spaces
- Weekday 2:00 p.m.: 100 spaces
- Weekday 6:00 p.m.: 25 spaces
- Weekend 11:00 a.m.: 10 spaces

The concept of shared parking is such that for land uses within a mixed-use development, there is the opportunity to "share" a single parking space if that space is able to accommodate the peak parking demands of both uses. For example, related to an office use, the following other land uses can share spaces:

- Retail: While retail generally has high parking demand during the midday periods, similar to an office, the peak weekday demand for retail parking is 10% less than the peak demand of for parking on a weekend day, when office parking demand is essentially dormant. Thus, a parking space used during the weekday by an office tenant can be used during the weekend by a retail patron.

- Restaurant: While some sit-down restaurants will have a high level of parking demand during the midday lunch period, its peak parking demand will occur in the evening, coinciding with dinner service, when office parking demand is greatly reduced. Thus, a parking spaces used during the day by an office tenant can be used in during the evening by a restaurant patron. Further, during weekends (day and nighttime) essentially all of the parking used by office workers during weekdays would be available to restaurant patrons.

The time of day and day of week parking adjustment factors provided in the ULI *Shared Parking* manual were applied to each of the project components. Peak parking demand was determined by using the County Code parking requirements (e.g., Code parking rates for hotels, restaurants, retail, office, etc.). Thereafter, for each hour of both a weekday and a weekend day, parking demand was calculated for the project by applying the ULI demand factors to Code parking requirements for each land use. For every hour of the day, the cumulative total parking demand was totaled.

As stated on page 4.K-46 of the Draft EIR, the highest demand for parking at the project as calculated through the shared parking analysis is expected at 8:00 p.m. on a weekend (Saturday) evening when 1,143 spaces would be occupied at the site. Thus, the proposed supply of 1,156 spaces would adequately accommodate the forecast demand. As shown in the parking tables provided within the parking study, parking demand at other hours of the day is expected to be less than the forecast peak demand 1,143 spaces. Thus, substantial surpluses of parking can be anticipated at other times during both a weekday and weekend day.

In regards to specifically to restaurant parking, the shared parking analysis is highly conservative ("worst case") in that it assumes all of the food-serving uses would have its highest peak demand for parking simultaneously (i.e., in the evening). In reality, particularly at a larger commercial project, some food-serving uses (particularly "quick-serve" restaurants such as Subway) will have their peak occupancy during the lunchtime period while other restaurants (e.g., with full waiter service) have their peak use during the dinner period. By assuming all restaurants in the project have their peak parking demand at one time, the parking

analysis provided in the Draft EIR evaluates a worst case condition. Actual parking demand at the project will likely be measurably less than what is forecast in the Draft EIR.

With respect to hotel parking evaluated in the parking demand analysis, the following is noted:

- The shared parking analysis assumes as a baseline the County's Code parking rate for hotel guestrooms, which is one parking space for every two guestrooms plus one parking space for every hotel suite. Contrary to some comments received, it is not necessary to provide a parking space for every hotel guestroom as many hotel guests arrive by taxi or shared ride service (Super Shuttle, Uber, etc.) or as part of larger group (e.g., in a van or tour bus).

- Related to on-site meeting and restaurant space at the hotel, the shared parking analysis assumes a portion of the usage of these ancillary facilities will be by hotel guests. Therefore, the parking demand for hotel guests using the ancillary facilities is already accounted for within the allocation of parking for the hotel guestrooms and suites within the parking analysis. The use of this "captive" parking adjustment for the ancillary uses within the parking demand analysis is consistent with the methodology recommended in the ULI *Shared Parking* manual.

- It is reasonable to assume that a number of hotel guests will walk to the commercial portion of the project to eat in the restaurants, shop in the retail space, etc. Conservatively, no adjustment (reduction) in the forecast parking demand related to the commercial area of the project was assumed in the parking demand analysis based on the likelihood that some patronage will be derived from hotel guests walking to the site, and therefore not using a parking space within the commercial portion of the project.

➢ **Issue Raised: <u>Traffic in Rowland Heights is so bad that this project will make it so nobody can even move, especially on Colima Road.</u>**

Response: A complete traffic impact analysis has been conducted for the study area affected by the project vehicle trips. The analysis was coordinated with the County of Los Angeles and the California Department of Transportation to address all potential traffic issues within the study area.
The traffic impact analysis consists of gathering existing traffic volume data before the start of construction of the Nogales Street railroad grade separation project, accounting for other proposed developments within the study area, adding vehicle trips associated with the proposed Rowland Heights Plaza project based on the Institute of Transportation Engineers trip generation rates, obtaining future study area roadway improvements from the local jurisdictions, and determining roadway improvements required without and with the proposed Rowland heights Plaza project.

Based on the projected future traffic volumes, the roadway improvements currently being implemented within the study area, and the required improvements from the traffic impact analysis, the study area

intersections are projected to operate within acceptable Levels of Service in the future with the proposed Rowland Heights Plaza project.

- **Issue Raised: <u>All the roads are torn up and the traffic is horrible near the project site.</u>**

Response: There are numerous roadway improvement and construction projects occurring within the study area that are nearing completion. These projects have temporarily disrupted traffic for many months. Once these projects are completed, traffic patterns will return to normal and the roadway system will operate better than before because of the necessary improvements that are being completed.

The proposed Rowland Heights Plaza project will not be open for business until well after these roadway improvements are completed and the traffic patterns return back to normal.

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March 7, 2016

Mr. Steven D. Jones
Regional Planner
LA County Department of Regional Planning
320 West Temple Street, 13th Floor of County Hall of Records
Land Divisions Section
Los Angeles, California 90025

Dear Mr. Jones:

Our firm is providing hotel advisory services in conjunction with the proposed Rowland Heights Plaza & Hotels project (County Project No. R2014-01529) on Gale Avenue in the unincorporated community of Rowland Heights. As you review the project application, we have drafted this brief letter relative to the current lodging demand and supply dynamics in the community of Rowland Heights ("Community") and surrounding areas. Included in this letter is an overview of the proposed hotels' competitive set and its historical market performance, as well as a description of the typified demand sources for the proposed hotels to be located at the subject site. Furthermore, we have responded to some community members' stated concerns regarding the subject properties' potential use as maternity hotels.

We note that this letter report uses information from and should be read in conjunction with a market study for the proposed hotels that was completed in August 2015, in which it was concluded that the demand in the market was strong enough to support a high quality, 275-room full-service hotel, and a high quality, 202-room extended-stay hotel at the subject site, both of which would be affiliated with internationally recognized chain flags. Our analysis is presented below.

TYPIFIED DEMAND IN ROWLAND HEIGHTS

In our analysis, we reviewed historical economic, demographic, and tourism indicators for the overall market area, and assessed the strength of the Rowland Heights and surrounding east San Gabriel Valley lodging market. Based on our general knowledge of the market and interviews with hotel managers, area representatives, and major employers in the area, we were able to ascertain the various potential sources of demand for the proposed hotels.

An analysis of the local area's hotel market is a key component of the analysis of the subject. The following chart presents the competitive set for the proposed hotels in Rowland Heights.

Competitive Supply		
Map Code	Property	Number of Rooms
Subject 1	*Proposed Full-Service Hotel*	*275*
Subject 2	*Proposed Extended-Stay Hotel*	*202*
1	Best Western Plus Executive Inn	135
2	Courtyard Hacienda Heights	150
3	Holiday Inn Diamond Bar	176
4	Pacific Palms Resort	292
5	Ayres Suites Diamond Bar	102
6	Quality Inn & Suites Walnut	92
Total Competitive Supply (not including subjects)		947

Source: *PKF Consulting*

The aggregate average annual available and occupied rooms, resulting occupancy levels, average daily rate, and revenue per available room (RevPAR) for this sample set between 2010 and 2014, as well as year-to-date performance through April 2014 and 2015, are presented in the following table.

Historical Market Performance of the Competitive Supply									
Year	Annual Supply	Percent Change	Occupied Rooms	Percent Change	Market Occupancy	Average Daily Rate	Percent Change	REVPAR	Percent Change
2010	345,290	N/A	203,023	N/A	58.8%	$95.46	N/A	$56.13	N/A
2011	345,290	0.0%	229,569	13.1%	66.5	97.08	1.7%	64.55	15.0%
2012	345,655	0.1	249,725	8.8	72.2	102.33	5.4	73.93	14.5
2013	342,735	-0.8	260,645	4.4	76.0	104.95	2.6	79.81	8.0
2014	343,830	0.3	272,557	4.6	79.3	111.65	6.4	88.50	10.9
CAAG	-0.1%		7.6%			4.0%		12.1%	
YTD 4/14	114,610	N/A	85,709	N/A	74.8%	$112.00	N/A	$83.75	N/A
YTD 4/15	115,340	0.6%	86,634	1.1%	75.1%	118.80	6.1%	89.23	6.5%

Source: PKF Consulting USA

As can be seen from the table above, demand for rooms, as demonstrated by occupied room nights, grew at a compound average annual growth (CAAG) rate of 7.6 percent. As can be seen from the table above, the competitive set has exhibited four consecutive years of growth in occupied room nights from 2010 to 2014. The market posted a period low occupancy rate of 58.8 percent in 2010, which increased to 79.3 percent by year-end 2014. Average daily rate (ADR) in the competitive set also grew year-over-year during the historical period.

As a rule of thumb, potential hotel developers and investors in Southern California typically look for hotel markets exhibiting growth trends in average daily rate at least above inflationary levels, as well as consistent market occupancy levels to be in the 70 percent range to seriously consider the development of a new lodging facility. The market occupancy of 79.3 percent in year-end 2014 illustrates that demand for hotel room nights is very strong

and that there is a high degree of unsatisfied demand in the market, largely due to the lack of hotel rooms in the Rowland Heights community and surrounding areas.

The two subject hotels would be completing primarily within the local market area for: 1) corporate and commercial demand generated from businesses located in the San Gabriel Valley area; 2) leisure demand generated by pleasure travelers visiting family, friends, and nearby attractions within Southern California; and, 3) group demand arising from international tour groups, social events, business meetings, and SMERF (social, military, educational, religious, and fraternal) groups.

Commercial Demand

The City of Los Angeles has historically had strong ties to the Chinese economy, and in recent years, the region has become a destination for foreign investment. Specifically, San Gabriel Valley, spanning from Monterey Park in the west to Diamond Bar in the east has enjoyed a significant amount of this foreign investment, given the ethnic makeup of the Chinese communities located throughout the valley. Additionally, many high profile Chinese companies have established satellite offices or headquarters in Los Angeles County with their business operations closely tied to the firm's Los Angeles County office. Additionally, Rowland Heights is located to the east of City of Industry, which is considered one of the industrial hubs in Los Angeles County. With 92 percent of its land allocated to industrial usage, the City of Industry is home to many manufacturing and retail companies, such as Closet World, Teledyne, Viewsonic, Costco, Sysco Food Service, Freshpoint, etc. These various commercial entities generate a significant amount of business travel for existing hotels in the local market area.

Both mid-size businesses and corporate headquarters attract all level of visitors, from corporate executives to sales people. The area businesses also attract people for sales, training, meetings, workshops, and planning which leads to both individual corporate and group business. The subject properties are located on Gale Avenue, an east-west corridor that is host to many commercial and retail developments and is also proximate to many of the industrial and commercial businesses in the surrounding cities of Industry and Diamond Bar.

Commercial travelers typically seek lodging accommodations proximate to where they are doing business. Our interviews with local employers have revealed that there is a lack of high quality lodging supply in the area. As such, positioned as high quality hotels and affiliated with internationally recognized chain flags, the two proposed hotels are well suited to cater to the typical commercial traveler to the area.

LEISURE DEMAND

Rowland Heights is widely regarded as a premier, suburban Chinese American community. With a healthy influx of leisure travelers from the Asian countries, along with other tourist destinations in the area, there is ample amount of leisure demand for the hotels in San

Gabriel Valley. Many of the leisure travelers are individual tourists and families visiting friends and family, the attractions of Los Angeles County and are passing through en route to other destinations, such as north to San Francisco, east to Las Vegas and Grand Canyon, or south to San Diego. In addition, the San Gabriel Valley is located within 25 miles from other popular tourist destinations in Southern California, such as Disneyland, Universal Studios, Hollywood, and well-known beaches along the Pacific Coast.

Group Demand

Group demand in the eastern San Gabriel Valley relies primarily on "package tour" groups from international travelers, local SMERF, as well as commercial groups during the week. Much of the group business consists of sports leagues from nearby universities and schools, as well as events at the Pomona Fairplex, social groups, and weddings. There is stronger corporate group demand for properties proximate to the City of Industry.

There is ample demand in the local market that is currently unsatisfied by the existing hotels, due to seasonality or lack of quality lodging supply. The proposed high quality, branded full-service hotel and extended-stay hotel is well suited for its location and target clientele. The properties will be well suited to successfully integrate into the immediate area and cater to the various segments of demand, complementing the existing supply of hotels in the area and increasing the attractiveness of Rowland Heights as a whole by offering yet another set of accommodations not yet represented in the local lodging supply. Further, the type, size, and positioning of the proposed upscale full-service and extended-stay developments accurately reflect the preferences of many business, leisure, and group travelers to the region and should allow the proposed hotels to capture an appropriate mix of business.

MATERNITY TOURISM

We are of the understanding that the Community has experienced an influx of visitors due to the emergence of "maternity hotels" in Rowland Heights. "Maternity hotels" are typically single family residential homes or apartment buildings located in the neighborhoods of Rowland Heights that are repurposed to specifically cater to foreign pregnant women who are residing in "maternity boarding homes," or postpartum recovery homes, to give birth to their children in the United States for American citizenship. Maternity hotels are often organized by independent operators who make lodging, transportation, and birthing arrangements for expecting couples from abroad. Operators will rent apartment units or single family residential homes, providing the pregnant women with lodging, shuttle service to close by retail amenities, in-house maid service, as well as caretakers. The expecting woman typically enters into the maternity hotel a few months prior to the expected due date and can stay following the delivery of the child for the recovery process.

The local residents and the members of the Rowland Heights Community Coordinating Council (RHCCC) have expressed their concerns regarding the proposed hotel developments being marketed to and servicing the specific population of women seeking accommodations

in the area. It is not the developer's intention to operate maternity hotels on the subject site, but to develop two high-quality, branded hotels catering to the transient commercial, leisure, and group visitors to Rowland Heights. As branded hotels, the two properties will be subject to franchise agreements which contain provisions that preclude the third party operator from engaging in any other type of business other than the operations of the hotels. Operating a maternity hotel at the subject properties would be in direct violation of the franchise agreement. Additionally, the typical upscale, branded hotel is not equipped to provide the services and amenities provided by maternity hotels. While a hotel may provide lodging accommodations and services such as in-room dining and cleaning services, other important amenities typically provided in maternity hotels, such as shuttle and caretaker services are not standard at hotels such as those proposed on the subject site.

To stay at a hotel would be very costly and is well above what the typical foreign, expecting woman or couple would pay at existing maternity hotels. Instead of the all-inclusive price which covers as much as lodging, airport pickup, shuttle services, laundry facilities, birthing and doctor appointments, etc., the expecting couple would have to pay nightly, market rates at the hotel. Taking into account mid-week to weekend, as well as peak and non-peak travel patterns, the cost for just lodging, including local and state taxes, for the average length of stay could easily escalate to above what the current all-inclusive cost for a maternity hotel experience is. The expense for amenities and services, such as in-room dining and laundry services would be additive to the lodging costs, rendering the hotel to be a cost prohibitive option to rate sensitive couples.

Given the unlawfulness of maternity tourism, a hotel simply is not conducive to the successful operations of a maternity hotel, due to the public nature of a hotel. With facilities such as a three-meal food and beverage outlet, lobby lounge, and expansive meeting and event spaces, hotels are often regarded as communal gathering spaces for not only visitors to the hotel, but also local residents of the community. The illegality of maternity tourism would require the independent organizers, as well as the expecting couples, to exercise a high level of discretion, which would be difficult to achieve in a hotel due to the lack of privacy. A hotel management firm, present on the properties at all hours of the day, will be able to discern between the typical transient hotel guest and the maternity hotel guest whose intention is to stay for longer periods of time.

We recognize that there is no screening process that can prevent a foreign, expecting mother or couple to book hotel rooms at the subject properties. Furthermore, the hotels should not be put in a position in which they may face legal ramifications for discriminatory practices against pregnant women. We recommend preventative measures be taken to mitigate the possibility of maternity tourism guests utilizing the subject hotels. First, the subject hotels can implement a maximum length of stay at the property. As previously noted, an expecting couple will commence their stay during the last trimester of the pregnancy and extend the stay to cover the post-delivery recovery period, so the hotel should implement a 30-day maximum

length of stay to deter couples who need accommodations in excess of one month. Second, the hotel should be developed with a Conditional Use Permit (CUP) prohibiting the operations of a maternity hotel on the subject site. Although it is not the developer's intention to operate a maternity hotel, in the event that the hotel is ever sold to a third party, the CUP protects against potential usage of the hotels for maternity tourism in the future.

We are available to answer any questions you may have regarding the analysis presented above.

Sincerely,

CBRE Hotels

Bruce Baltin
Managing Director

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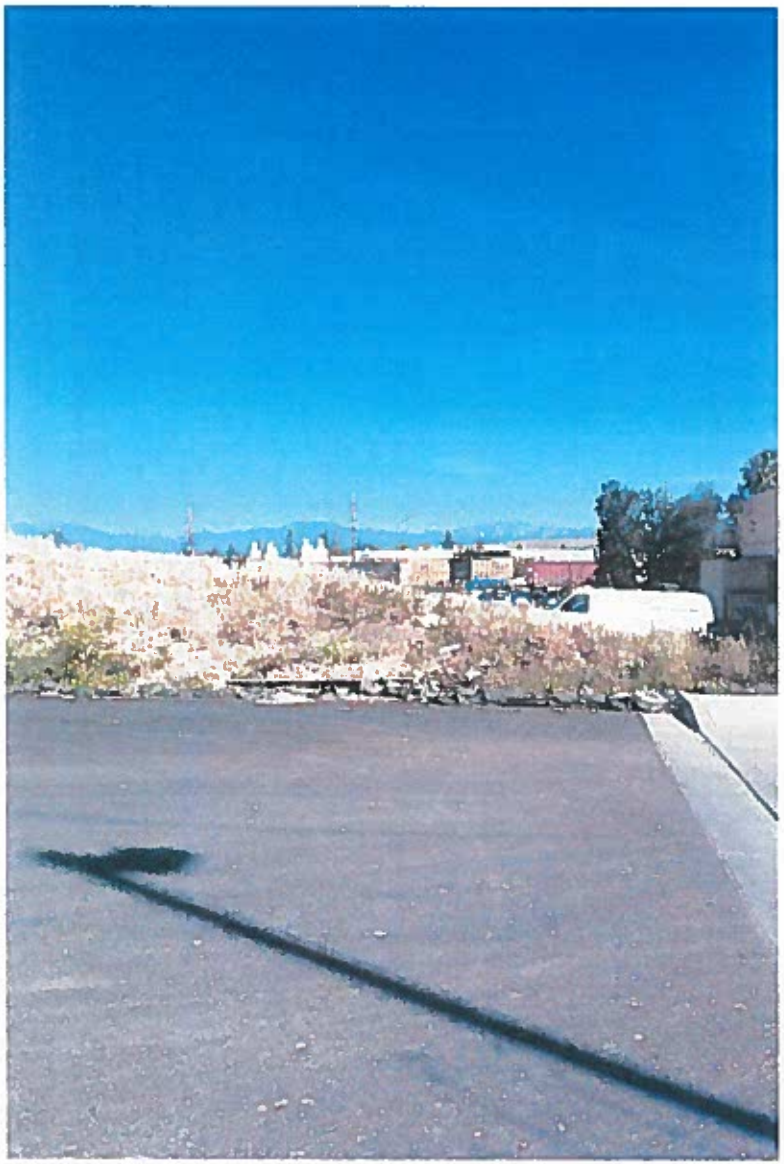

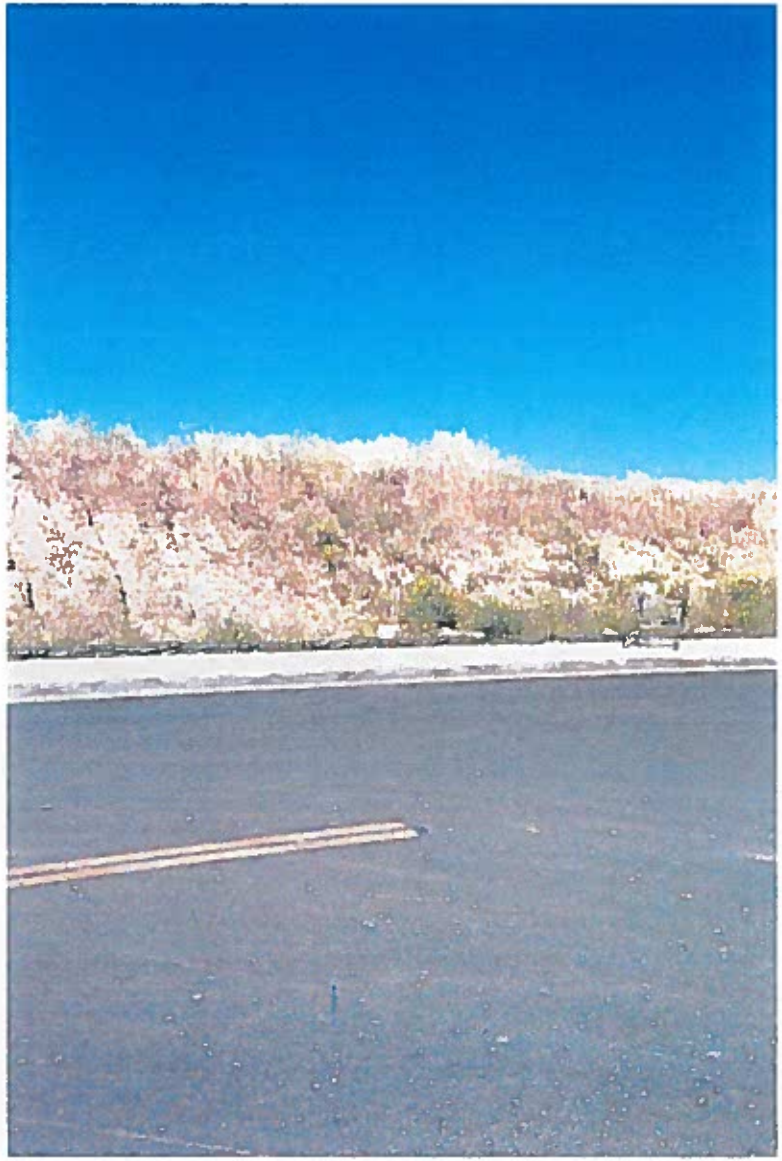

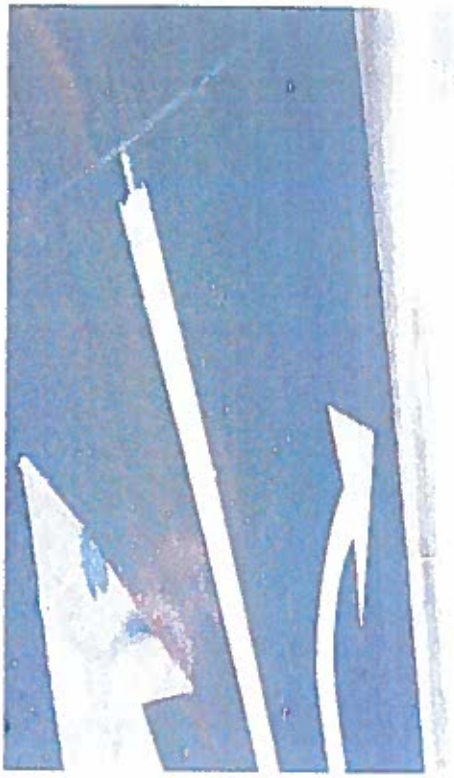

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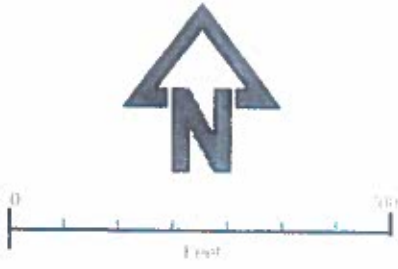

Printed: Feb 23, 2016

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Steven Jones

From:	Felix Chen <felix@goldenpacificrealty.com>
Sent:	Monday, September 19, 2016 5:27 PM
To:	Steven Jones
Cc:	David Wong; Mary Chan
Subject:	Supplement to my 9-6-2016 Comments on FEIR, Project No: R2014-01529-(4) Environmental Assessment No. 201400121
Attachments:	10538-03 Rowland Hts Plaza Env Doc Rvw -Eval.pdf; Written Comment to LA County on Parallax Final EIR 9-6-2016.pdf

Dear Mr. Jones,

Attached please find a traffic study report from Urban Crossroads dated September 12-2016 as supplement to my 9-6-2016 written comments on the FEIR of the subject project. Also attached for your convenience is another copy of my 9-6-2016 written comments.

We have repeatedly pointed out the problems with the applicant's traffic study on the intersection of access road and Gales Avenue, and the lack of study on the north end of access road where new accesses to the project was proposed. The applicant continued to point to traffic analyses using incorrect and/or incomplete data, and ignored other comments, forcing us to conduct the analyses ourselves.

As you will see from the analyses, when correct traffic data is used, the level of service (LOS) at intersection of access road and Gale is projected to be at unacceptable "E", and the intersection at the north end of access road will be at unacceptable "F" LOS, with egress traffic from 99 Ranch Market projected to encounter delays exceeding 200 seconds (over 3 minutes) during peak hours. We demonstrated the project, as designed, will severely and unfairly impact the viability of 99 Ranch Market shopping center, and should be removed from the Board of Supervisors' October hearing agenda unless the deficiencies are properly addressed immediately.

Kindly confirm receipt of this supplement to my written comments. Thank you.

Felix Chen
Golden Pacific Realty Inc.
20955 Pathfinder Road, Suite 210
Diamond Bar, CA 91765
Tel: (909) 869-6299
Fax: (909) 869-8039
Email: felix@goldenpacificrealty.com

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September 12, 2016

Mr. David Wong
GOLDEN PACIFIC REALTY. INC.
20955 Pathfinder Road, #210
Diamond Bar, CA 91765

SUBJECT: ROWLAND HEIGHTS PLAZA & HOTEL ENVIRONMENTAL REVIEW SUPPORT

Dear Mr. David Wong:

Urban Crossroads, Inc. is pleased to provide the following letter documenting our activities related to the Rowland Heights Plaza & Hotel Environmental Review Support. The purpose of this work effort is to assess various concerns per our previous discussions regarding the project. Issues we have investigated include:

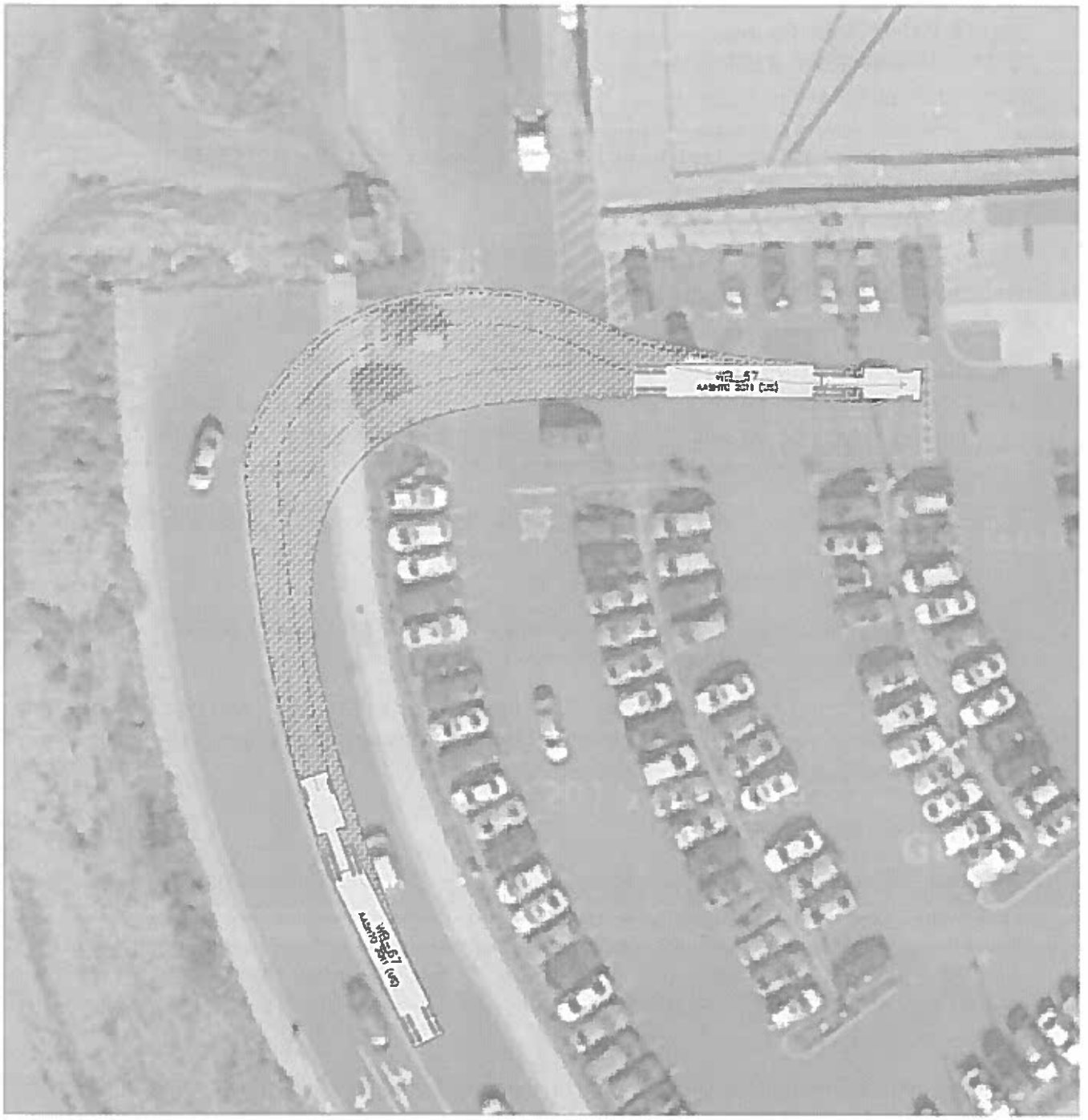
- Concerns related to truck turning maneuvers from the Access Road into the 99 Ranch Market Center if the existing single wide northbound lane is converted to 2 separate (narrower) lanes as proposed in the environmental documents for the Rowland Heights Plaza & Hotel project.
- Potential undercounting of traffic entering and existing the 99 Ranch Market Center due to construction on and closure of Nogales Road at the time the traffic counts used in the environmental documents were collected.
- Resulting inaccurate and overly optimistic estimate of the quality of traffic operations at the primary access intersection to the 99 Ranch Market Center.
- Potential issues related to the proposed intersection at the north end of the Access Road that currently serves the 99 Ranch Market Center and is also proposed as the main entry to the Rowland Heights Plaza & Hotel project.

TRUCK TURNING MANEUVERS

The existing condition on the Access Road provides for 2 southbound (outbound) lanes and 1 (wide) northbound travel lane. This design has been carefully implemented to allow the large trucks that serve the 99 Ranch Market to turn into the existing center from within the northbound travel lane. The existing situation is illustrated on Exhibit A. The large trucks that deliver goods to the 99 Ranch Market require the entire width of the existing northbound lane to enter the site without hitting the existing curb returns at the entry driveway.

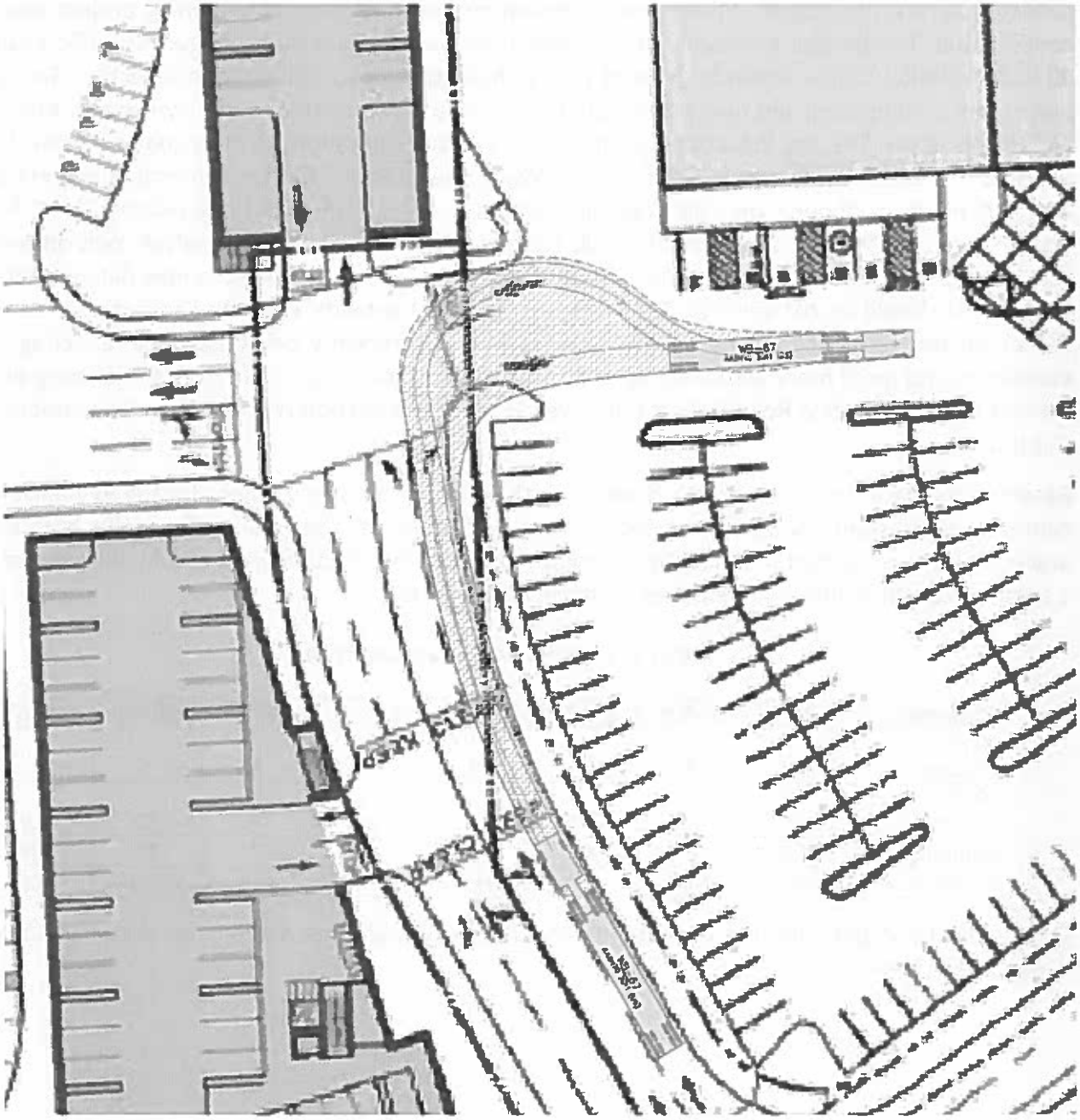
Despite e-mail communications between management of the 99 Ranch Market Center and the project applicant, and the applicant's affirmation that the Access Road northbound lane will remain as one wide

Exhibit A: Existing Delivery Truck Turning Maneuver



lane, not two narrow lanes; there is no information in the environmental report regarding the lane configuration to confirm that agreement. If the Access Road is restriped as 2 lanes by the Rowland Heights Plaza & Hotel project development, the large delivery trucks will no longer be able to enter the 99 Ranch Market from the outside northbound travel lane. Exhibit B depicts the conflict between the

EXHIBIT B: PROPOSED ACCESS ROAD CONFIGURATION TRUCK TURNS



delivery trucks travel path and the existing entry curb returns. The Rowland Heights Plaza & Hotel project should be required to retain the existing single (northbound) departure lane / entry to the 99 Ranch Market center and proposed project and analyze traffic conditions at that intersection accordingly.

TRAFFIC VOLUME DATA CONCERNS

The traffic count data used for the Rowland Heights Plaza & Hotel project environmental analysis was collected before the Nogales Street Grade Separation and Gale Avenue Widening project was under construction. This project included a raised median on Gale Avenue that requires all traffic exiting the 99 Ranch Market Center towards the east to use the Access Road signalized intersection. This project was recently completed and new traffic counts have been conducted and are provided in Attachment "A" to this letter. The key location in terms of analysis and operations is the signalized shared Access Road, as this location now serves as the only access to the 99 Ranch Market center that allows traffic to exit and travel eastbound on Gale Avenue towards Nogales Street and the nearby SR-60 Freeway interchange. The Rowland Heights Plaza & Hotel project environmental analysis only included 93 southbound left turns for the Saturday mid-day peak hour condition, while the new data indicates that this volume should be 201 vehicles. The study also ignored the traffic entering and exiting the shopping center on the south leg of the subject intersection. The recently collected data reflecting normal operations and more representative (higher) traffic volumes traveling to and from the existing shopping centers using the Access Road (NS) at Gale Avenue (EW) intersection is provided in Attachment "A" to this letter.

Based on the data contained in Attachment "A", the outbound traffic volumes for the 99 Ranch Market center were substantially underreported for Existing Conditions. The volumes for traffic both entering and exiting the retail center served by the south leg of this intersection were essentially ignored. Table 1 summarizes the traffic volume issues for these movements.

TABLE 1: EXISTING TRAFFIC VOLUME ISSUES

Movement	SB LT	SB TH	SB RT	EB RT	NB LT	NB TH	NB RT	WB LT
2013 Volume	93	0	96	0	1	0	1	0
2016 Volume	201	8	46	51	31	7	73	229
Difference	108	8	-50	51	30	7	72	229
% Difference	116%	N/A	-52%	N/A	3000%	N/A	7200%	N/A

Only the southbound right turn movement decreased, while all other movements shown in Table 1 are substantially higher.

TRAFFIC OPERATIONS ANALYSIS UPDATE

Based on the data contained in Attachment "A" and summarized on Table 1, the Saturday Existing Plus Project (Plus Ambient Growth Plus Cumulative Project) mid-day peak hour traffic operations analysis has been replicated/updated with the following revised traffic volumes reflecting the higher 2016 traffic volumes:

MOVEMENT	Traffic Study Volume	Updated Analysis Volume
Southbound Left Turns:	364	472
Southbound Through:	0	8
Southbound Right Turns:	173	123
Eastbound Right Turns:	0	51
Northbound Left Turns:	1	31
Northbound Through:	0	7
Northbound Right Turns:	1	73
Westbound Left Turns:	0	229

Only the Southbound right turn volume decreased, while all of the other traffic movements increased substantially. It should also be noted that the traffic study report mentions ambient background growth on page 48, yet no ambient background growth rate is actually included in the traffic study. No cumulative development project traffic was assigned to Gale Avenue, so the traffic volumes identified in the traffic study report as "Existing Plus Project Plus Cumulative" conditions volumes actually represent nothing more than Existing traffic volumes with Project traffic added.

Attachment "B" to this letter contains the revised Saturday mid-day peak hour operations analysis reflecting the more representative traffic volumes for the traffic entering and exiting the north and south legs of the intersection of the Access Road (NS) at Gale Avenue (EW). The resulting level of service (LOS) is LOS "E", with a calculated Intersection Capacity Utilization (ICU) value of 0.943.

The traffic study report identified significance thresholds for intersections on Page 49. It is notable that the project causes the LOS at the intersection of Access Road (NS) at Gale Avenue (EW) to worsen from LOS "A to LOS "D", yet no significant impact is identified in the traffic study. A significant impact should have been identified in accordance with the criteria cited in the traffic study, and mitigation opportunities should have been evaluated.

Analysis of potential improvements that would reduce the project impact at this location has been performed using the updated traffic volumes that demonstrate that LOS "E" is anticipated for Saturday mid-day peak hour conditions. The most efficient mitigation measure is to provide an additional (2nd) southbound left turn lane. The analysis results with the additional (2nd) southbound left turn lane are also included in Attachment "B" to this letter. Constructing a 2nd southbound left turn lane would reduce the Saturday mid-day peak hour conditions ICU value to 0.790 (LOS "C") and would mitigate project impacts to less than significant levels at this intersection. Implementing the 2nd southbound left turn lane is likely to require reconstruction of the south leg of the intersection to allow for through traffic.

INTERNAL INTERSECTION OPERATIONS EVALUATION

Analysis of the internal intersection at the north end of the Access Road has been requested previously by the management of 99 Ranch Market Center. Such analysis was never provided. The data from the traffic study report, along with the updated traffic volume data for the 99 Ranch Market Center, has been used to evaluate conditions during the key Saturday mid-day peak hour.

The traffic study report and current site plan for the project indicate that the north leg of the internal intersection will serve 34 parking spaces under Building 3. This represents approximately 3% of the overall on-site parking capacity. Therefore, 3% of the project only traffic using the Access Road to enter/exit the project has been assigned to the north leg of the internal intersection. The remaining project only traffic using the Access Road has been assigned to the west leg of the intersection. All of the 99 Ranch Market Center traffic has been assigned to the east leg of the internal intersection.

Analysis was conducted based having the East-West legs controlled by STOP signs, and North-South legs uncontrolled.The analysis was conducted using the 2000 Highway Capacity Manual unsignalized intersection methodologies, consistent with the project traffic study. The operations analysis worksheets are included as Attachment "C" to this letter. Table 2 summarizes the operations analysis results for the internal intersection.

TABLE 2: INTERNAL INTERSECTION OPERATIONS ANALYSIS SUMMARY

Scenario	V/C Ratio[1]	Delay[2]	LOS[3]
East-West STOP Control, North-South Uncontrolled	2.05	554.8	F

[1] Worst individual movement is reported for Cross-Street STOP.
[2] Worst individual movement is reported for Cross-Street STOP.
[3] LOS based on delay in seconds: "A"=0 - 10;"B"= >10 - 15;"C"= >15 - 25; "D"= >25 - 35;"E"= >35 - 50;"F" = >50

As shown on Table 2, the LOS will be LOS "F" if this control type of intersection control is implemented, with unacceptable delays to eastbound traffic and a V/C ratio that exceeds 2.0.

CONCLUSIONS

This letter addresses several key issues that have been identified with respect to the Rowland Heights Plaza & Hotel Project traffic analysis. Based on the information presented previously, several key findings must be addressed in the environmental record and resulting project conditions of approval (COAs):

- The truck turning requirements for delivery vehicles serving the 99 Ranch Market Center were not addressed in the project traffic analysis. The entire existing width of the northbound travel lane on the Access Road north of Gale Avenue is required for trucks to enter the 99 Ranch Market Center site. The project COAs must require that the entire width of the existing northbound lane be retained.

- The traffic study report for the Rowland Heights Plaza & Hotel Project was collected before the Nogales Street Grade Separation and Gale Avenue Widening project was constructed and substantially underreported traffic volumes associated with normal operations at the 99 Ranch Market Center with the newly constructed improvements, as well as ignoring / omitting traffic associated with the retail center located on the south side of Gale Avenue across from the 99 Ranch Market Center. The environmental record must be corrected to address these deficiencies.

- The data in the traffic study report indicates that a significant impact should have been identified at the intersection of the Access Road (NS) at Gale Avenue(EW) [Intersection #8 in the traffic study]. Updated operations analysis based on truly representative traffic entering and exiting the existing shopping centers, combined with the project traffic volumes from the traffic study, demonstrates that unacceptable (LOS "E") traffic operations are projected to occur. A 2nd southbound left turn lane is required to mitigate project impacts and provide acceptable operations at this intersection. Implementing the 2nd southbound left turn lane is likely to require reconstruction of the south leg of the intersection to allow for through traffic. The project must be conditioned to provide appropriate mitigation.

- Analysis of the intersection at the north end of the Access Road has been requested previously by the 99 Ranch Market Center management and was not provided in the project traffic analysis. Independent analysis conducted and presented as part of this comment letter indicates that the LOS "F" traffic operations will occur if STOP signs are used to control traffic on the eastbound and westbound approaches to this intersection, as would be typical. Traffic leaving the 99 Ranch Market Center in particular will experience delays during peak conditions that exceed 200 seconds (over 3 minutes), which represents a severe impact to the 99 Ranch Market Center. The proposed Rowland Heights Plaza and Hotel Project must be re-designed to bring the LOS at this intersection to an acceptable level.

Urban Crossroads, Inc. is pleased to provide this letter and attached information for your use If you have any questions, please contact me directly at (949) 336-5981.

Respectfully submitted,

URBAN CROSSROADS, INC.

Carleton Waters, P.E.

Senior Transportation Engineer

Bill Lawson, P.E., INCE

Principal

Attachments

ATTACHMENT A:

2016 TRAFFIC COUNT DATA

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ITM Peak Hour Summary

Prepared by:

National Data & Surveying Services

Access Rd and Gale Ave , Rowland Heights

Date: 8/20/2016

Day: Saturday

Project #: 16-5531-001

City: Rowland Heights

AM Peak Hour	
NOON Peak Hour	1245 PM
PM Peak Hour	

Peak Hour Summary

Southbound Approach (Access Rd)

Lanes	1	0.5	0.5		
AM	0	0	0	0	AM
NOON	46	8	201	120	NOON
PM	0	0	0	0	PM

Eastbound Approach (Gale Ave)

Lanes	AM	NOON	PM
	0	566	0
1	0	101	0
2	0	530	0
0	0	51	0

Westbound Approach

Lanes	AM	NOON	PM
0	0	12	0
2	0	489	0
1	0	229	0
	0	804	0

Northbound Approach

AM	0			0	AM
NOON	288	31	7	73	NOON
PM	0	0	0	0	PM
Lanes		0.5	0.5	1	

CONTROL: Signalized

Count Periods	Start	End
AM	NONE	NONE
NOON	11:00 AM	2:00 PM
PM	NONE	NONE

Total Ins & Outs

	North Leg		East Leg		West Leg		South Leg	
AM	0	0	0	730	0	566	0	0
NOON	255	120	0	804	0	582	288	111
PM	0	0	0	0	0	0	0	0

Total Volume Per Leg

	North Leg	East Leg	West Leg	South Leg
AM	0	0	0	0
NOON	375	1534	1248	399
PM	0	0	0	0

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ATTACHMENT B:

ACCESS ROAD (NS) AT GALE AVENUE (EW)
INTERSECTION OPERATIONS ANALYSIS WORKSHEETS

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JN:10538 Rowland Heights Plaza Traffic Analysis
EXISTING + PROJECT:2016 NB & SB Vols
Saturday Midday Peak Hour

Level Of Service Computation Report
ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #1 Access Road (NS) at Gale Av (EW)

Cycle (sec):	100	Critical Vol./Cap.(X):	0.943
Loss Time (sec):	10	Average Delay (sec/veh):	xxxxxx
Optimal Cycle:	100	Level Of Service:	E

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Control:	Permitted			Permitted			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0 1	0 0	1	0 1	0 0	1	1 0	1 1	0	1 0	1 1	0
Volume Module:												
Base Vol:	31	7	73	472	8	123	263	773	51	229	707	239
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	31	7	73	472	8	123	263	773	51	229	707	239
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
PHF Volume:	33	7	77	497	8	129	277	814	54	241	744	252
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	33	7	77	497	8	129	277	814	54	241	744	252
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	33	7	77	497	8	129	277	814	54	241	744	252
Saturation Flow Module:												
Sat/Lane:	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.82	0.18	1.00	0.98	0.02	1.00	1.00	1.88	0.12	1.00	1.49	0.51
Final Sat.:	1305	295	1600	1573	27	1600	1600	3002	198	1600	2392	808
Capacity Analysis Module:												
Vol/Sat:	0.02	0.03	0.05	0.31	0.32	0.08	0.17	0.27	0.27	0.15	0.31	0.31
Crit Moves:			****	****			****				****	

JN:10538 Rowland Heights Plaza Traffic Analysis
EXISTING + PROJECT:2016 NB & SB Vols w Improvements
Saturday Midday Peak Hour

Level Of Service Computation Report
ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #1 Access Road (NS) at Gale Av (EW)

Cycle (sec):	100	Critical Vol./Cap.(X):	0.790
Loss Time (sec):	10	Average Delay (sec/veh):	xxxxxx
Optimal Cycle:	65	Level Of Service:	C

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L - T	- R		L - T	- R		L - T	- R		L - T	- R	
Control:	Permitted			Permitted			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0 1	0 0	1	1 1	0 0	1	1 0	1 1	0	1 0	1 1	0
Volume Module:												
Base Vol:	31	7	73	472	8	123	263	773	51	229	707	239
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	31	7	73	472	8	123	263	773	51	229	707	239
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
PHF Volume:	33	7	77	497	8	129	277	814	54	241	744	252
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	33	7	77	497	8	129	277	814	54	241	744	252
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	33	7	77	497	8	129	277	814	54	241	744	252
Saturation Flow Module:												
Sat/Lane:	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.82	0.18	1.00	1.97	0.03	1.00	1.00	1.88	0.12	1.00	1.49	0.51
Final Sat.:	1305	295	1600	3147	53	1600	1600	3002	198	1600	2392	808
Capacity Analysis Module:												
Vol/Sat:	0.02	0.03	0.05	0.16	0.16	0.08	0.17	0.27	0.27	0.15	0.31	0.31
Crit Moves:			****	****			****				****	

ATTACHMENT C:

ACCESS ROAD INTERNAL INTERSECTION
INTERSECTION OPERATIONS ANALYSIS WORKSHEETS

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JN:10538 Rowland Heights Plaza Traffic Analysis
EXISTING + PROJECT: East West STOP
Saturday Midday Peak Hour

Level Of Service Computation Report
2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #3 Access Rd (NS) at Internal Int (EW)

Average Delay (sec/veh): 138.7 Worst Case Level Of Service: F[554.8]

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L - T - R			L - T - R			L - T - R			L - T - R		
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Lanes:	0 0 1! 0 0			0 0 1 0 0			0 0 0 1 0			1 0 0 0 0		
Volume Module:												
Base Vol:	320	19	120	0	18	0	0	0	330	255	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	320	19	120	0	18	0	0	0	330	255	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
PHF Volume:	337	20	126	0	19	0	0	0	347	268	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	337	20	126	0	19	0	0	0	347	268	0	0
Critical Gap Module:												
Critical Gp:	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	6.5	6.2	7.1	xxxx	xxxxx
FollowUpTim:	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	4.0	3.3	3.5	xxxx	xxxxx
Capacity Module:												
Cnflict Vol:	19	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	839	19	949	xxxx	xxxxx
Potent Cap.:	1611	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	304	1065	242	xxxx	xxxxx
Move Cap.:	1611	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	226	1065	131	xxxx	xxxxx
Volume/Cap:	0.21	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	0.00	0.33	2.05	xxxx	xxxx
Level Of Service Module:												
2Way95thQ:	19.7	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	545	xxxx	xxxxx
Control Del:	7.8	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	554.8	xxxx	xxxxx
LOS by Move:	A	*	*	*	*	*	*	*	*	F	*	*
Movement:	LT - LTR - RT			LT - LTR - RT			LT - LTR - RT			LT - LTR - RT		
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	1065	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	1.4	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	10.0	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	B	*	*	*
ApproachDel:	xxxxxx			xxxxxx			10.0			554.8		
ApproachLOS:	*			*			B			F		

Note: Queue reported is the distance per lane in feet.

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Steven Jones

From: MnJGrant@aol.com
Sent: Tuesday, September 20, 2016 11:15 AM
To: Steven Jones
Subject: Public Hearing Vote

Steven Jones,

I vote NO on PROJECT NO. R2014-01529-(4)

Thank you !!

John Grant

Steven Jones

From: Annie Lai <sw33tannie612@outlook.com>
Sent: Sunday, October 09, 2016 1:19 PM
To: JMoore@lacbos.org; AValenzuela@lacbos.org
Cc: Steven Jones
Subject: Project #R2014-01529 RH Hotels & Plaza Development

Dear Mr. Jones

I am a resident in Rowland Heights that lives in Vantage Point community. I learned about this project through friends who attended RHCCC meeting . I am writing to share my support of this project as believe it will add many new employment opportunities once the development is completed.

Appreciate your attention, thank you.

Annie Lai

Steven Jones

From: slee@kanderpacific.com
Sent: Wednesday, September 14, 2016 5:30 PM
To: 'Andy H. Ho'; Steven Jones
Subject: RE: Rowland Heights Plaza & Hotel (Project# R2014-01529-(4)

Mr. Jones,

I would like to add a few more points about the parking reduction:

1. We are located in City of Industry and the parking code for office building in City of Industry is 4/1000, unlike County's 2.5/1000 for office use. Yet our parking lot is full all the time during business hours.
2. The shared parking concept does not work well when you do not have a lot of office space in the development to offset the high parking demand of restaurants and hotel activities.
3. The hotel has large conferencing facilities which will have a lot of day time activities as well, not necessarily all at night to take advantage of less activities in the shopping center.
4. Both 99 ranch market and Mandarin Plaza, its eastern and southern neighbors all expressed concerns about the reduced parking may have impact on their property even though their projects are at 5/1000 parking ratio and is full most of the time, day or night.
5. We don't wish to see the overflows of traffic from that development to our project which is very tight on parking already.

We therefor request that when the County is contemplating to issue the parking permit, a couple of serious considerations be given:

1. Reduce the number of parking spaces reduction before the project is approved.
2. Have tight control over the % of restaurant tenants or the max square footage allowed for restaurant use in the retail center during the permitting process for each business.

Shan Lee
Principal
Kander Pacific Inc.
18725 E. Gale Ave., Suite 205
City of Industry, CA 91748
O: 626.839.6689
C: 626.823.1580
slee@kanderpacific.com
www.kanderpacific.com
CA BRE Lic #02014105/00999585

KANDER PACIFIC

From: Andy H. Ho [mailto:aho@kanderpacific.com]
Sent: Wednesday, September 14, 2016 4:31 PM
To: sdjones@planning.lacounty.gov
Cc: 'Shan Lee' <slee@kanderpacific.com>
Subject: Rowland Heights Plaza & Hotel (Project# R2014-01529-(4)

Hi Steve,

My name is Andy Ho and I just recently took over the property management of an office building located on 18725 E. Gale Ave, City of Industry. The office building is immediately adjacent to west of the proposed development project referenced above.

I've just been made aware of the commission's planned recommendation to approve the project and both the Association for the business park we're in (Concourse Business Park) and us have some serious concerns about the parking waiver that will be granted by the recommendation. I've reviewed the supplemental (as attached) on the website and do want to echo the concerns raised by both Mr. Felix Chen of Golden Pacific Realty and the Rowland Heights Community Coordinating Council.

As part of the business community in the area, we certainly support and welcome the increase of commerce. However, the shortage of parking will drastically have a negative impact on the overall business environment for us as a neighbor. The insufficient amount of parking at Rowland Heights Plaza will cause parking demand to spill into both our lot and 99 Ranch.

I understand that the commission has recommended approving the FEIR, at what point can we still raise the objection of the parking shortfall?

Looking forward to your response.

Andy H. Ho
Principal
Kander Pacific, Inc.
18725 E. Gale Avenue, Suite 205
City of Industry, CA 91748
(M): 626-862-4488
(O): 626-839-6689
aho@kanderpacific.com
www.kanderpacific.com
BRE Lic#: 01402736
Corp Lic#: 02014105

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This email has been checked for viruses by Avast antivirus software.
www.avast.com

Steven Jones

From: Leonard Hsu <hsu1966420@gmail.com>
Sent: Friday, October 07, 2016 10:48 PM
To: AValenzuela@lacbos.org; JMoore@lacbos.org
Cc: Steven Jones
Subject: Plaza & Hotels Project in Rowland Heights # R2014-01529

Dear Mr. Steven Jones,

I am writing this letter to offer support for the development of hotel and retail plaza project on Gale where the old Rowland Ranch used to be. As a business owner of Rowland Heights, I believe this project will attract many visitors and spend into our local economy benefiting residents & business.

Thank you for your time,

Leonard

Steven Jones

From:	Felix Chen <felix@goldenpacificrealty.com>
Sent:	Monday, September 19, 2016 5:27 PM
To:	Steven Jones
Cc:	David Wong; Mary Chan
Subject:	Supplement to my 9-6-2016 Comments on FEIR, Project No: R2014-01529-(4) Environmental Assessment No. 201400121
Attachments:	10538-03 Rowland Hts Plaza Env Doc Rvw -Eval.pdf; Written Comment to LA County on Parallax Final EIR 9-6-2016.pdf

Dear Mr. Jones,

Attached please find a traffic study report from Urban Crossroads dated September 12-2016 as supplement to my 9-6-2016 written comments on the FEIR of the subject project. Also attached for your convenience is another copy of my 9-6-2016 written comments.

We have repeatedly pointed out the problems with the applicant's traffic study on the intersection of access road and Gales Avenue, and the lack of study on the north end of access road where new accesses to the project was proposed. The applicant continued to point to traffic analyses using incorrect and/or incomplete data, and ignored other comments, forcing us to conduct the analyses ourselves.

As you will see from the analyses, when correct traffic data is used, the level of service (LOS) at intersection of access road and Gale is projected to be at unacceptable "E", and the intersection at the north end of access road will be at unacceptable "F" LOS, with egress traffic from 99 Ranch Market projected to encounter delays exceeding 200 seconds (over 3 minutes) during peak hours. We demonstrated the project, as designed, will severely and unfairly impact the viability of 99 Ranch Market shopping center, and should be removed from the Board of Supervisors' October hearing agenda unless the deficiencies are properly addressed immediately.

Kindly confirm receipt of this supplement to my written comments. Thank you.

Felix Chen
Golden Pacific Realty Inc.
20955 Pathfinder Road, Suite 210
Diamond Bar, CA 91765
Tel: (909) 869-6299
Fax: (909) 869-8039
Email: felix@goldenpacificrealty.com

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Steven Jones

From: Andy H. Ho <aho@kanderpacific.com>
Sent: Wednesday, September 14, 2016 4:31 PM
To: Steven Jones
Cc: 'Shan Lee'
Subject: Rowland Heights Plaza & Hotel (Project# R2014-01529-(4)
Attachments: Rowland Heights Plaza & Hotel - Supplemental - 160913.pdf

Hi Steve,

My name is Andy Ho and I just recently took over the property management of an office building located on 18725 E. Gale Ave, City of Industry. The office building is immediately adjacent to west of the proposed development project referenced above.

I've just been made aware of the commission's planned recommendation to approve the project and both the Association for the business park we're in (Concourse Business Park) and us have some serious concerns about the parking waiver that will be granted by the recommendation. I've reviewed the supplemental (as attached) on the website and do want to echo the concerns raised by both Mr. Felix Chen of Golden Pacific Realty and the Rowland Heights Community Coordinating Council.

As part of the business community in the area, we certainly support and welcome the increase of commerce. However, the shortage of parking will drastically have a negative impact on the overall business environment for us as a neighbor. The insufficient amount of parking at Rowland Heights Plaza will cause parking demand to spill into both our lot and 99 Ranch.

I understand that the commission has recommended approving the FEIR, at what point can we still raise the objection of the parking shortfall?

Looking forward to your response.

Andy H. Ho
Principal
Kander Pacific, Inc.
18725 E. Gale Avenue, Suite 205
City of Industry, CA 91748
(M): 626-862-4488
(O): 626-839-6689
aho@kanderpacific.com
www.kanderpacific.com
BRE Lic#: 01402736
Corp Lic#: 02014105

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This email has been checked for viruses by Avast antivirus software.
www.avast.com

Steven Jones

From: The Malkin Family <dtmalkin@gmail.com>
Sent: Monday, September 19, 2016 6:44 PM
To: PublicHearing@bos.lacounty.gov
Cc: Steven Jones
Subject: Project R2014-01529-(4) FEIR

Follow Up Flag: Follow up
Flag Status: Flagged

Please acknowledge that you received my input.

I am opposed to the reduced number of parking spaces and counting "shared parking" concept.

I am opposed to any zoning change that would permit a long term stay hotel.

I support an environmental assessment that would require mitigation measures for air quality and operational traffic.

The impact of the completed project's water use also should be considered, during this time of drought.

Sincerely,

Teri Malkin
18021 Galatina St.
Rowland Hts., CA 91748
626-833-7862

Steven Jones

From: Joseph Maes <maesmanagement77@gmail.com>
Sent: Sunday, October 09, 2016 1:05 PM
To: JMoore@lacbos.org; AValenzuela@lacbos.org
Cc: Steven Jones
Subject: Rowland Height Development Project # R2014-01529

Mr. Steven Jones,

I am writing in to express my support for the Rowland Height Hotels & Plaza Development project. As a Rowland Heights resident, I believe the proposed development project will become a great asset to our community.

Regards,

Joseph Maes

Steven Jones

From:	Steven Jones <sdjones@planning.lacounty.gov>
Sent:	Tuesday, September 20, 2016 8:27 AM
To:	PublicHearing
Cc:	Felix Chen; Mary Chan
Subject:	FW: Supplement to my 9-6-2016 Comments on FEIR, Project No: R2014-01529-(4) Environmental Assessment No. 201400121
Attachments:	10538-03 Rowland Hts Plaza Env Doc Rvw -Eval.pdf; Written Comment to LA County on Parallax Final EIR 9-6-2016.pdf

Please receive comments and information/data for Project No. R2014-01529-(4) consisting of the following, to be heard on Tuesday, October 25, 2016:

1. ZC201400008
2. PM072916
3. CUP201400062
4. PKP201400006
5. ENV201400121/SCH2015061003

Thanks,
Steven Jones
(213)974-6433

From: Felix Chen [mailto:felix@goldenpacificrealty.com]
Sent: Monday, September 19, 2016 5:27 PM
To: Steven Jones
Cc: David Wong ; Mary Chan
Subject: Supplement to my 9-6-2016 Comments on FEIR, Project No: R2014-01529-(4) Environmental Assessment No. 201400121

Dear Mr. Jones,

Attached please find a traffic study report from Urban Crossroads dated September 12-2016 as supplement to my 9-6-2016 written comments on the FEIR of the subject project. Also attached for your convenience is another copy of my 9-6-2016 written comments.

We have repeatedly pointed out the problems with the applicant's traffic study on the intersection of access road and Gales Avenue, and the lack of study on the north end of access road where new accesses to the project was proposed. The applicant continued to point to traffic analyses using incorrect and/or incomplete data, and ignored other comments, forcing us to conduct the analyses ourselves.

As you will see from the analyses, when correct traffic data is used, the level of service (LOS) at intersection of access road and Gale is projected to be at unacceptable "E", and the intersection at the north end of access road will be at unacceptable "F" LOS, with egress traffic from 99 Ranch Market projected to encounter delays exceeding 200 seconds (over 3 minutes) during peak hours. We demonstrated the project, as designed, will severely and unfairly impact the viability of 99 Ranch Market shopping center, and should be removed from the Board of Supervisors' October hearing agenda unless the deficiencies are properly addressed immediately.

Kindly confirm receipt of this supplement to my written comments. Thank you.

Felix Chen
Golden Pacific Realty Inc.
20955 Pathfinder Road, Suite 210
Diamond Bar, CA 91765
Tel: (909) 869-6299
Fax: (909) 869-8039
Email: felix@goldenpacificrealty.com

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Steven Jones

From: Carol- CarolYang <Carol@CarolYang.com>
Sent: Tuesday, October 18, 2016 4:13 PM
To: JMoore@lacbos.org; AValenzuela@lacbos.org
Cc: Steven Jones
Subject: Rowland Heights Plaza & Hotels. Project # R2014-01529

Dear Mr. Knabe,

I have been living in Rowland Heights since 2002. We need more development to make this community better. I believe Rowland Heights Hotels development project will create more jobs and business opportunities. Looking forward to seeing this project to be approved. Thank you!

Regards,

Carol Yang

Virus-free. www.avast.com

Steven Jones

From: Sherry Chang <luckysherry83@gmail.com>
Sent: Tuesday, October 18, 2016 10:55 PM
To: jmoore@lacbos.org; avalenzuela@lacbos.org
Cc: Steven Jones
Subject: Rowland Heights Development. Project # R2014-01529

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Mr. Jones and staffs,

My name is Sherry and I am a resident of Rowland Heights for years. I would like to express my support of Rowland Heights Hotel and Plaza development project. This project will benefit our community and increase the visibility of Rowland Heights.

Thank you!

Best regards,

Sherry Chang

RECEIVED
DEPT OF REGIONAL PLANNING
PM072916 TENTATIVE PG 1
DATE: 28 OCT 2015

VESTING TENTATIVE PARCEL MAP NO. 072916

MAJOR LAND DIVISION - MIXED USE FOR CONDOMINIUM PURPOSES AND HOTEL

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF "REMAINDER PARCEL" OF PARCEL MAP NO. 16732, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 193, PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXISTING LEGAL DESCRIPTION:

(APN: 8264-021-020 – COUNTY OF LOS ANGELES)

THAT PORTION OF THE RANCHO LA PUENTE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 43 AND 44 OF PATENTS, RECORDS OF SAID COUNTY, DESCRIBED AS THE JOHN A. ROWLAND 166.64 ALLOTMENT OF THE PARTITION OF PART OF SAID RANCHO AS SHOWN ON THE MAP FILED IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 5800 AND SHOWN AS "REMAINDER PARCEL" ON PARCEL MAP NO. 16732 FILED IN BOOK 193 PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

THE FOLLOWING DESCRIPTION IS NOT A PART OF VESTING TENTATIVE PARCEL MAP NO. 072916, HOWEVER IS A PART OF THE PROJECT SITE PLAN: SEE DETAILS ON SHEET 2.
(APN: 8264-021-027 – CITY OF INDUSTRY)

THAT PORTION OF RAILROAD STREET, 50 FEET WIDE, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO LA PUENTE, AS PER MAP RECORDED IN BOOK 1 PAGES 43 AND 44 OF PATENTS, RECORDS OF SAID COUNTY, AND VACATED BY RESOLUTION NO. 1186 OF THE CITY COUNCIL OF SAID COUNTY, A COPY OF WHICH RECORDED MAY 2,1983 AS INSTRUMENT NO. 83-486426, OFFICIAL RECORDS OF SAID COUNTY, WHICH LIES BETWEEN THE NORTHERLY PROLONGATIONS OF THE EASTERLY AND WESTERLY LINES OF THAT CERTAIN PARCEL SHOWN AS "REMAINDER PARCEL" ON PARCEL MAP NO. 16732, AS PER MAP FILED IN BOOK 193 PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

EXISTING SITE CONDITIONS:

THE SITE IS CURRENTLY A NATURAL DIRT LOT WITH NATIVE GRASSES AND VEGETATION WITH THE EXCEPTION OF A NEWLY CONSTRUCTED ROAD THAT SPLITS THE SITE FROM NORTH TO SOUTH. IN GENERALLY, THE NORTHERLY HALF OF THE SITE SLOPES TO THE NORTH WITH AN OVERALL MAXIMUM FALL OF APPROXIMATELY 30 FEET TO AN EXISTING EARTHEN CHANNEL. THE SOUTHERLY HALF OF THE SITE SLOPES IN A SOUTHWESTERLY DIRECTION WITH AN OVERALL FALL OF APPROXIMATELY 22 FEET. THE EASTERLY PORTION OF THE SITE TENDS TO BE HIGHER THAN GALE AVENUE WHILE THE WESTERLY HALF IS MORE LEVEL WITH GALE AVENUE. THE SITE IS ELEVATED ABOVE THE ADJACENT SITES TO THE EAST AND WEST. THE STREET SLOPES ENTIRELY TO THE NORTH AND IS GENERALLY ELEVATED ABOVE THE NATURAL GROUND.

ZONING:

EXISTING LEGAL DESCRIPTION OF PARCEL A:

"CSD" LOS ANGELES COUNTY
COMMUNITY STANDARDS DISTRICT ROWLAND HEIGHTS.

EXISTING LEGAL DESCRIPTION OF PARCEL B:

"I" (INDUSTRIAL) CITY OF INDUSTRY

LAND USE IS SHOWN TO BE "INDUSTRIAL" IN THE "ROWLAND HEIGHTS COMMUNITY GENERAL PLAN".
THE LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING INTERNET MAPPING OUTPUT SHOWS THE LAND TO BE ZONED "M-1.5-BE" (RESTRICTED HEAVY MANUFACTURING-BILLBOARD EXCLUSION)

PROPOSED ZONING FOR THE HOTEL PROPERTY (PROPOSED PARCELS 2 & 3): TO C-3 (DP)

BENCHMARK:

CITY OF INDUSTRY:
FOUND BRASS CAP MONUMENT IN THE SOUTH CURB OF WALNUT DRIVE APPROXIMATELY MIDWAY BETWEEN OTTERBEIN STREET AND NOGALES ST., APPROXIMATELY 40 FEET EASTERLY OF STREET LIGHT #188987BE, ADJACENT TO FIRE HYDRANT, ABOUT 5 FEET WESTERLY OF EASTERLY DRIVEWAY TO PACIFIC STORAGE, 19102 WALNUT DRIVE.
ELEVATION = 455.233' (NGVD '29 / FOUND 08/2006)
(NGVD'29 PLUS 2.37' EQUALS L.A. CO. BM NAVD '88.)

COUNTY OF LOS ANGELES BENCHMARK NO. ¢ 5469:
L & BM TAG IN N CB 300MM(12") W/O BCR @ NW COR VALLEY BL & NOGALES ST 15.2M(50FT) N/O ℄ & 16.8M(55FT) W/O C/L INT.
ELEVATION = 460.507' (NAVD 88)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE LINE BETWEEN CSRC CORS STATIONS "CCCO" AND "EWPP", BOTH PUBLISHED ON CSRC DATA SHEETS, BEING N 68°10'01.0926" E (2011.00 EPOCH).

PROTECTED TREE STATEMENT:

THERE ARE NO EXISTING ONSITE OAK TREES AND OTHER PROTECTED TREES. EXISTING ONSITE TREES & LANDSCAPE WILL BE REMOVED.

PROPOSED METHOD OF SEWAGE DISPOSAL:

A PROPOSED 8" SEWER LINE WILL CONNECT TO AN EXISTING 12" SEWER VCP SEWER LINE WHICH FLOWS WEST TO EAST IN VACATED RAILROAD STREET ALONG THE NORTHERLY SIDE OF PROJECT.

PROPOSED METHOD OF FLOOD AND EROSION DISPOSAL:

ONSITE RUNOFF FROM THE DEVELOPMENT WILL BE COLLECTED BY GRATE INLETS AND CATCH BASINS THROUGHOUT THE SITE. WATER QUALITY FEATURES INCLUDING CATCH BASIN INSERTS, UNDERGROUND STORAGE TO PROMOTE INFILTRATION AND BIORETENTION AREAS WILL BE UTILIZED THROUGHOUT THE SITE. AFTER TREATMENT, STORM DRAIN SYSTEMS WILL CONVEY STORMWATER RUNOFF TO EXISTING L.A.C.D.P.W. STORM DRAINS LOCATED AT THE NORTHWEST CORNER OF THE SITE AND IN GALE AVENUE TO THE SOUTH OF THE SITE. THE EXISTING PUBLIC STORM DRAIN SYSTEMS CONTINUE NORTHERLY UNDER THE RAILROAD TRACKS AND ULTIMATELY DISCHARGE INTO SAN JOSE CREEK LOCATED NORTH OF THE PROJECT SITE.

PROJECT DESCRIPTION:

PROPOSED PARCEL 1:
DEVELOPMENT OF FOUR (4) RETAIL BUILDINGS FOR COMMERCIAL CONDOMINIUM PURPOSES. ONE AND TWO STORY BUILDINGS WITH PARTIAL UNDERGROUND PARKING.

PROPOSED PARCEL 2:
DEVELOPMENT OF ONE (6) STORY BUILDINGS FOR HOTEL PURPOSES.
PHASE I: FULL SERVICE – HOTEL "A" WITH PROPOSED 275 KEYS.

PROPOSED PARCEL 3:
DEVELOPMENT OF ONE (6) STORY BUILDING FOR HOTEL PURPOSES.
PHASE II: SELECT SERVICE – HOTEL "B" WITH PROPOSED 202 KEYS.

SITE ADDRESS:

EXISTING ADDRESS OF PARCEL A: 18800 GALE AVE., L.A. COUNTY, CA.
EXISTING ADDRESS OF PARCEL B: NO SITE ADDRESS, CITY OF INDUSTRY, CA.

PROPOSED ADDRESS:
TO BE DETERMINED AT TIME OF PERMIT AND PLAN SUBMITTAL.

REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISED PER SUBDIVISION COMMITTEE MEETING 07/10/14	08/25/14
2	REVISED PER NEW SITE PLAN DATED 10/28/14	10/28/14
3	REVISED PER NEW SITE PLAN	11/18/14
4	REVISED PER SUBDIVISION COMMITTEE MEETING 12/18/14	01/30/15
5	REVISED PER COUNTY MEETING AND COMMENTS	03/10/15
6	REVISED PER UPDATED SITE PLAN	05/11/15
7	REVISED PER COUNTY COMMENTS DATED 05/12/15	06/17/15
8	REVISED SITE PLAN AND COUNTY COMMENTS	10/27/15
–	–	–
–	–	–
–	–	–
–	–	–

0 25 50 100 150
SCALE:1"=50'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	64.00'	N 86°55'24" E
L2	16.00'	N 86°55'25" E
L3	13.29'	N 03°04'36" W
L4	133.95'	S 30°12'19" E
L5	81.27'	S 30°12'19" E
L6	53.38'	N 15°57'56" E
L7	4.09'	N 54°10'58" E
L8	6.45'	N 54°10'58" E
L9	11.94'	S 70°42'13" E
L10	67.36'	N 63°25'52" E
L11	11.48'	N 17°47'08" E
L12	23.74'	S 27°12'52" E
L13	26.75'	S 27°12'52" E
L14	45.89'	N 62°47'08" E
L15	0.98'	N 89°58'45" E
L16	8.02'	N 54°10'58" E

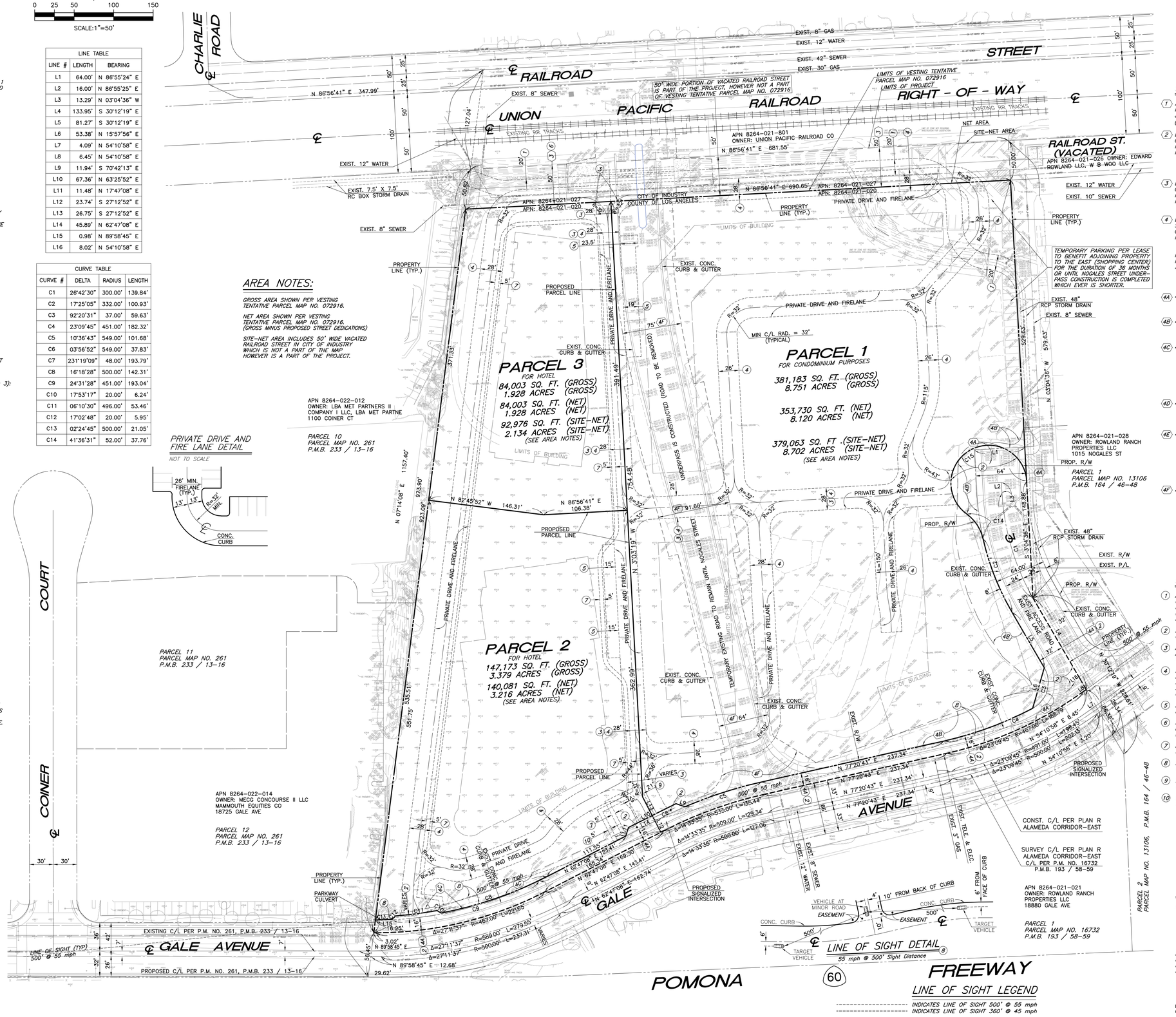
CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	26°42'30"	300.00'	139.84'
C2	17°25'05"	332.00'	100.93'
C3	92°20'31"	37.00'	59.63'
C4	23°09'45"	451.00'	182.32'
C5	10°36'43"	549.00'	101.68'
C6	03°56'52"	549.00'	37.83'
C7	231°19'09"	48.00'	193.79'
C8	16°18'28"	500.00'	142.31'
C9	24°31'28"	451.00'	193.04'
C10	17°53'17"	20.00'	6.24'
C11	06°10'30"	496.00'	53.46'
C12	17°02'48"	20.00'	5.95'
C13	02°24'45"	500.00'	21.05'
C14	41°36'31"	52.00'	37.76'

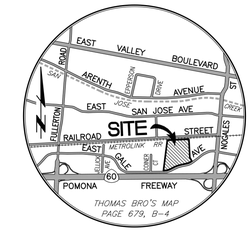
AREA NOTES:

GROSS AREA SHOWN PER VESTING TENTATIVE PARCEL MAP NO. 072916.

NET AREA SHOWN PER VESTING TENTATIVE PARCEL MAP NO. 072916.
(GROSS MINUS PROPOSED STREET DEDICATIONS)

SITE-NET AREA INCLUDES 50' WIDE VACATED RAILROAD STREET IN CITY OF INDUSTRY WHICH IS NOT A PART OF THE MAP HOWEVER IS A PART OF THE PROJECT.





VICINITY MAP
NOT TO SCALE

EXISTING EASEMENTS:

1. ACCESS RIGHTS TO OR FROM POMONA FREEWAY ABUTTING SAID LAND HAVE BEEN RELINQUISHED BY FINAL ORDER OF CONDEMNATION RECORDED JANUARY 13, 1961, BOOK D1092, PAGE 90, OF OFFICIAL RECORDS. (RELINQUISHED ACCESS RIGHTS TO REMAIN)

2. EASEMENT: (THIS EASEMENT NOT PLOTTED HEREON, SEE BELOW)
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDED: AUGUST 30, 1971, INSTRUMENT NO. 2525, OF O.R.
(SAID EASEMENT WAS QUITCLAIMED NOVEMBER 12, 2013 BY INST. NO. 2013-1604882, O.R. AND THUS IS NOT PLOTTED HEREON)

3. EASEMENT:
GRANTED TO: DSL SERVICE COMPANY
PURPOSE: SANITARY SEWER AND WATERLINE AND INCIDENTAL PURPOSES
RECORDED: JANUARY 23, 1984, INSTRUMENT NO. 84-86161, O.R.
(EASEMENT TO REMAIN AND PLOTTED HEREON)

4. EASEMENT AS CONDEMNED BY FINAL DECREE OF CONDEMNATION, SUPERIOR COURT OF: LOS ANGELES
COUNTY CASE NO.: BC450 376 D14
IN FAVOR OF: ALAMEDA CORRIDOR -EAST CONSTRUCTION AUTHORITY, ON BEHALF OF THE SAN GABRIEL VALLEY COUNCIL OF GOVER
PURPOSE: JUDGMENT IN CONDEMNATION
RECORDED: FEBRUARY 11, 2013, INSTRUMENT NO. 20130216061, O.R.
AFFECTS: APN: 8264-021-020 AND 8264-021-027
A FINAL ORDER OF CONDEMNATION RECORDED MARCH 21, 2013 AS INSTRUMENT NO. 20130425099 OF OFFICIAL RECORDS.
EASEMENTS PLOTTED HEREON AS FOLLOWS:

4A. 4A. PERMANENT EASEMENT: ACE PARCEL NO. 20PP-PE (EASEMENT TO BE QUITCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED) SEE 2 BELOW

4B. 4B. SLOPE EASEMENT: ACE PARCEL NO. 20PP-SE1 (EASEMENT TO BE QUITCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)

4C. 4C. SLOPE EASEMENT: ACE PARCEL NO. 20PP-SE2) (EASEMENT TO BE QUITCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)

(THE LOCATION OF THE FOLLOWING TEMPORARY CONSTRUCTION EASEMENTS ARE NOT DESCRIBED IN SAID DOCUMENT AND ARE NOT PLOTTED HEREON):

4D. 4D. TEMPORARY CONSTRUCTION EASEMENT: ACE PARCEL NO. 20PP-SE1-TCE (EASEMENT TO BE QUITCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)

4E. 4E. TEMPORARY CONSTRUCTION EASEMENT: ACE PARCEL NO. 20PP-SE2-TCE (EASEMENT TO BE QUITCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)

(THE LOCATION OF THE FOLLOWING TEMPORARY CONSTRUCTION EASEMENT IS NOT DESCRIBED IN SAID DOCUMENT, PLOTTED HEREON BY CONSTRUCTION DRAWINGS AND SIMILAR AREA):

4F. 4F. TEMPORARY CONSTRUCTION EASEMENT: ACE PARCEL NO. 20PP-TCE1) (EASEMENT TO BE QUITCLAIMED ONCE NOGALES STREET UNDERPASS CONSTRUCTION IS COMPLETED)

PROPOSED EASEMENTS:

1. A 20' WIDE STORM DRAIN EASEMENT TO BE DEDICATED TO THE COUNTY OF LOS ANGELES ON PARCEL MAP.
NOTE: PORTION OF EASEMENT OVER VACATED RAILROAD STREET (APN: 8264-021-027) TO BE GRANTED TO THE COUNTY OF LOS ANGELES BY SEPARATE INSTRUMENT.

2. EASEMENTS FOR PUBLIC STREET PURPOSES TO BE DEDICATED TO THE COUNTY OF LOS ANGELES ON PARCEL MAP.

3. A 28' AND VARIABLE WIDTH RECIPROCAL INGRESS, EGRESS, UTILITIES AND DRAINAGE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 TO BE RESERVED ON PARCEL MAP.

4. PRIVATE DRIVE AND FIRELANE TO BE RESERVED ON PARCEL MAP.
NOTE: PORTION OF PRIVATE DRIVE AND FIRELANE OVER VACATED RAILROAD STREET (APN: 8264-021-027) FOR THE BENEFIT OF PARCELS 2 AND 3 SHALL BE GRANTED BY SEPARATE INSTRUMENT, SEE PROJECT DETAIL ON SHEET 2 OF 2.

5. RECIPROCAL STORM DRAIN EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 TO BE RESERVED ON PARCEL MAP.

6. 50' WIDE INGRESS, EGRESS, PARKING AND UTILITY EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3 WILL BE GRANTED BY SEPARATE INSTRUMENT. (SEE PROJECT DETAIL ON SHEET 2 OF 2)

7. RECIPROCAL FIRE LINE EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3 TO BE RESERVED ON PARCEL MAP.

8. INDICATES LINE OF SIGHT EASEMENTS (55mph @ 500' Sight Distance) TO BE DEDICATED TO THE COUNTY OF LOS ANGELES ON PARCEL MAP.

9. INDICATES EASEMENT FOR TRAFFIC SIGNAL PURPOSES TO BE DEDICATED TO THE COUNTY OF LOS ANGELES ON PARCEL MAP.

10. INDICATES 5' WIDE WATER LINE EASEMENT FOR THE BENEFIT OF PARCEL 3 TO BE RESERVED ON PARCEL MAP.

APPLICANT / REPRESENTATIVE:

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. 12/31/15
briant@thieneseng.com

10/27/15
DATE

PROFESSIONAL LAND SURVEYOR BRIAN L. THIENES NO. 5750 EXP.12/31/15 STATE OF CALIFORNIA

Last Update: 10/27/15
O:\3090\TPM\3090_TPM-VESTING.dwg

RECEIVED
DEPT OF REGIONAL PLANNING
PM072916-EXHIBIT PG 1
DATE: 28 OCT 2015

EXHIBIT "A"
VESTING TENTATIVE PARCEL MAP NO. 072916

MAJOR LAND DIVISION - MIXED USE FOR CONDOMINIUM PURPOSES AND HOTEL

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF "REMAINDER PARCEL" OF PARCEL MAP NO. 16732, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 193, PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LINE LEGEND:

- EXISTING PARCEL BOULDARY
- PROPOSED PROPERTY LINE
- PROPOSED FIRE LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- GRADE BREAK LINE
- 450 EXIST. CONTOUR
- 450 PROP. CONTOUR
- DIRECTION OF SURFACE FLOW
- INDICATES TRASH AREA
- LIGHT POLE
- FIRE HYDRANT

LEGEND:

ABAN	ABANDONED
ACC	ACCEPTED
AC	ASPHALTIC CONCRETE
AP	ANGLE POINT
BC	BEGINNING OF CURVE
BLDG	BUILDING
BR	BRASS
BRMP	BOTTOM OF RAMP
BSTP	BOTTOM STEP
BW	BACK OF WALK
CATV	CABLE TELEVISION
C&G	CURB AND GUTTER
CB	CATCH BASIN
CC & R's	COVENANTS, CONDITIONS AND RESTRICTIONS
CEFB	COUNTY ENGINEER'S FIELD BOOK
CF	CURB FACE
C/L	CENTERLINE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
COR	CORNER
Ø, Δ	DELTA=CENTRAL ANGLE
DCV	DETECTOR CHECK VALVE
DESC	DESCRIBED
DI	DROP INLET
D/W	DRIVEWAY
E	EAST
E'LY	EASTERLY
EC	EDGE OF CONCRETE
EC	END OF CURVE
ELEC	ELECTRIC
EM	ELECTRIC METER
EMH	ELECTRIC MAN HOLE
EPB	ELECTRIC PULL BOX
ESMT	EASEMENT
FD	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FL	FLOW LINE
FL IFOB	FL AT INSIDE WALL CB
FNC	FENCE
FP	FINISH PAVEMENT
FS	FINISH SURFACE
FW	FRONT OF WALK
	DIRECTION OF DRAINAGE FLOW
G	GAS LINE
GA	GUY ANCHOR
GM	GAS METER
GP	GUARD POST
GTE	GENERAL TELEPHONE CONDUIT
GTE MH	GENERAL TELEPHONE MANHOLE
GTE VLT	GENERAL TELEPHONE VAULT
GV	GAS VALVE
HB	HOSE BIB
HC	HANDICAP
HCR	HANDICAP RAMP
ICB	IRRIGATION CONTROL BOX
ICV	IRRIGATION CONTROL VALVE
INST. NO.	INSTRUMENT NUMBER
INT	INTERSECTION
INV	INVERT
IP	IRON PIPE
L	LENGTH
LIP	LIP OF GUTTER
LP	LIGHT POLE
LS	LICENSED SURVEYOR
L&T	LEAD AND TAG
L&T&T	LEAD TACK AND TAG
LTL	LOT LIGHT
LT STD	LIGHT STANDARD
M	MEASURED
MH	MANHOLE
MS	MOW STRIP
MW	MONITORING WELL
N	NORTH
N'LY	NORTHERLY
N.A.P.	NOT A PART
NE	NORTHEAST
NEC	NORTHEAST CORNER
NE'LY	NORTHEASTERLY
NG	NATURAL GROUND
NO.	NUMBER
NW	NORTHWEST
NWC	NORTHWEST CORNER
NW'LY	NORTHWESTERLY
OIL W.W.	OIL WASTE WATER LINE
O.R.	OFFICIAL RECORDS
O/S	OFF SET
PA	PLANTER AREA
PB	PULL BOX
PCC	POINT OF COMPOUND CURVE
PCL	PARCEL
PED	PEDESTAL
PL	PROPERTY LINE
PIV	POST INDICATOR VALVE
PKWY	PARKWAY
P.M.	PARCEL MAP
P.M.B.	PARCEL MAP BOOK
P.O.B.	POINT OF BEGINNING
POC	POINT ON CURVE
P.O.C.	POINT OF CONNECTION
POS	POINT ON SLOPE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PROD	PROLONGATION
PTR	PRELIMINARY TITLE REPORT
PWD	PARKWAY DRAIN
R	RADIUS
R 11 W	RANGE 11 WEST
RAD	RADIAL
R.C.B.	REINFORCED CONCRETE BOX
RCE	REGISTERED CIVIL ENGINEER
RCLW	RECLAIMED WATER LINE
RD	ROOF DRAIN
R.D.F.B.	ROAD DEPARTMENT FIELD BOOK
REC	RECORD
REF	REFERENCE
RET	RETAINING
RR	RAILROAD
R/W	RIGHT OF WAY
S	SEWER LINE
S	SOUTH
S'LY	SOUTHERLY
S&W	SPIKE & WASHER
SCE FUEL	SOUTHERN CALIF. EDISON FUEL LINE
SCO	SEWER CLEAN OUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SE	SOUTHEAST
SE'LY	SOUTHEASTERLY
SEC	SOUTHEAST CORNER
SEC 7	SECTION 7
S F	SQUARE FEET
SFN	SEARCHED, FOUND NOTHING
SLCB	STREET LIGHT CONTROL BOX
SLPB	STREET LIGHT PULL BOX
SMH	SEWER MANHOLE
SP	SIGN POST
ST LT	STREET LIGHT
SW	SOUTHWEST
SWC	SOUTHWEST CORNER
SW'LY	SOUTHWESTERLY
SWET	SPIKE WASHER & TIN
S/W	SIDEWALK
T	TANGENT
T 3 S	TOWNSHIP 3 SOUTH
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TELE	TELEPHONE
TELE SW B	TELEPHONE SWITCH BOX
TG	TOP OF GRATE
10" TR	10" DIAMETER TREE
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
T.P.O.B.	TRUE POINT OF BEGINNING
TR.	TRACT
TRANS	TRANSFORMER
TRMP	TOP OF RAMP
TS	TRAFFIC SIGN
TSCB	TRAFFIC SIGNAL CONTROL BOX
TSPB	TRAFFIC SIGNAL PULL BOX
TSTP	TOP STEP
TW	TOP OF WALL
TWB	TOP OF BLOCK WALL
TYP.	TYPICAL
UDG	UNDERGROUND CONDUIT
ULT.	ULTIMATE
UTIL	UTILITY
UTIL B	UTILITY BOX
UTIL CAB	UTILITY CABINET
V	VALVE
VG	VALLEY GUTTER
VLT	VAULT
W	WATER LINE
W	WEST
W/	WITH
W'LY	WESTERLY
WA	WATER ASSEMBLY
WDF	WOOD FENCE
WIF	WROUGHT IRON FENCE
WM	WATER METER
WSO	WATER SHUT OFF VALVE
WV	WATER VALVE
W VLT	WATER VAULT
X-ARM	CROSS ARM
	TREE
	PALM TREE

DRIVEWAY NOTE:

ALL PROPOSED DRIVEWAYS NOT TO EXCEED 8% SLOPE.

PONDING NOTE:

LOCATION OF PONDING AREAS, IF ANY DEPENDENT ON FINAL ENGINEERING DESIGN.

AREA NOTES:

GROSS AREA SHOWN PER VESTING TENTATIVE PARCEL MAP NO. 072916.

NET AREA SHOWN PER VESTING TENTATIVE PARCEL MAP NO. 072916. (GROSS MINUS PROPOSED STREET DEDICATIONS)

SITE-NET AREA INCLUDES 50' WIDE VACATED RAILROAD STREET IN CITY OF INDUSTRY WHICH IS NOT A PART OF THE MAP HOWEVER IS A PART OF THE PROJECT.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	64.00'	N 86°55'24" E
L2	16.00'	N 86°55'25" E
L3	13.29'	N 03°04'36" W
L4	133.95'	S 30°12'19" E
L5	81.27'	S 30°12'19" E
L6	53.38'	N 15°57'56" E
L7	4.09'	N 54°10'58" E
L8	6.45'	N 54°10'58" E
L9	11.94'	S 70°42'13" E
L10	67.36'	N 63°25'52" E
L11	11.48'	N 17°47'08" E
L12	23.74'	S 27°12'52" E
L13	26.75'	S 27°12'52" E
L14	45.89'	N 62°47'08" E
L15	0.98'	N 89°58'45" E
L16	8.02'	N 54°10'58" E

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	26°42'30"	300.00'	139.84'
C2	17°25'05"	332.00'	100.93'
C3	92°20'31"	37.00'	59.63'
C4	23°09'45"	451.00'	182.32'
C5	10°36'43"	549.00'	101.68'
C6	03°56'52"	549.00'	37.83'
C7	231°19'09"	48.00'	193.79'
C8	16°18'28"	500.00'	142.31'
C9	24°31'28"	451.00'	193.04'
C10	17°53'17"	20.00'	6.24'
C11	06°10'30"	496.00'	53.46'
C12	17°02'48"	20.00'	5.95'
C13	02°24'45"	500.00'	21.05'
C14	41°36'31"	52.00'	37.76'

HYDRANT AND ACCESS NOTES:

ALL HYDRANTS SHALL BE INSTALLED IN CONFORMANCE WITH TITLE 20, COUNTY OF LOS ANGELES GOVERNMENT CODE AND COUNTY OF LOS ANGELES FIRE CODE, OR APPROVED CITY REGULATIONS.

ALL HYDRANTS SHALL BE MEASURED 6" x 4" x 2 1/2" BRASS OR BRONZE, CONFORMING TO THE CURRENT AWWA STANDARD C503 OR APPROVED EQUAL.

ALL ONSITE HYDRANTS SHALL BE INSTALLED A MINIMUM 25 FEET FROM A STRUCTURE OR PROTECTED BY A TWO (2) HOUR FIRE RATED FIREWALL.

ALL HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED OR BONDED PRIOR TO FINAL MAP APPROVAL. VEHICULAR ACCESS SHALL BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.

GENERAL NOTES:

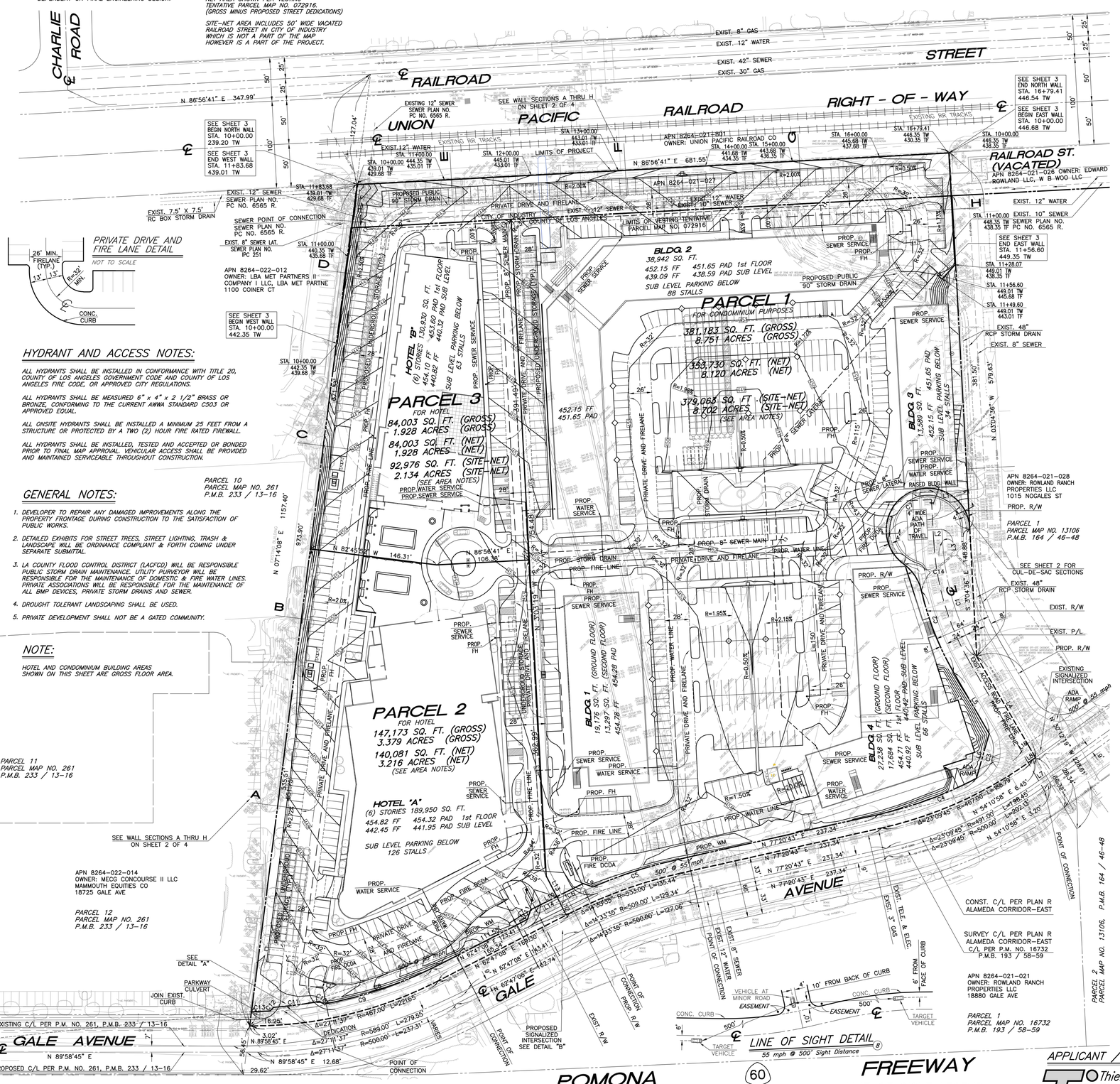
1. DEVELOPER TO REPAIR ANY DAMAGED IMPROVEMENTS ALONG THE PROPERTY FRONTAGE DURING CONSTRUCTION TO THE SATISFACTION OF PUBLIC WORKS.
2. DETAILED EXHIBITS FOR STREET TREES, STREET LIGHTING, TRASH & LANDSCAPE WILL BE ORDINANCE COMPLIANT & FORTH COMING UNDER SEPARATE SUBMITTAL.
3. LA COUNTY FLOOD CONTROL DISTRICT (LACFCD) WILL BE RESPONSIBLE PUBLIC STORM DRAIN MAINTENANCE. UTILITY PURVEYOR WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DOMESTIC & FIRE WATER LINES. PRIVATE ASSOCIATIONS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL BMP DEVICES, PRIVATE STORM DRAINS AND SEWER.
4. DROUGHT TOLERANT LANDSCAPING SHALL BE USED.
5. PRIVATE DEVELOPMENT SHALL NOT BE A GATED COMMUNITY.

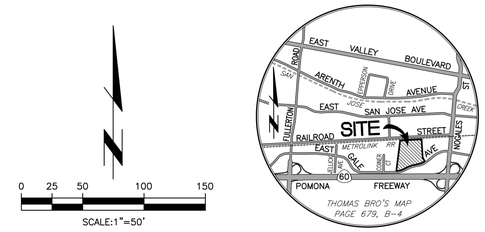
NOTE:

HOTEL AND CONDOMINIUM BUILDING AREAS SHOWN ON THIS SHEET ARE GROSS FLOOR AREA.

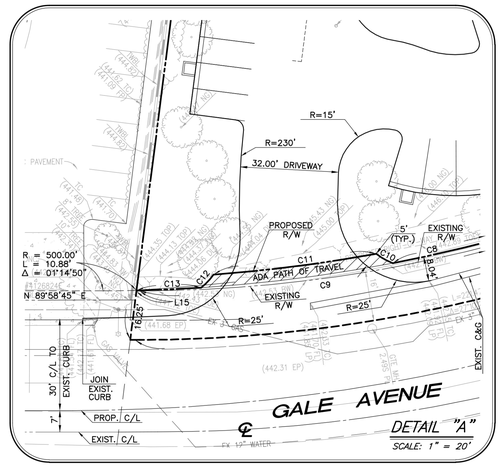
INDEX:

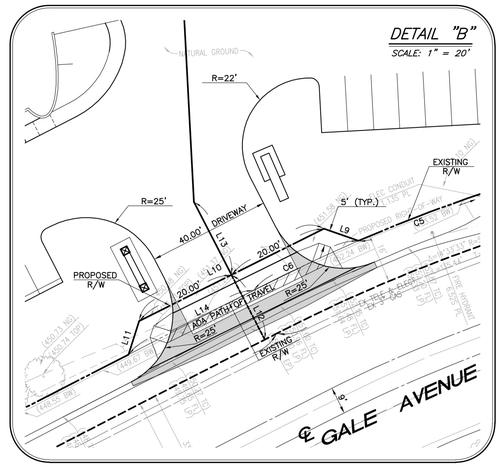
NO.	DESCRIPTION
SHEET 1	SITE PLAN
SHEET 2	CONDOMINIUM UNIT DETAIL AND EARTHWORK
SHEET 3	RETAINING WALL DETAIL
SHEET 4	LANDSCAPE SITE PLAN





VICINITY MAP
NOT TO SCALE





REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISED PER SUBDIVISION COMMITTEE MEETING 07/10/14	08/25/14
2	REVISED PER NEW SITE PLAN DATED 10/28/14	10/28/14
3	REVISED PER NEW SITE PLAN	11/18/14
4	REVISED PER SUBDIVISION COMMITTEE MEETING 12/18/14	01/30/15
5	REVISED PER COUNTY MEETING AND COMMENTS	03/10/15
6	REVISED PER UPDATED SITE PLAN	05/11/15
7	REVISED PER COUNTY COMMENTS DATED 05/12/15	06/17/15
8	REVISED SITE PLAN AND COUNTY COMMENTS	10/27/15
9	–	–
10	–	–
11	–	–

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

10/27/15
DATE

BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. 12/31/15
briant@thieneseng.com

PROFESSIONAL LAND SURVEYOR BRIAN L. THIENES NO. 5750 EXP.12/31/15 STATE OF CALIFORNIA

APPLICANT / REPRESENTATIVE:

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH:(714)521-4811 FAX(714)521-4173

Last Update: 10/27/15
O:\3090\TPM\3090_TPM-EXHIBIT-A-1.dwg

LINE OF SIGHT LEGEND

- INDICATES LINE OF SIGHT 500' @ 55 mph
- INDICATES LINE OF SIGHT 360' @ 45 mph

RECEIVED
DEPT OF REGIONAL PLANNING
PM072916 EXHIBIT PG 2
DATE: 28 OCT 2015

EXHIBIT "A"
VESTING TENTATIVE PARCEL MAP NO. 072916

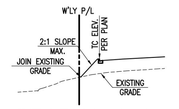
MAJOR LAND DIVISION - MIXED USE FOR CONDOMINIUM PURPOSES AND HOTEL

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

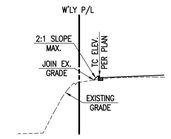
BEING A SUBDIVISION OF "REMAINDER PARCEL" OF PARCEL MAP NO. 16732, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 193, PAGES 38 AND 39 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

WALL SECTIONS

SEE SHEET 1 OF 4 FOR LOCATIONS



SECTION A-A
N.T.S.



SECTION B-B
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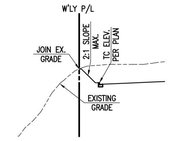

SECTION C-C
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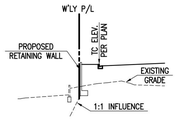

SECTION D-D
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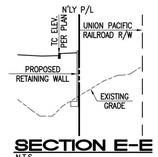

SECTION E-E
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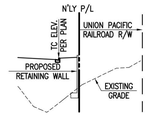

SECTION F-F
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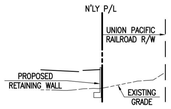

SECTION G-G
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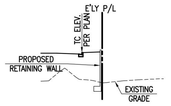
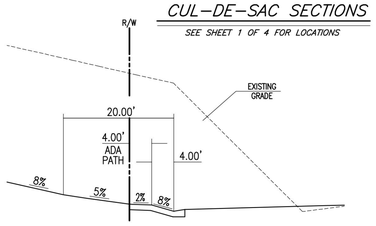


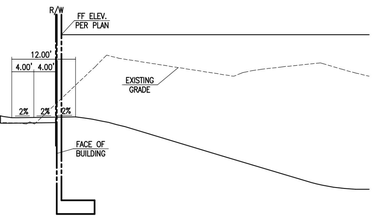
SECTION H-H
N.T.S.

CUL-DE-SAC SECTIONS

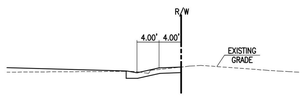
SEE SHEET 1 OF 4 FOR LOCATIONS



PROPOSED WESTERLY DRIVEWAY:
LOOKING NORTH

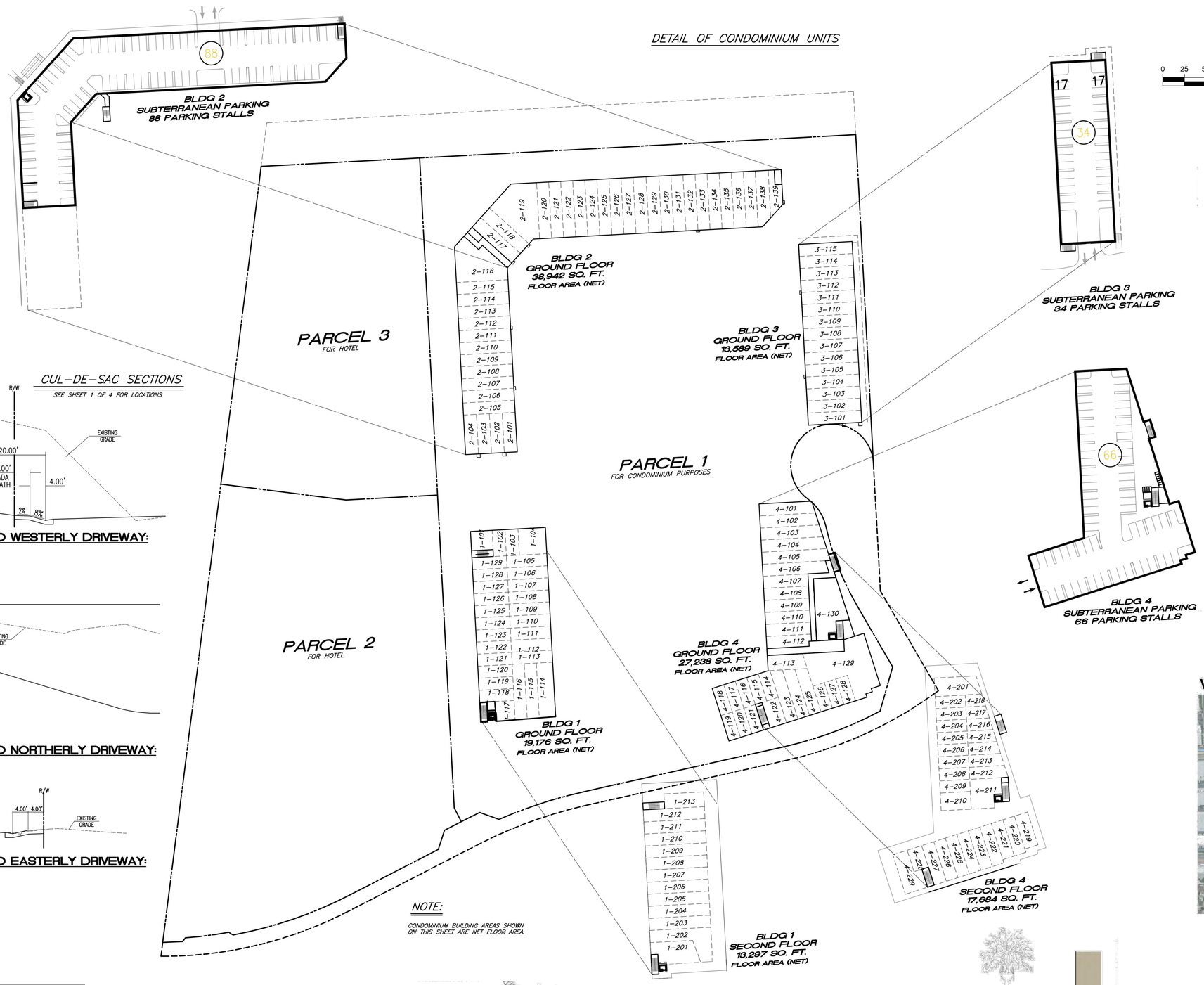


PROPOSED NORTHERLY DRIVEWAY:
LOOKING WEST



PROPOSED EASTERLY DRIVEWAY:
LOOKING NORTH

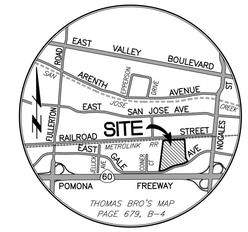
DETAIL OF CONDOMINIUM UNITS



NOTE:

CONDOMINIUM BUILDING AREAS SHOWN ON THIS SHEET ARE NET FLOOR AREA.

0 25 50 100 150
SCALE:1"=50'



VICINITY MAP
NOT TO SCALE

RETAIL UNITS AREA SUMMARY

BUILDING 1(1st FLOOR)	
UNIT NO.	FLOOR AREA
1-101	560 SF
1-102	455 SF
1-103	455 SF
1-104	968 SF
1-105	658 SF
1-106	658 SF
1-107	658 SF
1-108	658 SF
1-109	658 SF
1-110	658 SF
1-111	658 SF
1-112	658 SF
1-113	658 SF
1-114	1,140 SF
1-115	875 SF
1-116	915 SF
1-117	580 SF
1-118	560 SF
1-119	560 SF
1-120	560 SF
1-121	560 SF
1-122	560 SF
1-123	560 SF
1-124	560 SF
1-125	560 SF
1-126	560 SF
1-127	560 SF
1-128	560 SF
1-129	560 SF

BUILDING 1(2nd FLOOR)	
UNIT NO.	FLOOR AREA
1-201	1,175 SF
1-202	1,350 SF
1-203	994 SF
1-204	994 SF
1-205	994 SF
1-206	994 SF
1-207	994 SF
1-208	994 SF
1-209	994 SF
1-210	994 SF
1-211	994 SF
1-212	994 SF
1-213	832 SF

BUILDING 2(1st FLOOR)	
UNIT NO.	FLOOR AREA
2-101	744 SF
2-102	744 SF
2-103	744 SF
2-104	744 SF
2-105	868 SF
2-106	868 SF
2-107	868 SF
2-108	868 SF
2-109	868 SF
2-110	732 SF
2-111	868 SF
2-112	868 SF
2-113	868 SF
2-114	868 SF
2-115	868 SF
2-116	2,213 SF
2-117	951 SF
2-118	952 SF
2-119	2,653 SF
2-120	943 SF
2-121	943 SF
2-122	943 SF
2-123	943 SF
2-124	943 SF
2-125	943 SF
2-126	943 SF
2-127	943 SF
2-128	1,018 SF
2-129	1,018 SF
2-130	943 SF
2-131	943 SF
2-132	943 SF
2-133	943 SF
2-134	943 SF
2-135	943 SF
2-136	943 SF
2-137	943 SF
2-138	910 SF
2-139	773 SF

BUILDING 3(1st FLOOR)	
UNIT NO.	FLOOR AREA
3-101	1,031 SF
3-102	897 SF
3-103	897 SF
3-104	897 SF
3-105	897 SF
3-106	897 SF
3-107	897 SF

BUILDING 3(1st FLOOR)	
UNIT NO.	FLOOR AREA
3-108	897 SF
3-109	897 SF
3-110	897 SF
3-111	897 SF
3-112	897 SF
3-113	897 SF
3-114	897 SF
3-115	897 SF

BUILDING 4(1st FLOOR)	
UNIT NO.	FLOOR AREA
4-101	881 SF
4-102	932 SF
4-103	983 SF
4-104	1,035 SF
4-105	1,085 SF
4-106	1,049 SF
4-107	731 SF
4-108	731 SF
4-109	731 SF
4-110	731 SF
4-111	731 SF
4-112	731 SF
4-113	761 SF
4-114	463 SF
4-115	463 SF
4-116	463 SF
4-117	463 SF
4-118	463 SF
4-119	435 SF
4-120	435 SF
4-121	435 SF
4-122	623 SF
4-123	865 SF
4-124	812 SF
4-125	763 SF
4-126	433 SF
4-127	433 SF
4-128	433 SF
4-129	3,528 SF
4-130	2,074 SF

BUILDING 4(2nd FLOOR)	
UNIT NO.	FLOOR AREA
4-201	1,105 SF
4-202	491 SF
4-203	491 SF
4-204	491 SF
4-205	491 SF
4-206	491 SF
4-207	491 SF
4-208	491 SF
4-209	491 SF
4-210	722 SF
4-211	1,122 SF
4-212	602 SF
4-213	551 SF
4-214	500 SF
4-215	449 SF
4-216	398 SF
4-217	348 SF
4-218	297 SF
4-219	641 SF
4-220	616 SF
4-221	616 SF
4-222	713 SF
4-223	713 SF
4-224	713 SF
4-225	713 SF
4-226	713 SF
4-227	713 SF
4-228	457 SF
4-229	1,054 SF

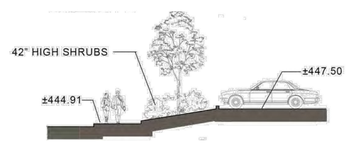
VICINITY MAP

EARTHWORK ANALYSIS:

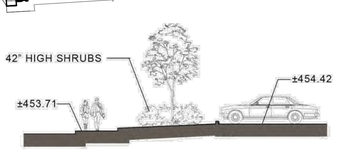
MATERIAL AVAILABLE:	
EXCAVATION (CUT)	145,890 C.Y.
OVER EXCAVATION	+46,195 C.Y.
TOTAL EXCAVATION (CUT)	192,085 C.Y.
UTILITY SPOILS	+8,689 C.Y.
SUBSIDENCE (0.10')	-2,297 C.Y.
SITE & OVER EXCAVATION SHRINKAGE (10%)	-19,642 C.Y.
ADJUSTED EXCAVATION (CUT)	178,835 C.Y.

MATERIAL REQUIRED:	
FILL	130,534 C.Y.
APPROXIMATE EXPORT	48,301 C.Y.

NOTE: EARTHWORK FIGURES SHOWN ARE APPROXIMATE FIGURES, AND ARE TO BE USED BY BUILDING DEPARTMENT ONLY. CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES AND BID A COMPLETE JOB.



SECTION A-A



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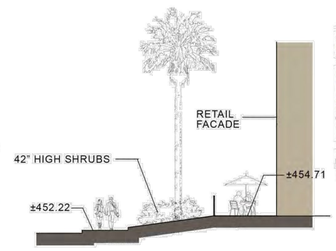

SECTION C-C

GALE AVENUE CROSS SECTIONS:

SEE SHEET 4 OF 4 FOR LOCATIONS

APPLICANT / REPRESENTATIVE:

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH:(714)521-4811 FAX(714)521-4173

REVISIONS:

Last Update: 10/27/15
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NO.	DESCRIPTION	DATE
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8	REVISED SITE PLAN AND COUNTY COMMENTS	10/27/15
9	-	-
10	-	-
11	-	-
12	-	-

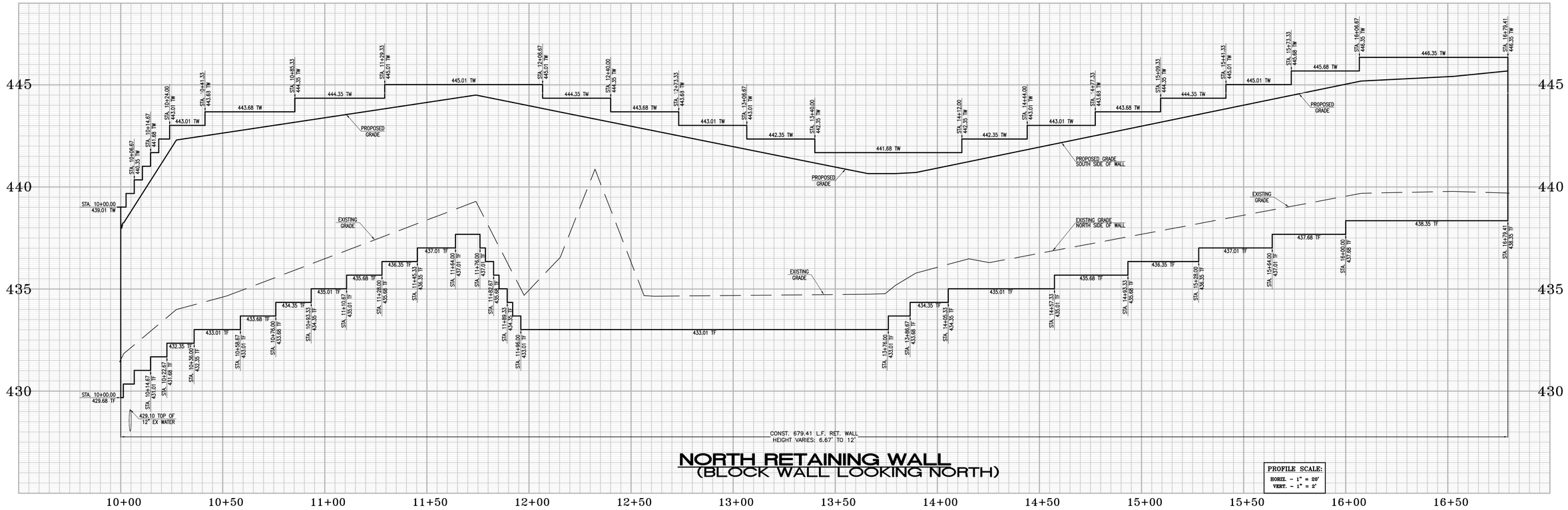
RECEIVED
DEPT OF REGIONAL PLANNING
PM072916 EXHIBIT PG 3
DATE: 28 OCT 2015

EXHIBIT "A"
VESTING TENTATIVE PARCEL MAP NO. 072916
MAJOR LAND DIVISION - MIXED USE FOR CONDOMINIUM PURPOSES AND HOTEL

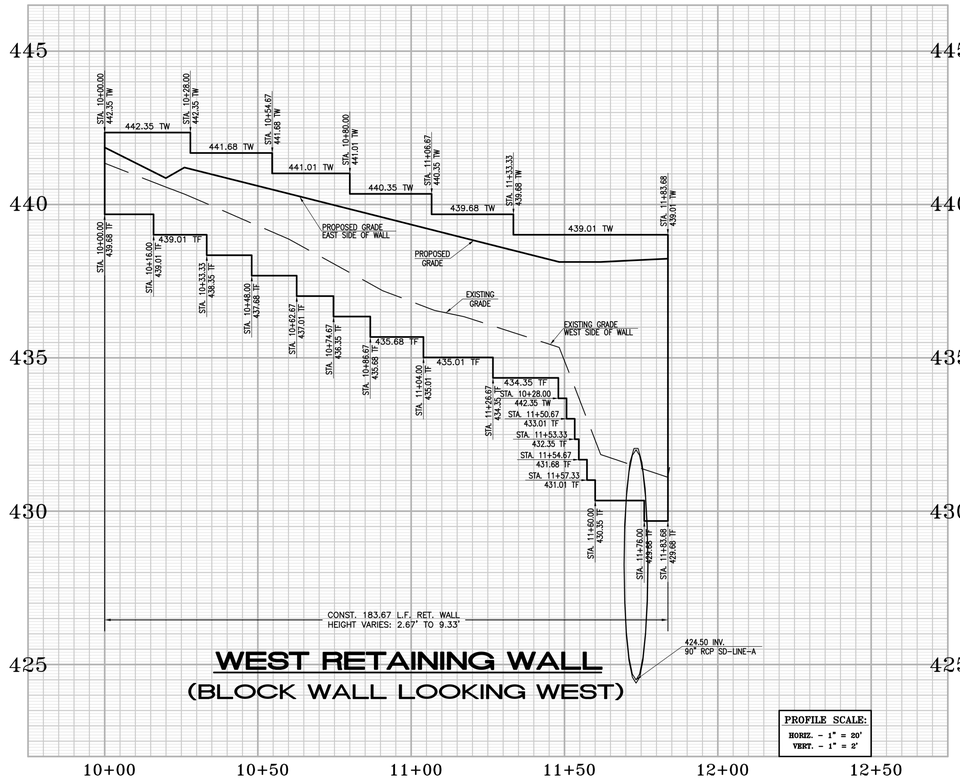
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF "REMAINDER PARCEL" OF PARCEL MAP NO. 16732, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 193, PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

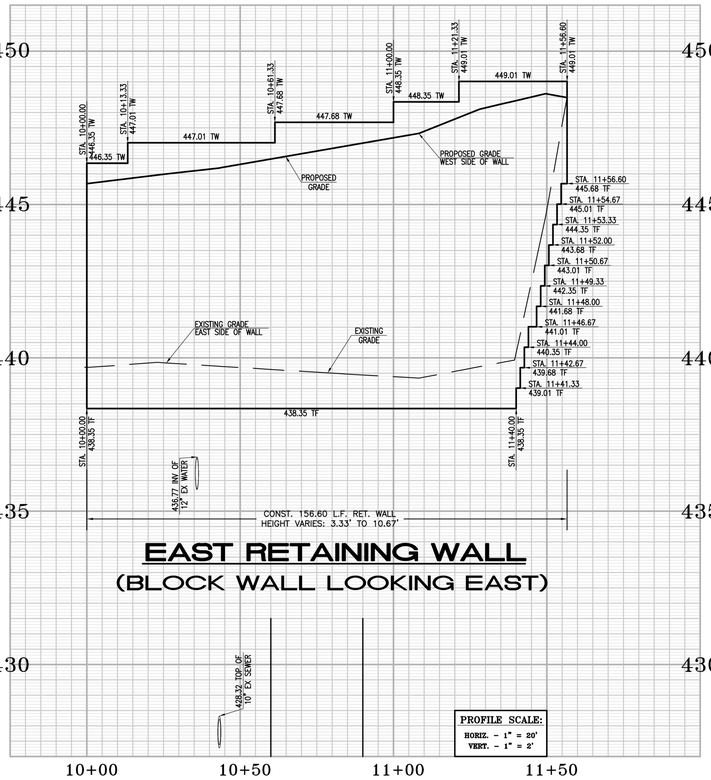
RETAINNING WALL DETAIL SHEET



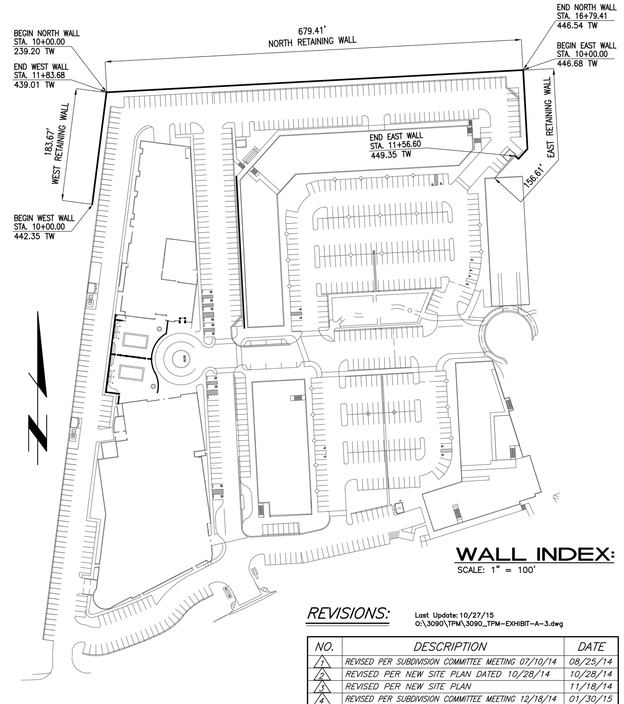
NORTH RETAINING WALL
(BLOCK WALL LOOKING NORTH)



WEST RETAINING WALL
(BLOCK WALL LOOKING WEST)



EAST RETAINING WALL
(BLOCK WALL LOOKING EAST)



WALL INDEX:
SCALE: 1" = 100'

REVISIONS:

Last Update: 10/27/15
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NO.	DESCRIPTION	DATE
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10	-	-
11	-	-
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PH:(714)521-4811 FAX(714)521-4173

RECEIVED
DEPT OF REGIONAL PLANNING
PM072916 EXHIBIT PG 4
DATE: 28 OCT 2015

EXHIBIT "A"
VESTING TENTATIVE PARCEL MAP NO. 072916
MAJOR LAND DIVISION – MIXED USE FOR CONDOMINIUM PURPOSES AND HOTEL

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF "REMAINDER PARCEL" OF PARCEL MAP NO. 16732, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 193, PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 1 - RETAIL

NET LAND AREA (NOT INCLUDING ADJACENT CITY OF INDUSTRY LAND)	353,730 SF	
LESS GROUND FLOOR BUILDINGS AREA	- 98,945 SF	
LAND AREA FOR LANDSCAPE COVERAGE CALCULATION	254,785 SF	
PARKING LOT LANDSCAPE AREA (5% REQUIRED)	12,739 SF	(5%)
PERIMETER LANDSCAPE AREA (10% REQUIRED)	25,479 SF	(10%)
TOTAL LANDSCAPE AREA	38,218 SF	(15%)

PARCEL 2 - HOTEL A

NET LAND AREA	140,081 SF	
LESS GROUND FLOOR BUILDINGS AREA	- 53,281 SF	
LAND AREA FOR LANDSCAPE COVERAGE CALCULATION	86,460 SF	
PARKING LOT LANDSCAPE AREA (5% REQUIRED)	11,186 SF	(5.1%)
PERIMETER LANDSCAPE AREA (10% REQUIRED)	4,462 SF	(12.9%)
TOTAL LANDSCAPE AREA	15,648 SF	(18%)

PARCEL 3 - HOTEL B

NET LAND AREA (NOT INCLUDING ADJACENT CITY OF INDUSTRY LAND)	84,003 SF	
LESS GROUND FLOOR BUILDINGS AREA	- 37,600 SF	
LAND AREA FOR LANDSCAPE COVERAGE CALCULATION	46,403 SF	
PARKING LOT LANDSCAPE AREA (5% REQUIRED)	16,500 SF	(14.6%)
PERIMETER LANDSCAPE AREA (10% REQUIRED)	26,900 SF	(11.2%)
TOTAL LANDSCAPE AREA	9,631 SF	(25.8%)

PLANT PALETTE

Symbol	Botanical Name	Common Name	PLICOLS Region 4
TREES			
	Pinus sp.	Pine	Mod
	Populus sp.	Poplar	Mod
	Lagerstroemia Indica	Crape Myrtle	Mod
	Lophostemon confertus	Brisbane Box	Mod
PALMS			
	Phoenix dactylifera 'Deglet Noor'	Date Palm	Low

Symbol	Botanical Name	Common Name	PLICOLS
SHRUBS/ GROUNDCOVERS			
	Anigozanthus flavidus 'Red Cross'	Kangaroo Paw	Low
	Callistemon v. 'Little John'	Dwarf Bottlebrush	Low
	Dianella t. 'Variegata'	Variegated Dianella	Low
	Elaeagnus pungens	Silverberry	Low
	Echeveria 'Afterglow'	Echeveria	Low
	Grevillea lanigera 'Mt. Tamboritha'	Woolly Grevillea	Low
	Grevillea 'Noelii'	Grevillea	Low
	Aloe striata	Coral Aloe	Low
	Hemerocallis hybrids	Daylily	Mod
	Hesperaloe parviflora	Red Yucca	Low
	Penstemon h. 'Margarita Bop'	Blue Bedder Penstemon	Low
	Leucophyllum frutescens 'White Cloud'	Texas Ranger	Low
	Muhlenbergia rigens	Deer Grass	Mod
	Westringia f. 'Morning Light'	Coast Rosemary	Low
	Phormium 'Yellow Wave'	New Zealand Flax	Mod
	Berberis 'Crimson Pygmy'	Dwarf Japanese Barberry	Low
	Rhus integrifolia	Lemonade Berry	Low
	Myrtus c. 'Compacta'	Dwarf Myrtle	Low
	Rosmarinus o. 'Huntington Carpet'	Rosemary	Low
	Rosa 'Flower Carpet Pink'	Groundcover Rose	Mod
	Rosa 'Flower Carpet White'	Groundcover Rose	Mod
	Pennisetum orientale	Fountain Grass	Low
	Salvia greggii 'Flame'	Furman's Red Autumn Sage	Low

NOTES:

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.

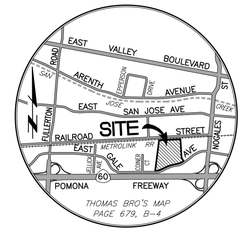
ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

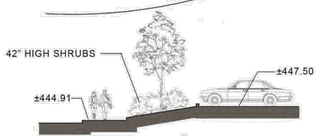
A MINIMUM OF SEVENTY-FIVE (75) PERCENT OF THE TOTAL LANDSCAPE AREA SHALL CONTAIN PLANTS FROM COUNTY OF LA APPROVED DROUGHT TOLERANT PLANT LIST.

TREES TO HAVE A BOX SIZE OF 24" AND 36" GROUND COVER AND SHRUBS TO BE A MIXTURE OF 5 AND 15 GALLON SIZE. FINAL LOCATIONS OF SPECIFIC BOX/GALLON SIZED TREES, SHRUBS/GROUND COVERS TBD WITH PERMIT DWG. PACKAGES.

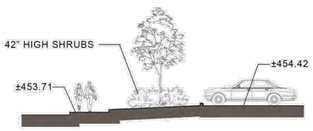


VICINITY MAP
NOT TO SCALE

NORTH



SECTION A-A



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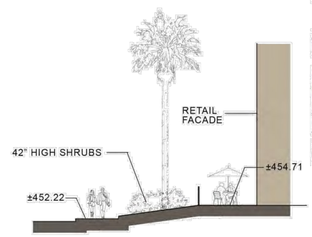

SECTION C-C

LANDSCAPE SITE PLAN

N

0' 60' 120' 180'

SCALE: 1" = 60'-0"

LP 1

rev. 2015-09-28

2011-278 2014-07-25

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

APPLICANT: PARALLAX INVESTMENT CORPORATION
26 SOHO STREET, SUITE 205
TORONTO, ONTARIO BCM5T 1Z7
CONTACT :STAFFORD LAWSON, (416) 944 - 0968 STAFFORD@PARALLAXCORP.CA

LANDSCAPE ARCHITECT
cdpc
3915-C Airport Loop Dr, Studio One, Costa Mesa, CA 92626
T: 949.399.0870 F: 949.399.0882 www.cdpcinc.com
WEB SITE : WWW.CDPCINC.COM
CONTACT : JIM BALDOVIN

RETAIL ARCHITECT
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860
WEB SITE WWW.ARCHITECTSORANGE.COM
CONTACT : KEN SMITH, KENS@ARCHITECTSORANGE.COM

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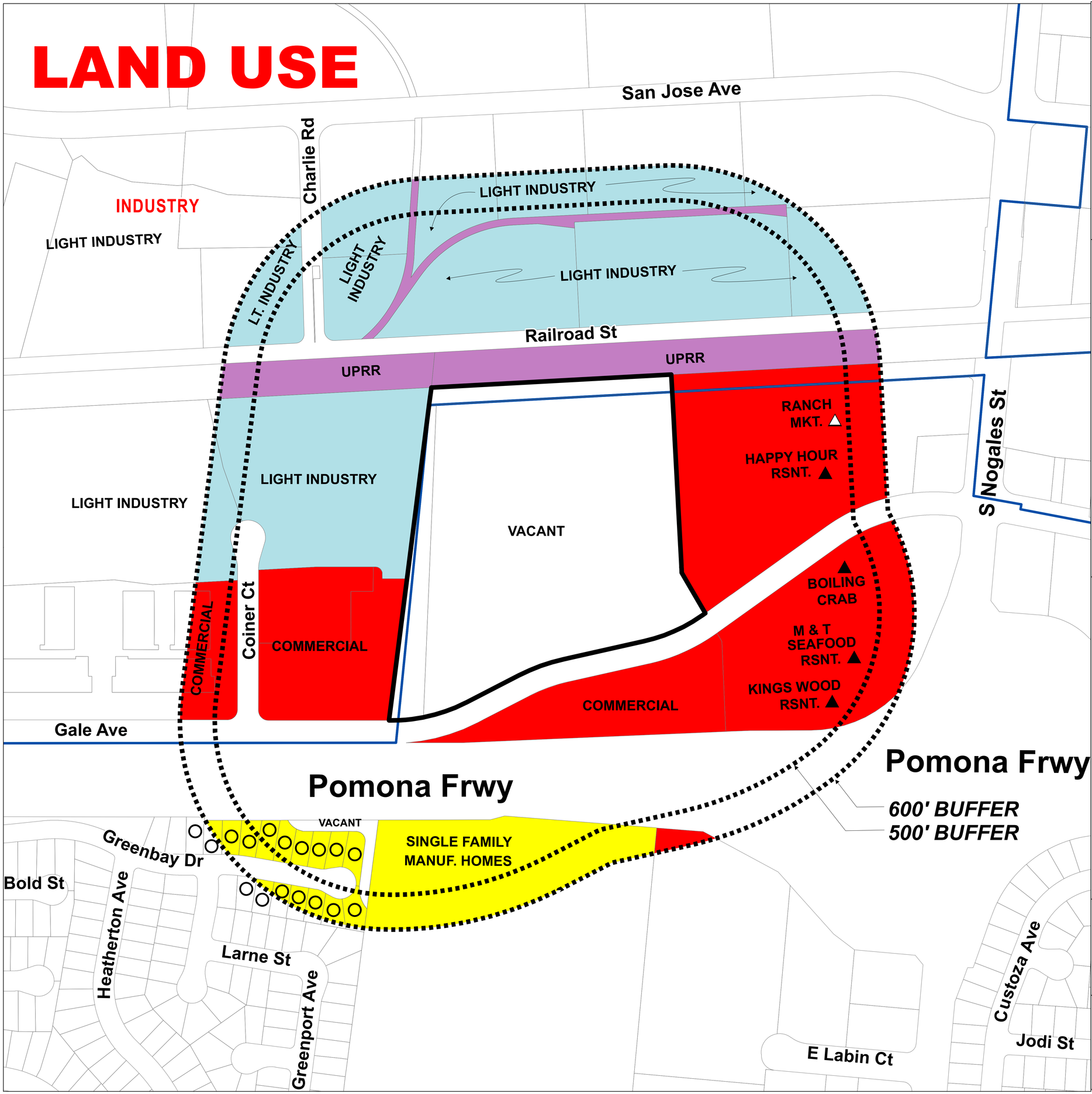
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

LAND USE

LAND USE 500 FT. RADIUS MAP / SENSITIVE USES - 600 FT. RADIUS

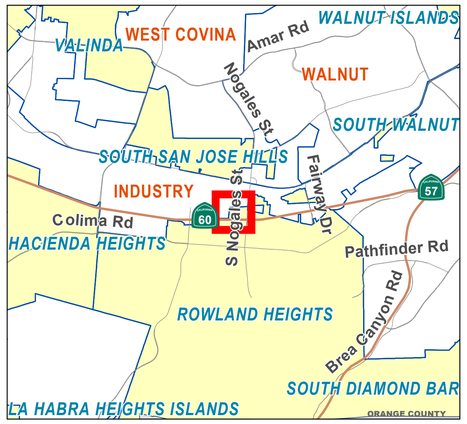
Proj. R2014-01529 (4)
CUP 2014-00052
PKP 2014-00006
PM 072916
ZC 2014-00008



Legend

- SINGLE-FAMILY RESIDENCE
- OFF-SITE ALCOHOL CONSUMPTION
- ON-SITE ALCOHOL CONSUMPTION
- SINGLE-FAMILY RESIDENCE
- COMMERCIAL
- LIGHT INDUSTRY
- PUBLIC UTILITY
- VACANT

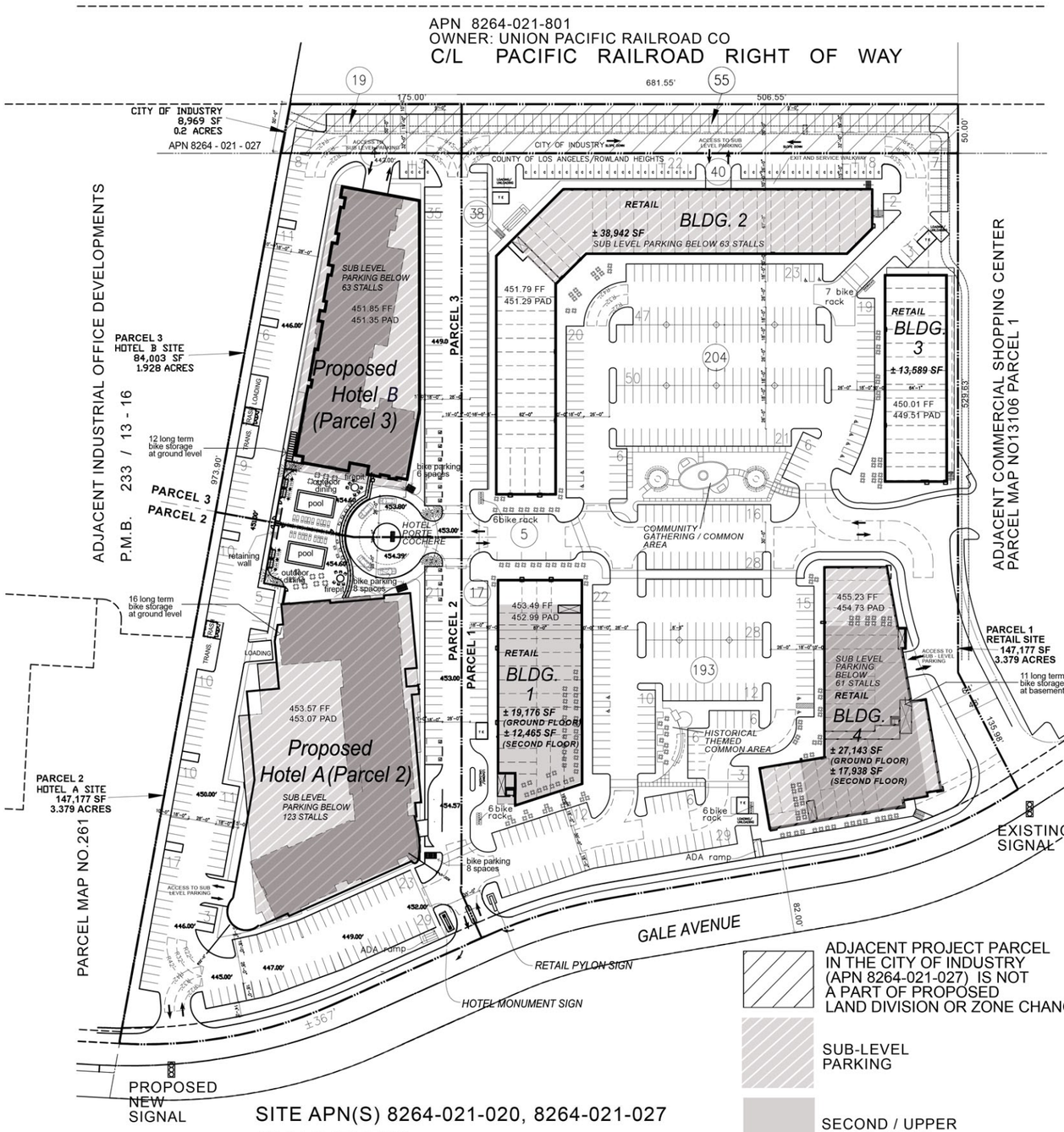
VICINITY MAP



0 60 120 240 360 480 Feet

N

LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



SITE APN(S) 8264-021-020, 8264-021-027

SITE ADDRESS:
18800 GALE AVENUE, ROWLAND HEIGHTS, CA

PROJECT SUMMARY

LAND AREA (GROSS - COUNTY OF LOS ANGELES) (NET - LESS STREET WIDENING AT GALE AVENUE)

PARCEL 1	381,189 SF	8.751 ACRES	PARCEL 1	356,387 SF	8.182 ACRES
PARCEL 2	147,177 SF	3.379 ACRES	PARCEL 2	140,260 SF	3.220 ACRES
PARCEL 3	84,003 SF	1.928 ACRES	PARCEL 3	84,003 SF	1.928 ACRES

BUILDING AREAS (GROSS)	FLOOR AREA (GROSS)	FLOOR AREA (NET)	OUTDOOR SEATING	OS+NET FLR AREA	RETAIL USE (NET)	OFFICE (NET)	RESTAURANT / FOOD SERVICE USE (NET) AT 30% OF (NET) FLOOR AREA
PARCEL 1 - RETAIL							
BUILDING 1 (GROUND FLOOR)	19,176 SF	18,590 SF	500 SF	19,090 SF	13,013 SF		5,577 SF
BUILDING 1 (SECOND FLOOR)	12,465 SF	12,465 SF	1,500 SF	13,965 SF	8,726 SF		3,739 SF
BUILDING 2	38,942 SF	38,330 SF	600 SF	38,930 SF	26,831 SF		11,499 SF
BUILDING 3	13,589 SF	13,589 SF	400 SF	13,989 SF	9,512 SF		4,077 SF
BUILDING 4 (GROUND FLOOR)	27,143 SF	25,549 SF	500 SF	26,049 SF	17,884 SF		7,665 SF
BUILDING 4 (SECOND FLOOR)	17,938 SF	16,831 SF	500 SF	17,331 SF	9,782 SF	2,000 SF	5,049 SF
SUB TOTAL	**129,253 SF**	**125,354 SF**	**4,000 SF**		**85,748 SF**	**2,000 SF**	**37,606 SF**
% OF FLOOR AREA					**68%**	**2%**	**30%**
PARCEL 2							
HOTEL A - FULL SERVICE (6) SIX STORIES	189,950 SF	275 KEYS					
PARCEL 3							
HOTEL B - EXTENDED STAY (6) SIX STORIES	130,930 SF	202 KEYS					
SUB TOTALS	**320,880 SF**	**477 KEYS**					
TOTAL	**446 ,993 SF**						

F.A.R. CALCULATIONS

SITE AREA PARCEL 1 (NET)	356,387 SF	8.182 ACRES
FLOOR AREA (GROSS)	126,113 SF	
F.A.R	**0.354**	

REFER TO CIVIL SHEETS FOR ALL ENGINEERING HORIZONTAL AND VERTICAL INFORMATION

SITE AREA PARCEL 2 (NET)	140,260 SF	3.220 ACRES
FLOOR AREA (GROSS)	189,950 SF	
F.A.R	**1.35**	

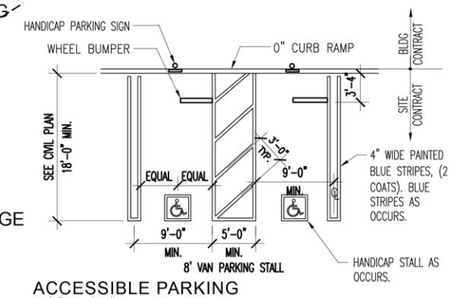
SITE AREA PARCEL 3 (NET)	84,003 SF	1.928 ACRES
FLOOR AREA (GROSS)	130,930 SF	
F.A.R	**1.55**	

COUNTY OF LOS ANGELES PARKING REQUIREMENTS BASED ON FLOOR AREA (NET)

PARCEL 1			PARCEL 2			PARCEL 3	
RETAIL USE	OFFICE USE	RESTAURANT / OUTDOOR SEATING ASSOCIATED WITH USE	HOTEL A	MEETING ROOMS (12,000 SF)	HOTEL RESTAURANT	HOTEL B	TOTAL
85,748 SF @1/250	2000 SF@ 1/400	(41,606 X 50%)/15)/3) + 41,606 X 50%)/200)/3)	0.5 X 261 KEYS 1.0 X 14 KEYS	12,000/15/3	RESTAURANT (3,600/15/3)+ BAR (600/15/3)+ KTCHEN (1800/200/3)	1.0 X 202 KEYS	
343	**5**	**498**	**145**	**266**	**96**	**202**	**1,555**

PARKING	REQUIRED / CODE	REQUIRED (W/SHARED ANALYSIS)**	PROVIDED	NOTE
STANDARD STALLS	1,555	1,078	1,092	PARCEL 1 - SURFACE 497 STALLS - STRUCTURE 124 STALLS + PARCEL 2 - SURFACE 142 STALLS - STRUCTURE 123 STALLS + PARCEL 3 - SURFACE 69 STALLS - STRUCTURE 63 STALLS + (INCL) ADJACENT CITY OF INDUSTRY LAND (74 STALLS)
CLEAN AIR VEHICLES 8% (STANDARD STALLS)				
ACCESSIBLE STALLS	21 (TWENTY PLUS ONE FOR EACH 100)			
ACCESSIBLE VAN STALLS	1/8 ACCESSIBLE STALL			
PARKING TOTAL	**1,555**	**1,078**	**1,092**	

**** REQUIRED PARKING BASED ON SHARED PARKING ANALYSIS STUDY PREPARED BY KUNZMAN AND ASSOCIATES, INC**



ACCESSIBLE PARKING
1/8" = 1'-0"

NOTES:
1. FOR HANDICAP CURB RAMP/LANDING/ SIDEWALK/GROOVE BORDER and FINISH, REFER TO CIVIL PLANS – TYP.
2. SURFACE SLOPES OF PARKING SPACES SHALL NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION.

BIKE PARKING

	PARCEL 1	PARCEL 2	PARCEL 3	TOTAL
SHORT TERM	25	16	6	47
LONG TERM	11	16	12	39

RETAIL UNITS AREA SUMMARY

BUILDING 1(1st FLOOR) UNIT NO.	FLOOR AREA
1- 101	856 SF
1- 102	513 SF
1- 103	513 SF
1- 104	891 SF
1- 105	572 SF
1- 106	657 SF
1- 107	657 SF
1- 108	657 SF
1- 109	657 SF
1- 110	657 SF
1- 111	657 SF
1- 112	657 SF
1- 113	657 SF
1- 114	1,024 SF
1- 115	827 SF
1- 116	890 SF
1- 117	668 SF
1- 118	491 SF
1- 119	559 SF
1- 120	559 SF
1- 121	559 SF
1- 122	559 SF
1- 123	559 SF
1- 124	559 SF
1- 125	559 SF
1- 126	559 SF
1- 127	559 SF
1- 128	559 SF
1- 129	487 SF

BUILDING 1(2nd FLOOR) UNIT NO.	FLOOR AREA
1- 201	1,069 SF
1- 202	1,109 SF
1- 203	895 SF
1- 204	895 SF
1- 205	895 SF
1- 206	895 SF
1- 207	895 SF
1- 208	895 SF
1- 209	895 SF
1- 210	895 SF
1- 211	895 SF
1- 212	867 SF

BUILDING 2(1st FLOOR) UNIT NO.	FLOOR AREA
2- 101	816 SF
2- 102	720 SF
2- 103	720 SF
2- 104	720 SF
2- 105	868 SF
2- 106	868 SF
2- 107	868 SF
2- 108	868 SF
2- 109	868 SF
2- 110	868 SF
2- 111	868 SF
2- 112	868 SF
2- 113	868 SF
2- 114	868 SF
2- 115	868 SF
2- 116	2,282 SF
2- 117	968 SF
2- 118	968 SF
2- 119	968 SF
2- 120	2,642 SF
2- 121	940 SF
2- 122	940 SF
2- 123	940 SF
2- 124	940 SF
2- 125	940 SF
2- 126	940 SF
2- 127	940 SF
2- 128	940 SF
2- 129	940 SF
2- 130	940 SF
2- 131	940 SF
2- 132	940 SF
2- 133	940 SF
2- 134	940 SF
2- 135	940 SF
2- 136	940 SF
2- 137	940 SF
2- 138	1,058 SF
2- 139	920 SF

BUILDING 3(1st FLOOR) UNIT NO.	FLOOR AREA
3- 101	1,031 SF
3- 102	897 SF
3- 103	897 SF
3- 104	897 SF
3- 105	897 SF
3- 106	897 SF
3- 107	897 SF
3- 108	897 SF
3- 109	897 SF
3- 110	897 SF
3 -111	897 SF
3- 112	897 SF
3- 113	897 SF
3- 114	897 SF
3- 115	897 SF

BUILDING 4(1st FLOOR) UNIT NO.	FLOOR AREA
4- 101	926 SF
4- 102	962 SF
4- 103	997 SF
4- 104	1,032 SF
4- 105	1,062 SF
4- 106	1,070 SF
4- 107	1,133 SF
4- 108	731 SF
4- 109	731 SF
4- 110	731 SF
4- 111	731 SF
4- 112	731 SF
4 -113	903 SF
4- 114	455 SF
4- 115	763 SF
4- 116	672 SF
4- 117	686 SF
4- 118	784 SF
4- 119	630 SF
4- 120	434 SF
4- 121	844 SF
4- 122	811 SF
4- 123	778 SF
4- 124	5,062 SF

BUILDING 4(2nd FLOOR) UNIT NO.	FLOOR AREA
4- 201	1,216 SF
4- 202	2,005 SF
4- 203	1,569 SF
4- 204	1,569 SF
4- 205	1,425 SF
4- 206	5,117 SF
4- 207	2,894 SF

VICINITY MAP

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

SITE PLAN

N

0' 60' 120' 180'

SCALE: 1" = 60'-0"

SP1

rev. 2015-01-21

2011-278 2014-07-25

APPLICANT: PARALLAX INVESTMENT CORPORATION
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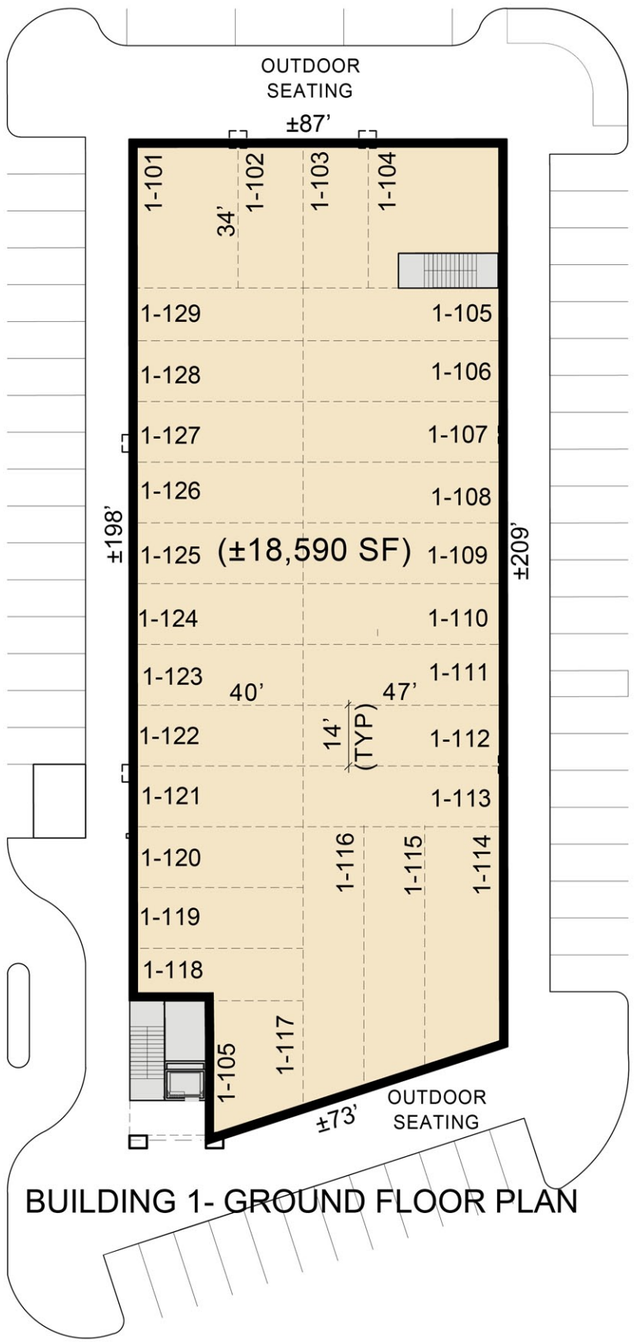
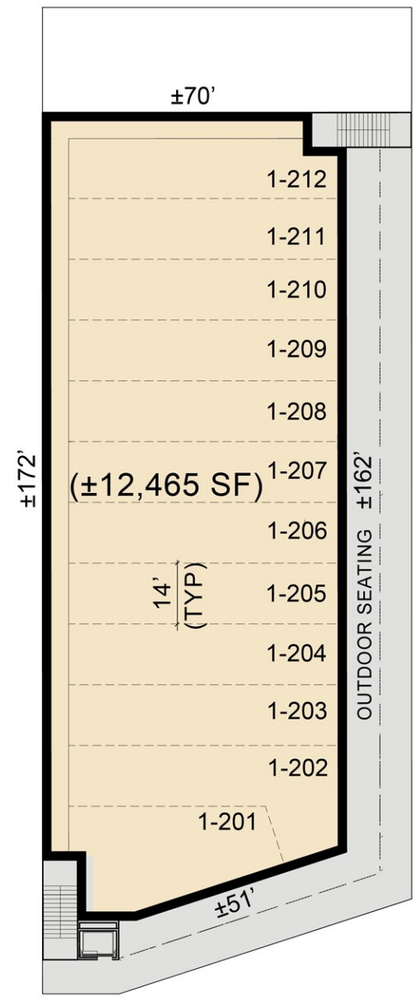
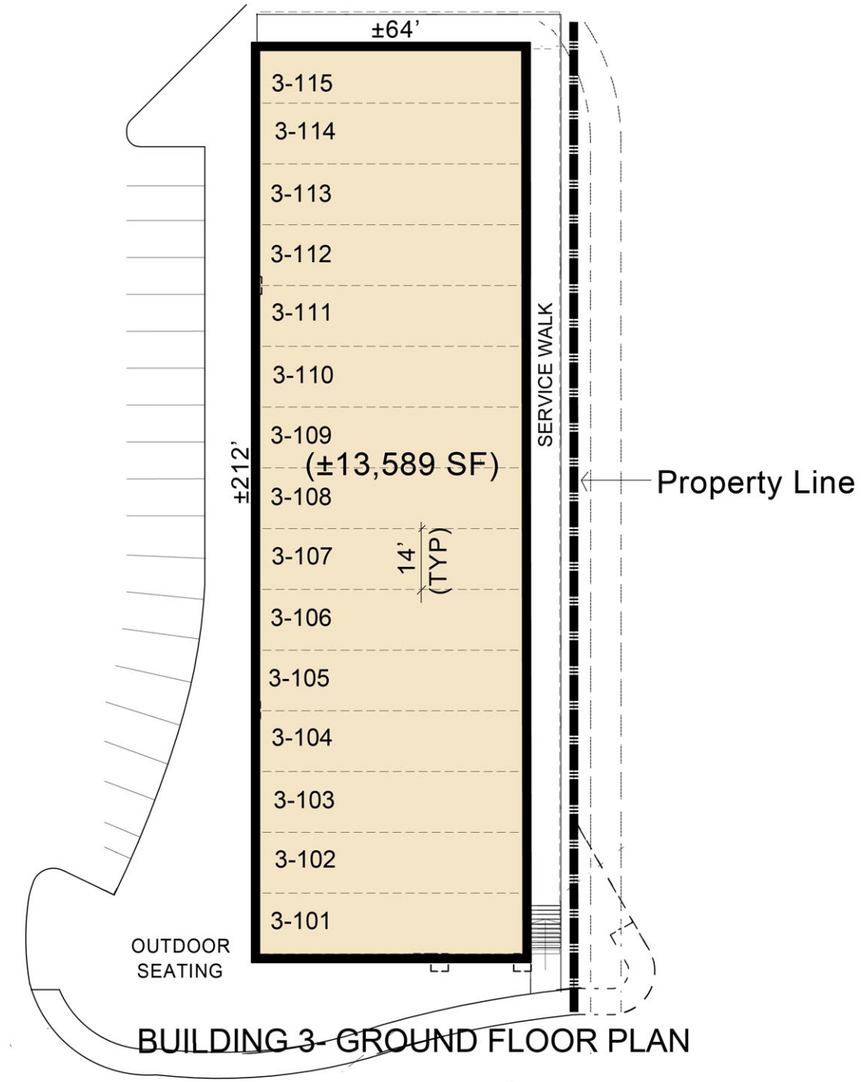


BUILDING 1- GROUND FLOOR PLAN

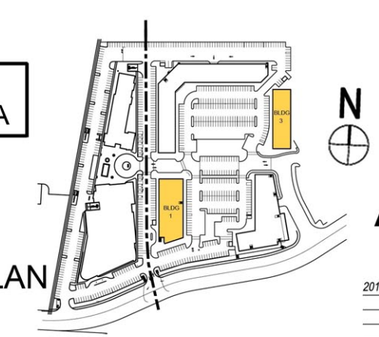


BUILDING 1- SECOND FLOOR PLAN



BUILDING 3- GROUND FLOOR PLAN

REFER TO SHEET- SP 1
FOR UNITS FLOOR AREA



KEY PLAN

AR 1.0

rev. 2015-01-21

2011-278 2014-07-25

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

0' 4' 8' 16' 32'
Scale: 1/16" = 1'-0"

PARCEL 1
FLOOR PLANS (BUILDING 1 & 3)

APPLICANT: PARALLAX INVESTMENT CORPORATION
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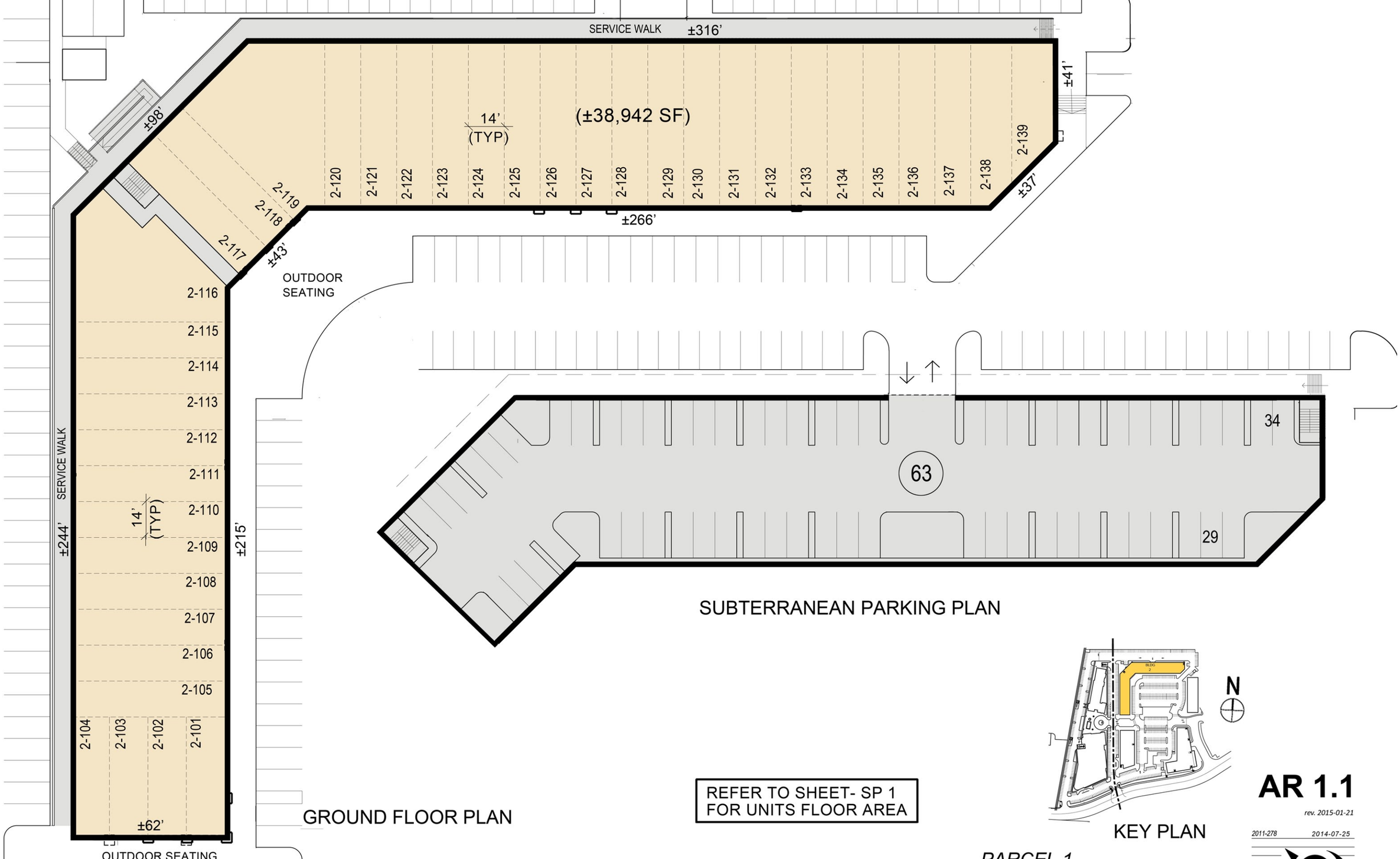

REFER TO SHEET- SP 1
FOR UNITS FLOOR AREA

AR 1.1

rev. 2015-01-21

2011-278 2014-07-25

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

0' 4' 8' 16' 32'
Scale: 1/16" = 1'-0"

PARCEL 1
FLOOR PLANS (BUILDING 2)

APPLICANT: PARALLAX INVESTMENT CORPORATION
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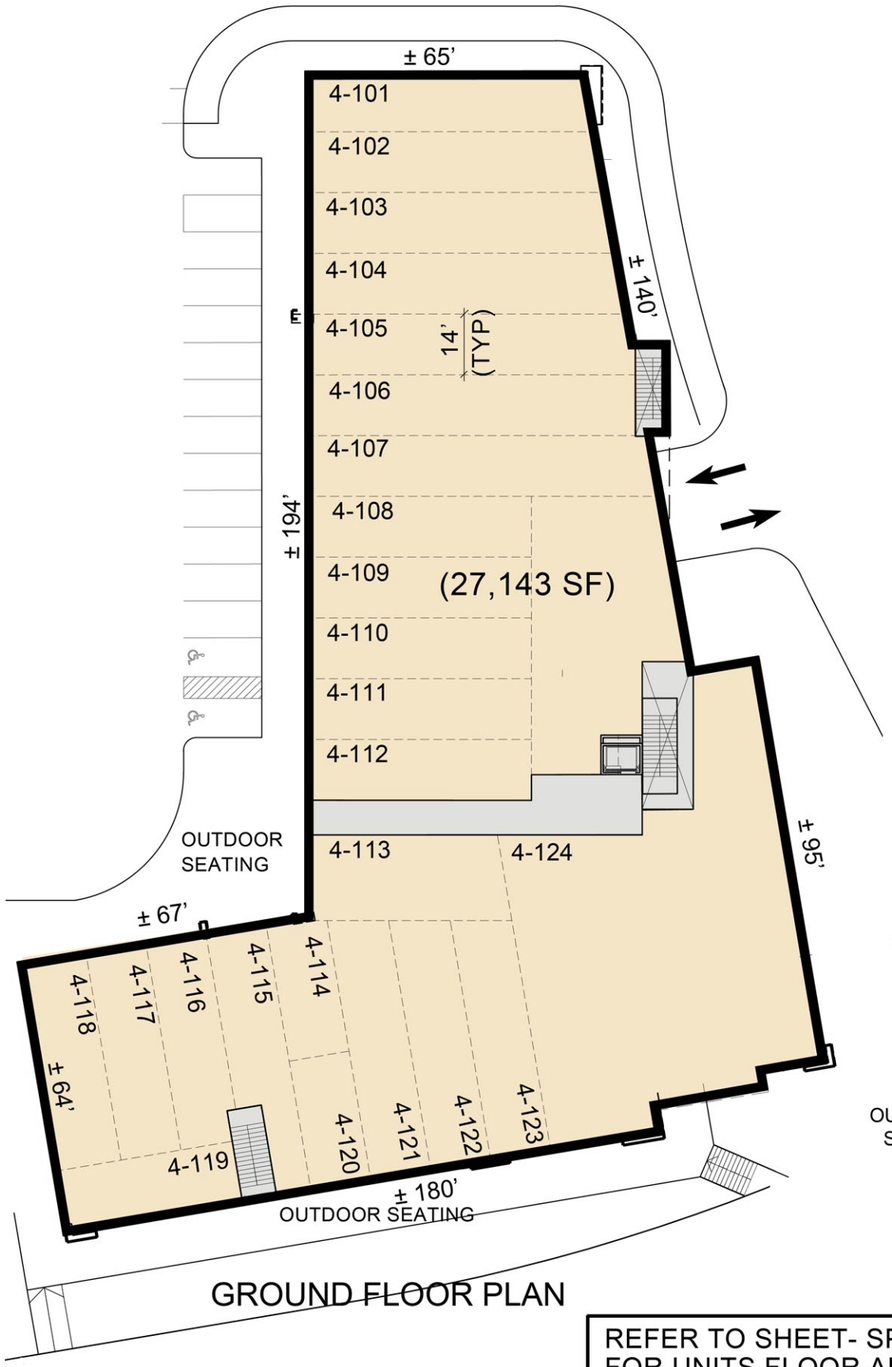
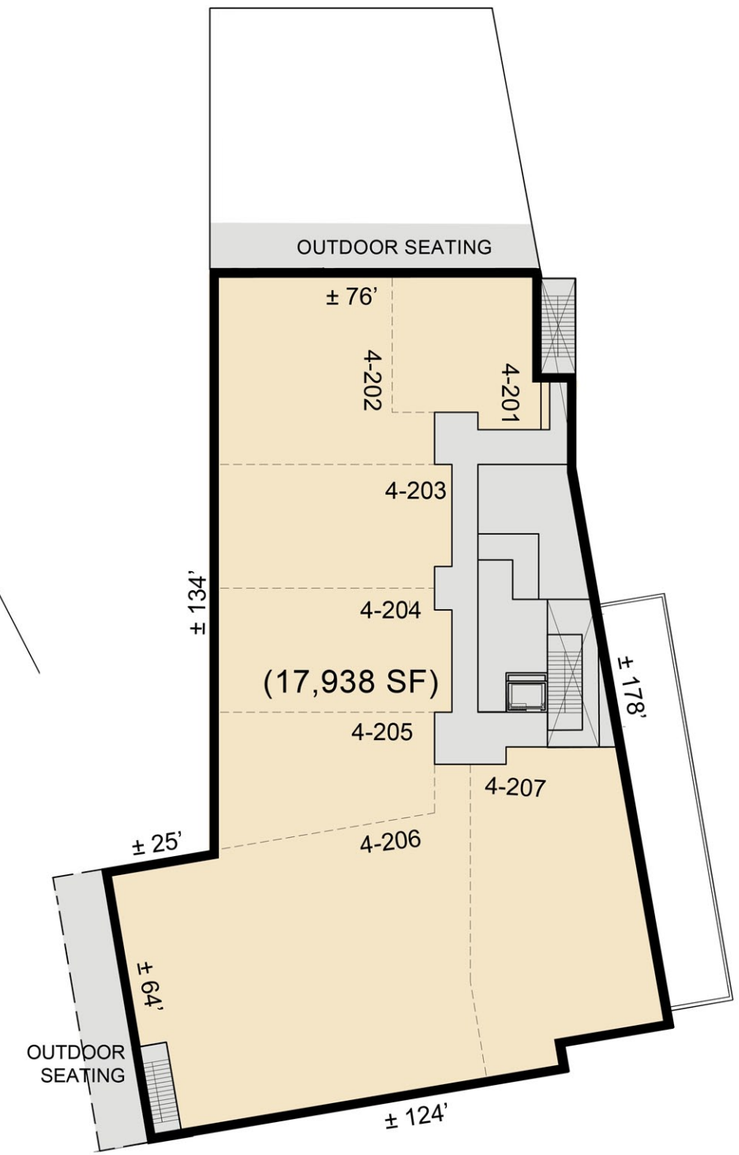
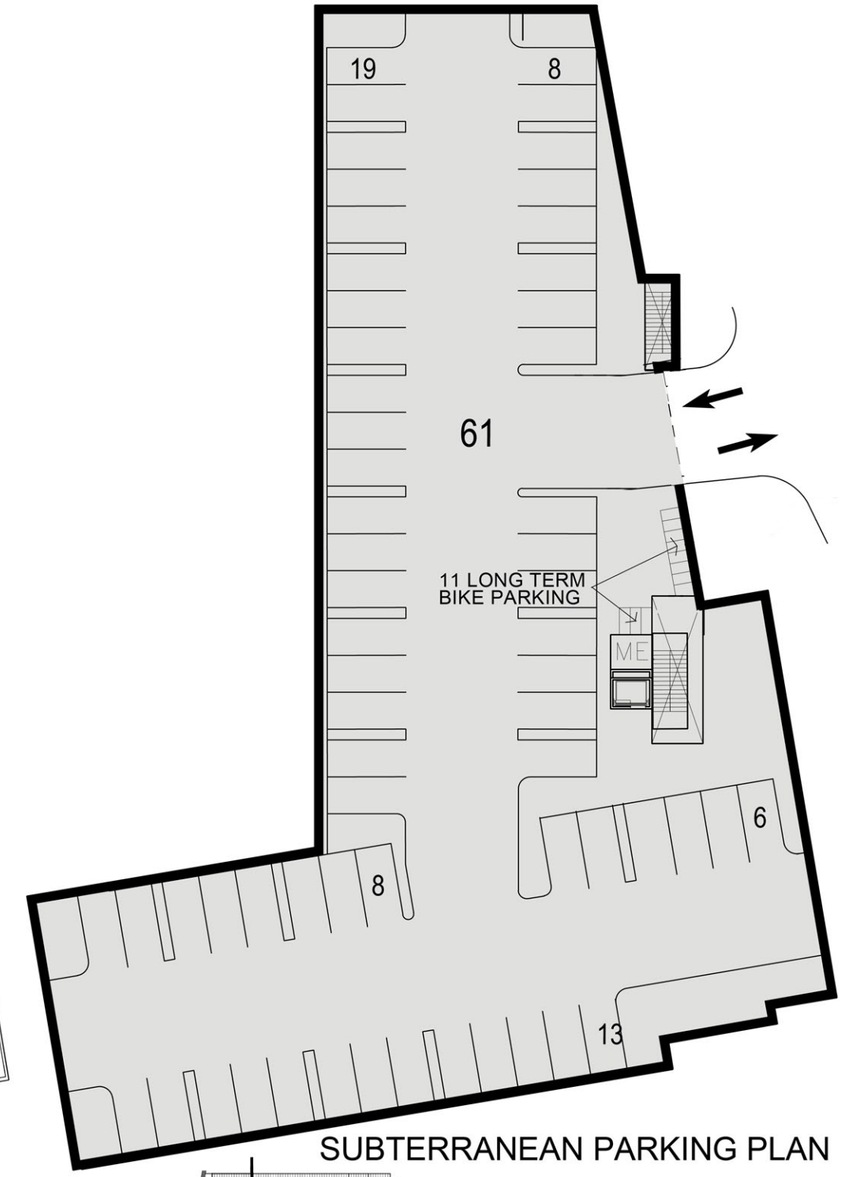


GROUND FLOOR PLAN

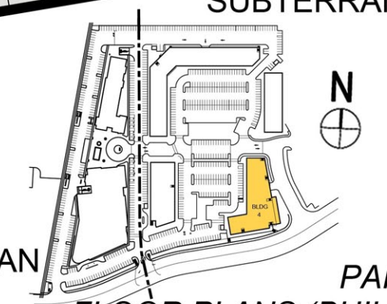


SECOND FLOOR PLAN



SUBTERRANEAN PARKING PLAN

REFER TO SHEET- SP 1
FOR UNITS FLOOR AREA



KEY PLAN

0' 4' 8' 16' 32'
Scale: 1/16" = 1'-0"

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

PARCEL 1
FLOOR PLANS (BUILDING 4)

AR 1.2

rev. 2015-01-21

2011-278 2014-07-25

APPLICANT: PARALLAX INVESTMENT CORPORATION
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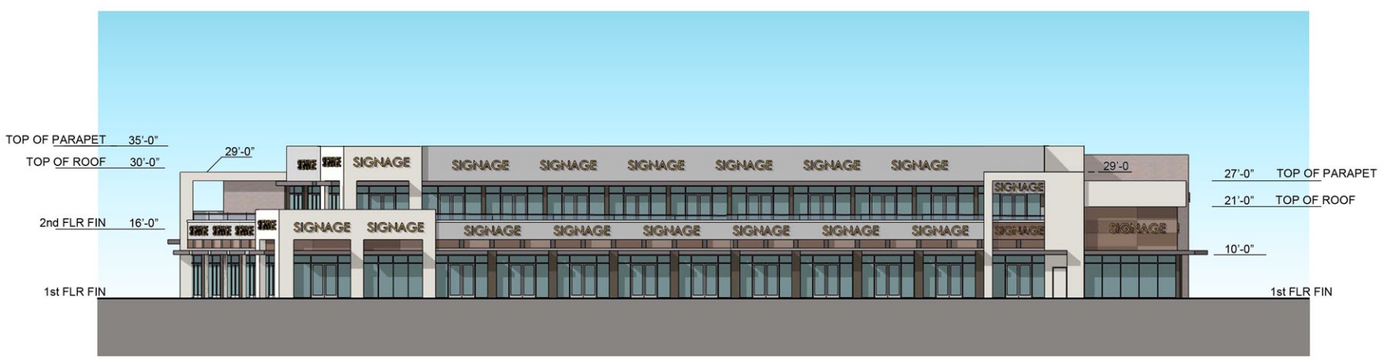
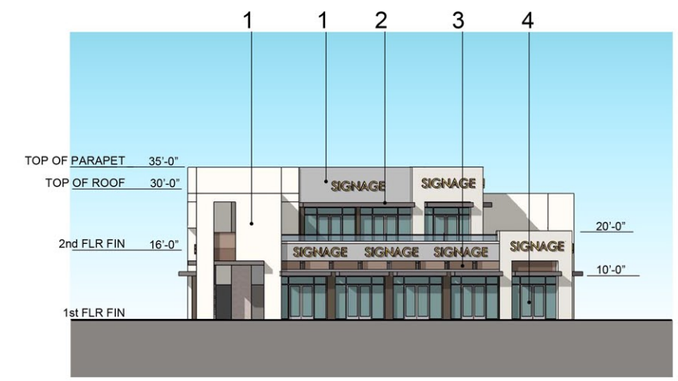
WEST ELEVATION

NORTH ELEVATION



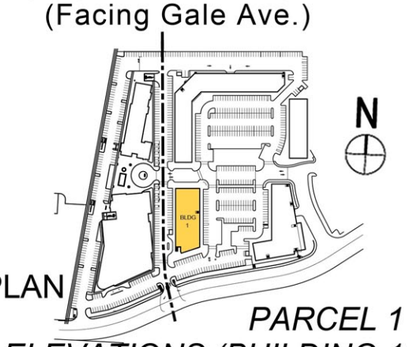
EAST ELEVATION



SOUTH ELEVATION
(Facing Gale Ave.)

KEY NOTES:

1 Painted Cement Plaster Finish w/ Reveal
2 Metal Canopy
3 Painted Cement Plaster Finish w/ Tile Accent
4 Alum. Storefront



KEY PLAN

AR 2.0

rev. 2015-01-21

2011-278 2014-07-25

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

0' 4' 8' 16' 32'
Scale: 1/16" = 1'-0"

PARCEL 1
EXTERIOR ELEVATIONS (BUILDING 1)

APPLICANT: PARALLAX INVESTMENT CORPORATION
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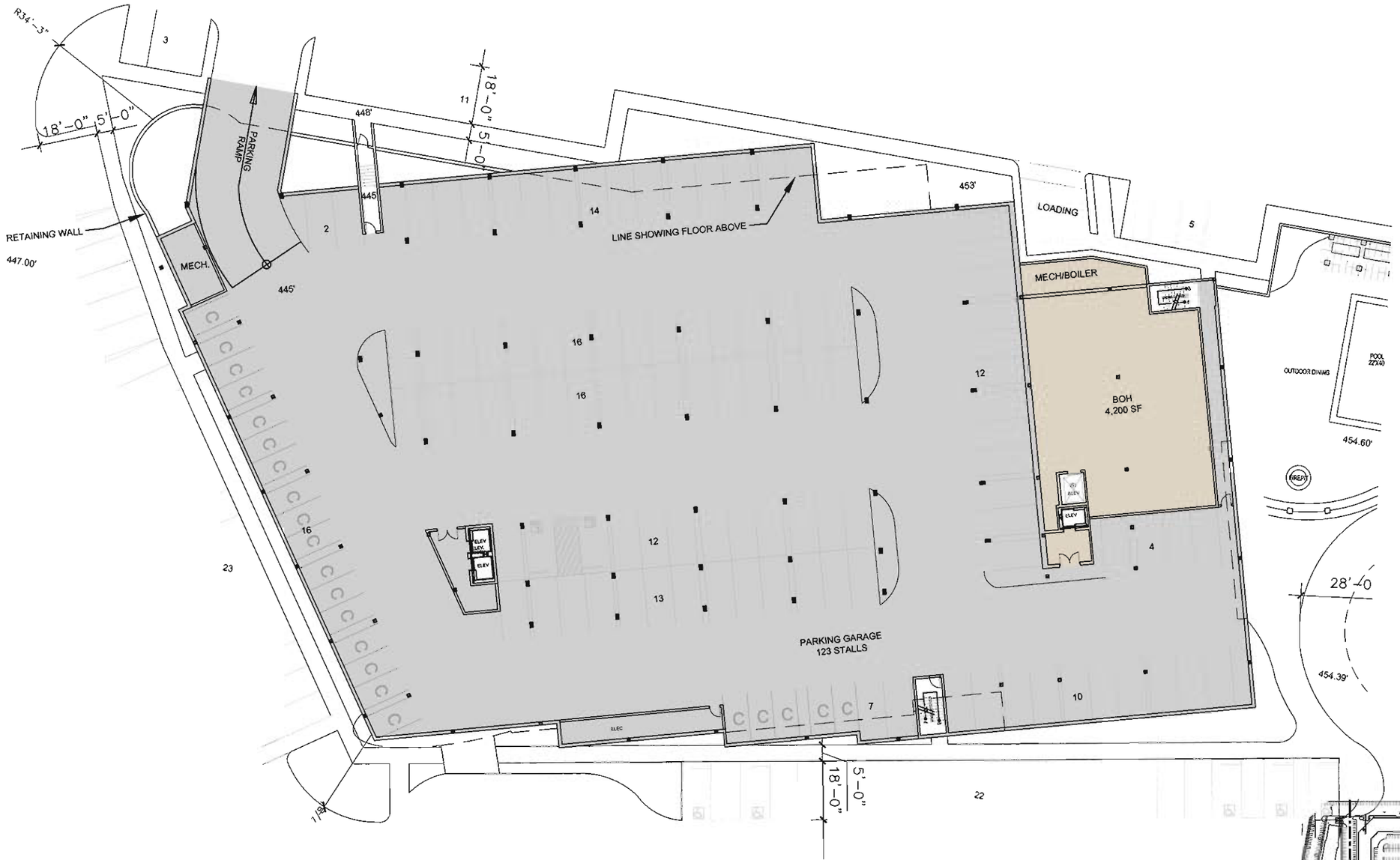
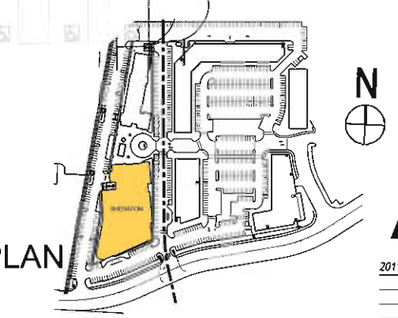


PARCEL 2
FULL SERVICE HOTEL A



KEY PLAN

Scale: 1/16" = 1'-0"

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

BASEMENT PLAN

AH 1.0
rev. 2014-10-30
2011-278 2014-07-25

APPLICANT: PARALLAX INVESTMENT CORPORATION
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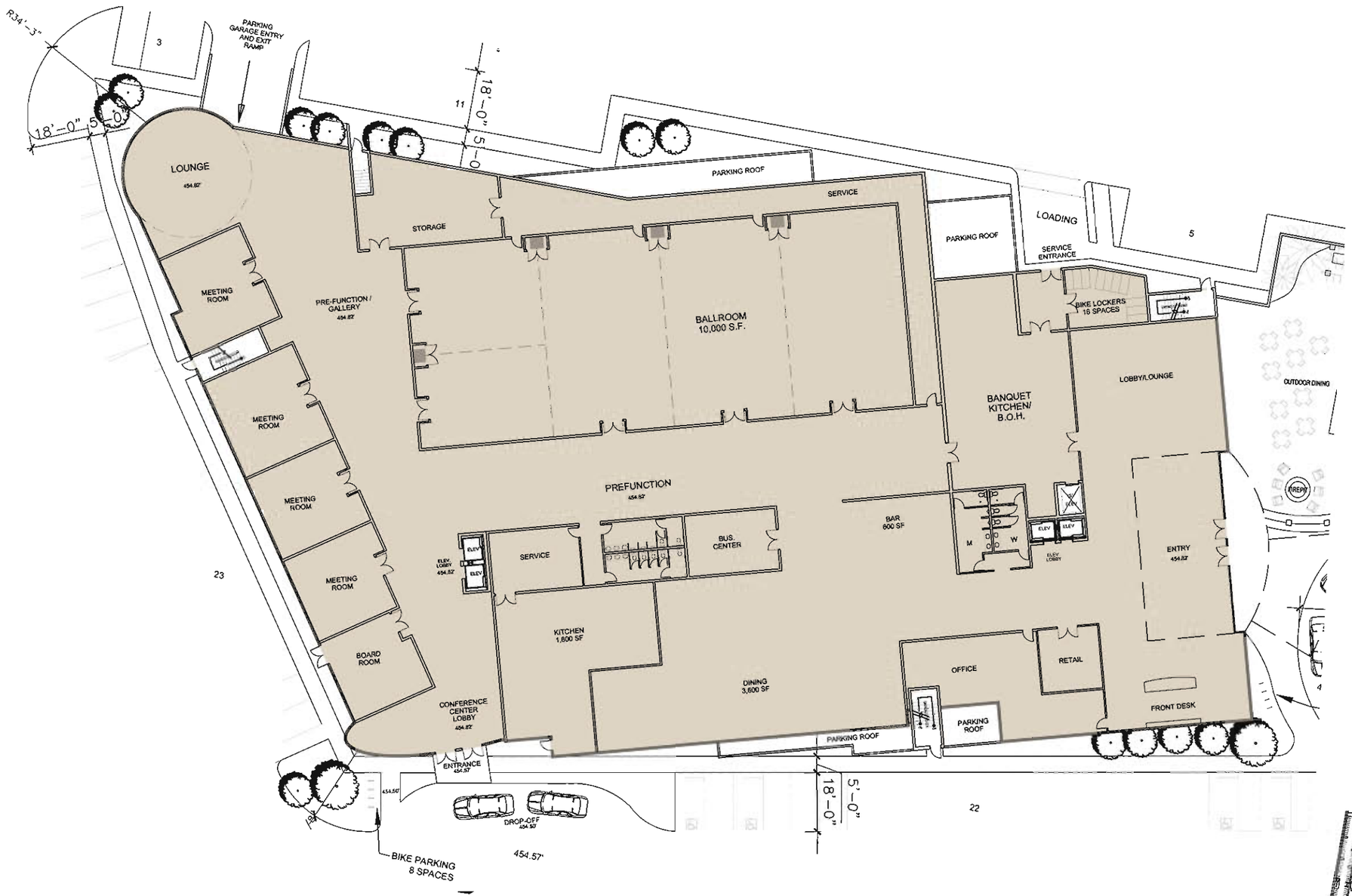
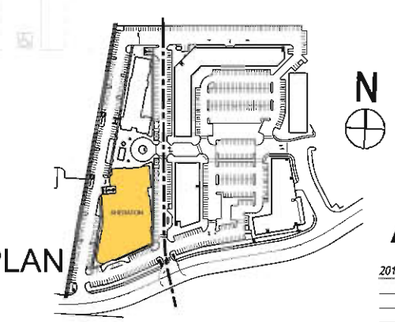


PARCEL 2
FULL SERVICE HOTEL A

N

0' 4' 8' 16' 32'
Scale: 1/16" = 1'-0"

KEY PLAN



AH 1.0
rev. 2014-10-30
2011-278 2014-07-25

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

GROUND FLOOR PLAN

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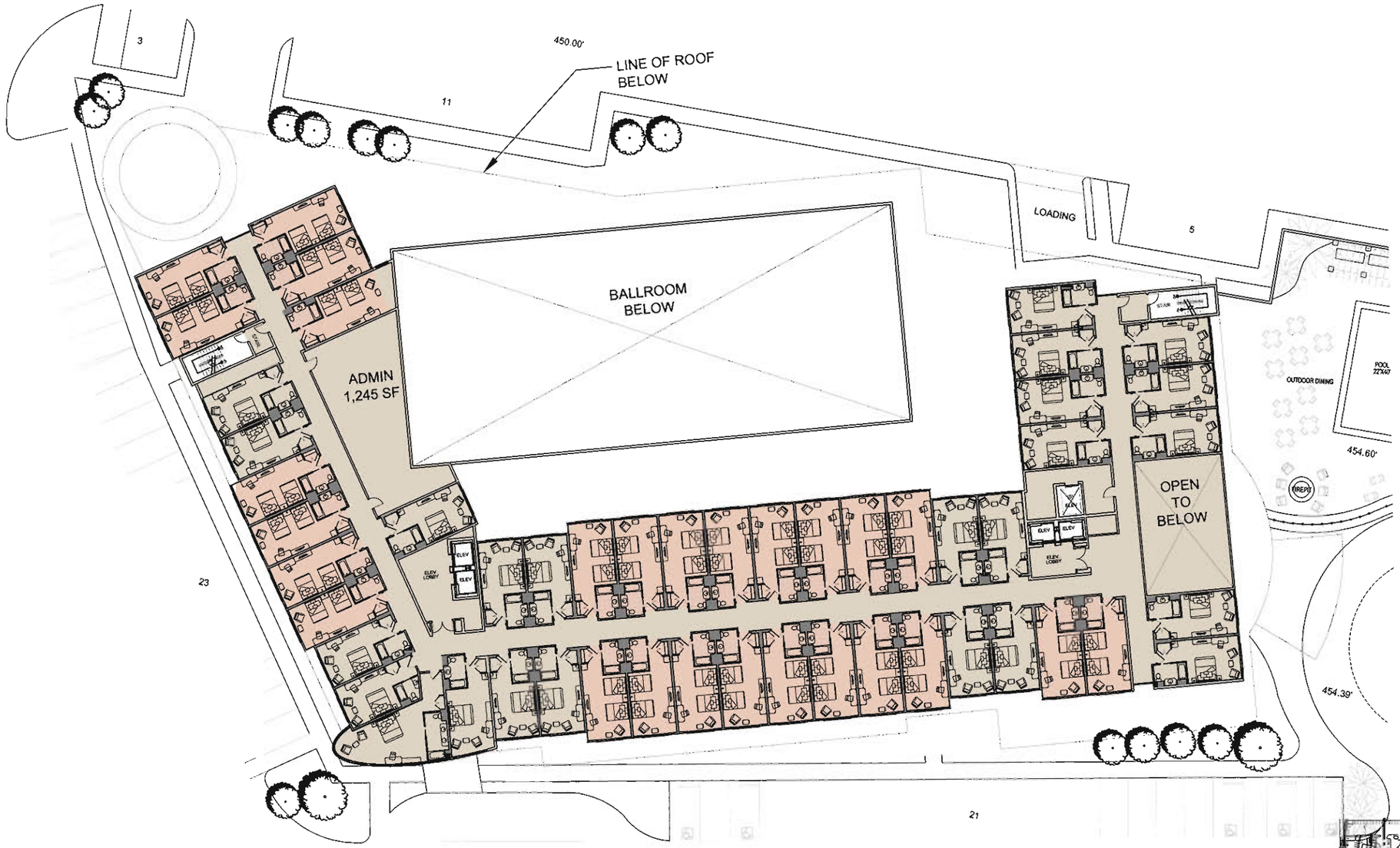
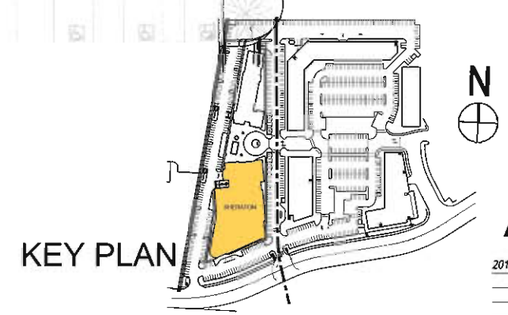


PARCEL 2
FULL SERVICE HOTEL A



KEY PLAN

0' 4' 8' 16' 32'
Scale: 1/16" = 1'-0"

AH 1.1
rev. 2014-10-30
2014-07-25
2011-278

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

SECOND FLOOR PLAN

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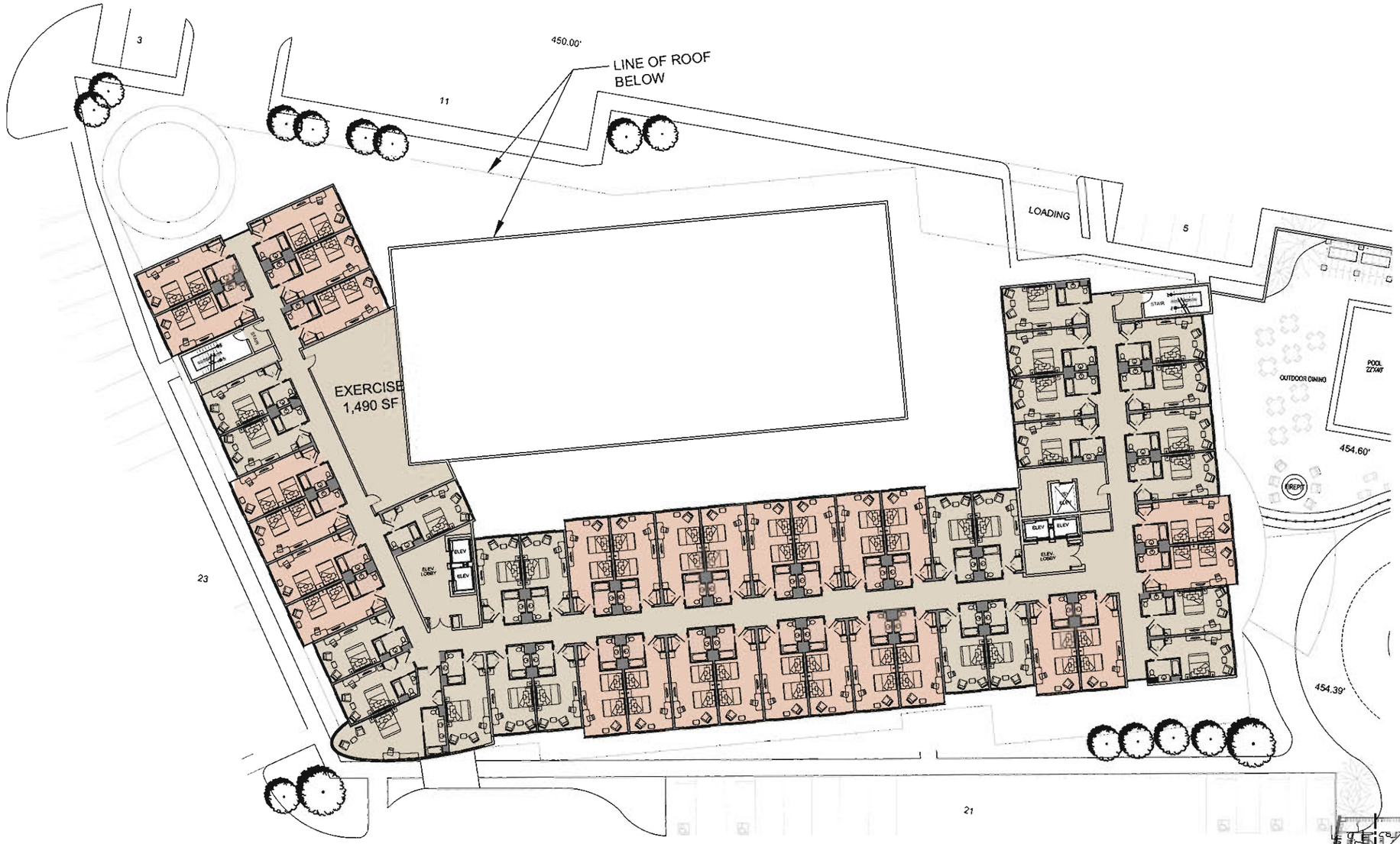
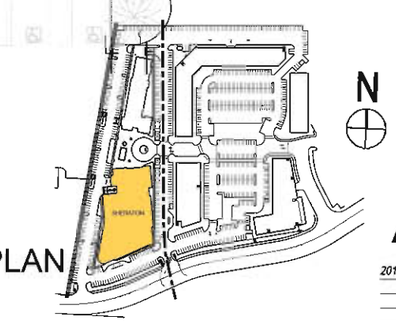


PARCEL 2
FULL SERVICE HOTEL A

Scale: 1/16" = 1'-0"

KEY PLAN



AH 1.2
rev. 2014-10-30
2011-278 2014-07-25

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

THIRD FLOOR PLAN

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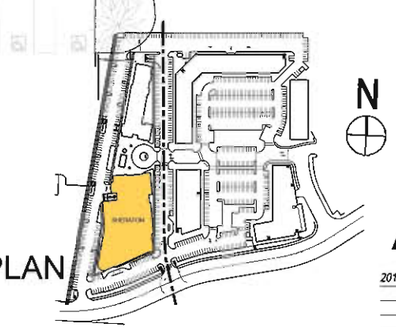
PARCEL 2
FULL SERVICE HOTEL A

N

0' 4' 8' 16' 32'
Scale: 1/16" = 1'-0"

KEY PLAN



AH 1.3
rev. 2014-10-30
2011-278 2014-07-25

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

TYPICAL FLOOR PLAN

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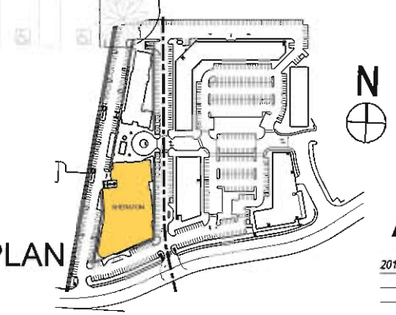
PARCEL 2
FULL SERVICE HOTEL A

Scale: 1/16" = 1'-0"

KEY PLAN



AH 1.4
rev. 2014-10-30
2011-278 2014-07-25

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

SIXTH FLOOR PLAN

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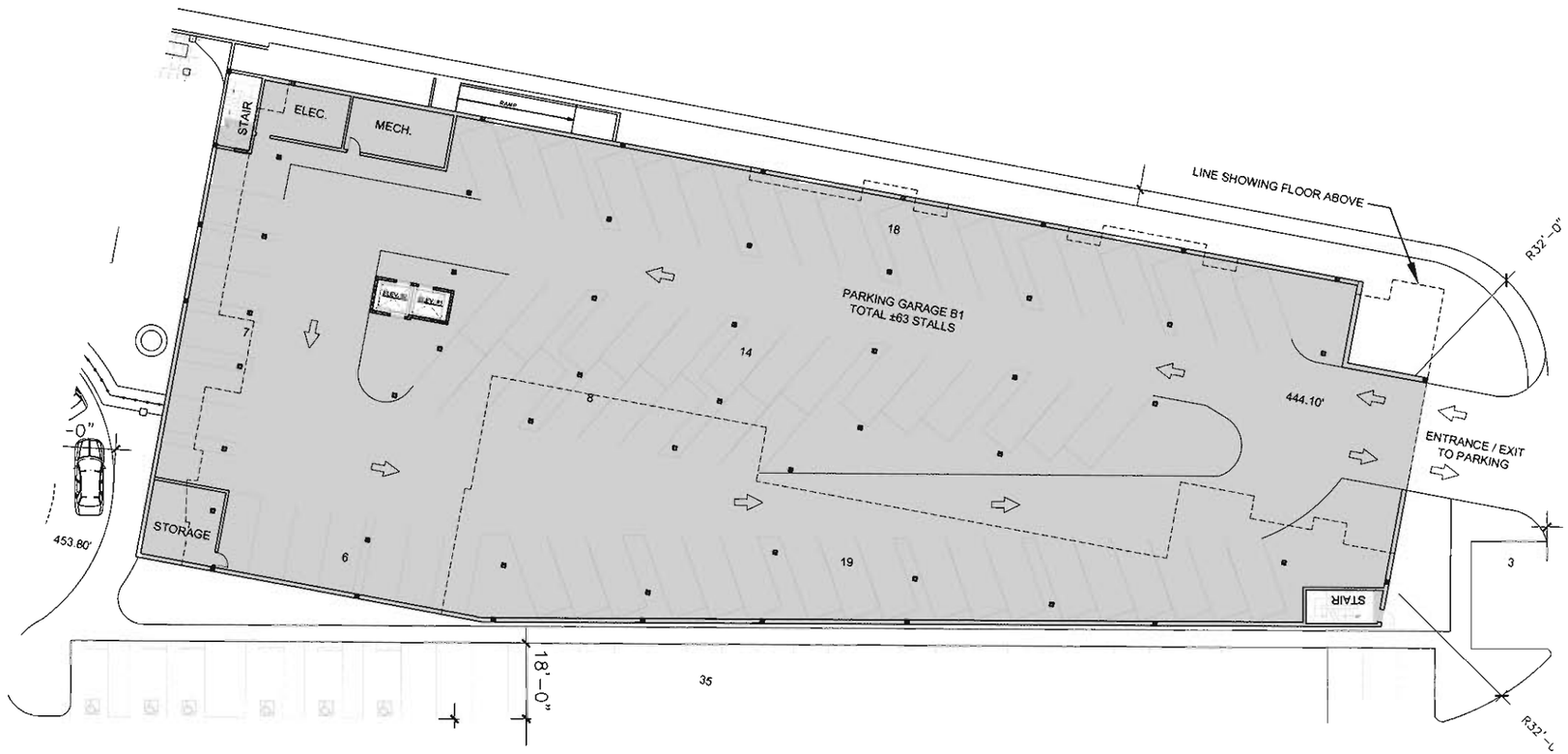
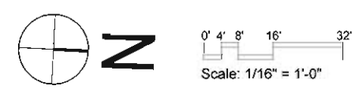
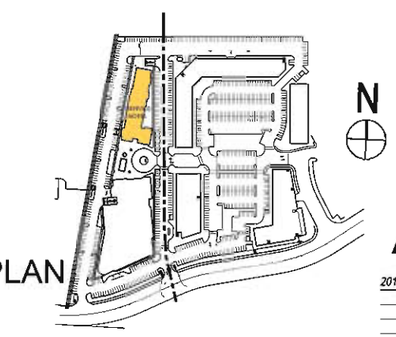


PARCEL 3
EXTENDED STAY HOTEL B





AH 1.5
rev. 2014-10-30
2011-278 2014-07-25

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

BASEMENT PARKING PLAN

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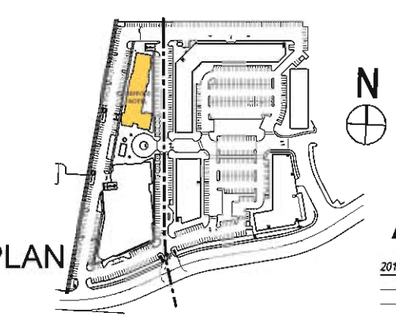
PARCEL 3
EXTENDED STAY HOTEL B

Scale: 1/16" = 1'-0"

KEY PLAN



AH 1.6
rev. 2014-10-30
2011-278 2014-07-25

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

GROUND FLOOR PLAN

APPLICANT: PARALLAX INVESTMENT CORPORATION
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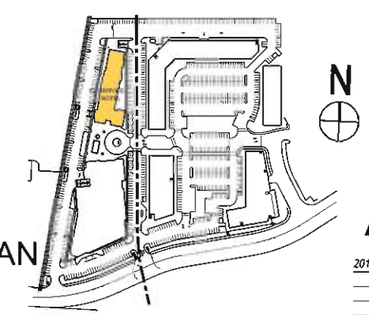
PARCEL 3
EXTENDED STAY HOTEL B



KEY PLAN

Scale: 1/16" = 1'-0"

AH 1.7
rev. 2014-10-30
2014-07-25
2011-278

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

TYPICAL FLOOR PLAN

APPLICANT: PARALLAX INVESTMENT CORPORATION
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PROJECT INFORMATION	
ADDRESS:	ROWLAND HEIGHTS
PROJECT DESCRIPTION:	
OCCUPANCY TYPES:	

HOTEL A - FULL SERVICE HOTEL, PARCEL 2

TYPES	KING	DBL QUEEN	SIGNATURE SUITE	ONE BED ROOM		TOTAL ROOMS	TOTAL GROSS SF
LEVELS							
BASEMENT							4,700
(1) GROUND	0	0	0	0		0	50,085
(2) SECOND	23	27	1	0		51	26,880
(3) THIRD	25	29	1	0		55	27,075
(4) FOURTH	30	29	1	0		60	27,070
(5) FIFTH	30	29	1	0		60	27,070
(6) SIXTH	14	25	1	9		49	27,070
TOTAL	**122**	**139**	**5**	**9**		**275**	**189,950**
	44%	**51%**	**2%**	**3%**			

HOTEL B - EXTENDED STAY HOTEL, PARCEL 3

TYPES	KING	DBL QUEEN	KING	KING		TOTAL ROOMS	TOTAL GROSS SF
LEVELS	STUDIO SUITE	SUITE	SHOTGUN				
BASEMENT B1 &B2							200
(1) GROUND	0	5	7	5		17	21,530
(2) SECOND	9	13	7	8		37	21,840
(3) THIRD	9	13	7	8		37	21,840
(4) FOURTH	9	13	7	8		37	21,840
(5) FIFTH	9	13	7	8		37	21,840
(6) SIXTH	9	13	7	8		37	21,840
TOTAL	**4S**	**70**	**42**	**4S**		**202**	**130,930**
	22%	**35%**	**21%**	**22%**			

TOTAL KEYS	477

PROJECT DATA		
SITE AREA FOR HOTEL A, PARCEL 2	146,603 SF	(3.36 ACREA)
SITE AREA FOR HOTEL B, PARCEL 3	84,003 SF	(1.9 ACREA)
SITE AREA FOR CITY OF INDUSTRY	8,973 SF	(0.2 ACREA)
TOTAL GROSS SITE AREA:	239,579 SF	(5.499 ACRES)
TOTAL NET SITE AREA:	232,976 SF	(5.348 ACRES)
% OF BUILDING COVERAGE FOR HOTEL A		36.62%
% OF BUILDING COVERAGE FOR HOTEL B		37.19%
LANDSCAPING AREA (INCLUDING CITY OF INDUSTRY)		34900 SF
% OF LANDSCAPING FOR TOTAL SITE AREA		15%

PARKING PROVIDED

		CAR	BIKE RACKS	BIKE LOCKERS
SURFACE PARKING HOTEL A		142	16	16
GARAGE PARKING HOTEL A	LEVEL 1 (49,100 SF)	123		
	SUB-TOTAL	**265**		
SURFACE PARKING HOTEL B		69	6	12
GARAGE PARKING HOTEL B	LEVEL1 (37,400 SF)	63		
	SUB-TOTAL	**132**		
TOTAL PARKING PROVIDED		**397**	**22**	**28**

20 SURFACE SPACES LOCATED ALONG NORTH PERIPHERY ARE IN THE CITY OF INDU5TRY, EXCLUDED FROM TOTAL COUNT.

PARKING REQUIRED

HOTEL A		CAR
KING + DBL QUEEN ROOMS (122 + 139)	0.5 X 261 ROOMS	131
SIGNATURE SUITE + 1 BED ROOMS (5 + 9)	1.0 X 14 ROOMS	14
MEETING (12,000 SF)	12000/ 15 SF / 3	266
KITCHEN (1,800 SF)	1/ 200 SF / 3	3
RESTAURANT (3,600 SF)	1/ 1S SF/ 3	80
BAR (600 SF)	1/ 15 SF / 3	13
HOTEL B	1.0 X 202 ROOM5	202
TOTAL PARKING REQUIRED		**709**

PARCEL 2 & 3
FULL SERVICE HOTEL A
EXTENDED STAY HOTEL B

AH 1.8
rev. 2014-10-30
2011-278 2014-07-25

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

PROJECT SUMMARY

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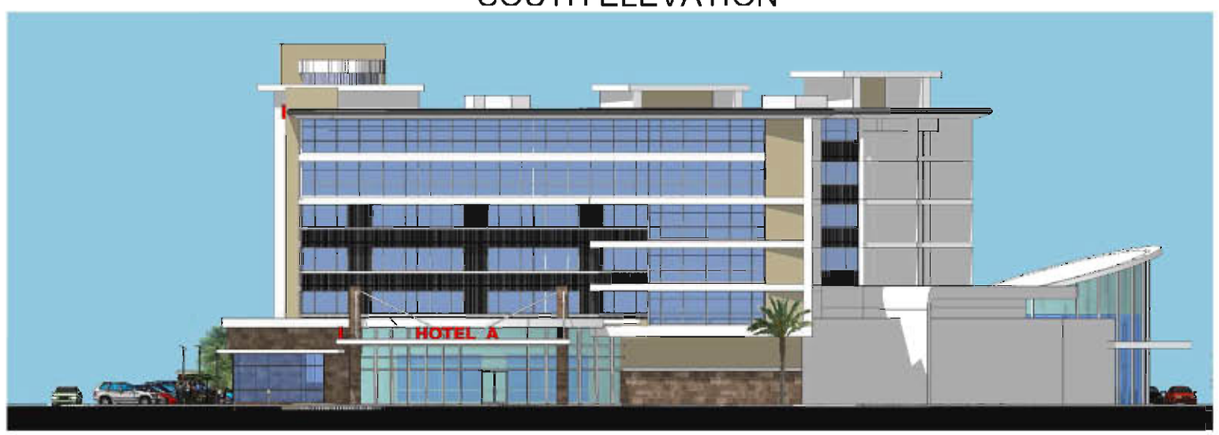
EAST ELEVATION

SOUTH ELEVATION

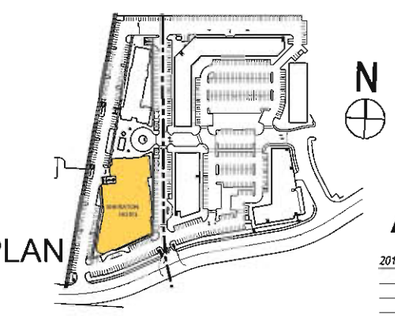


NORTH ELEVATION

PARCEL 2
FULL SERVICE HOTEL A

0' 4' 8' 16' 32'
Scale: 1/16" = 1'-0"

KEY PLAN



AH 2.1
rev. 2014-10-30
2011-278 2014-07-25

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

EXTERIOR ELEVATIONS

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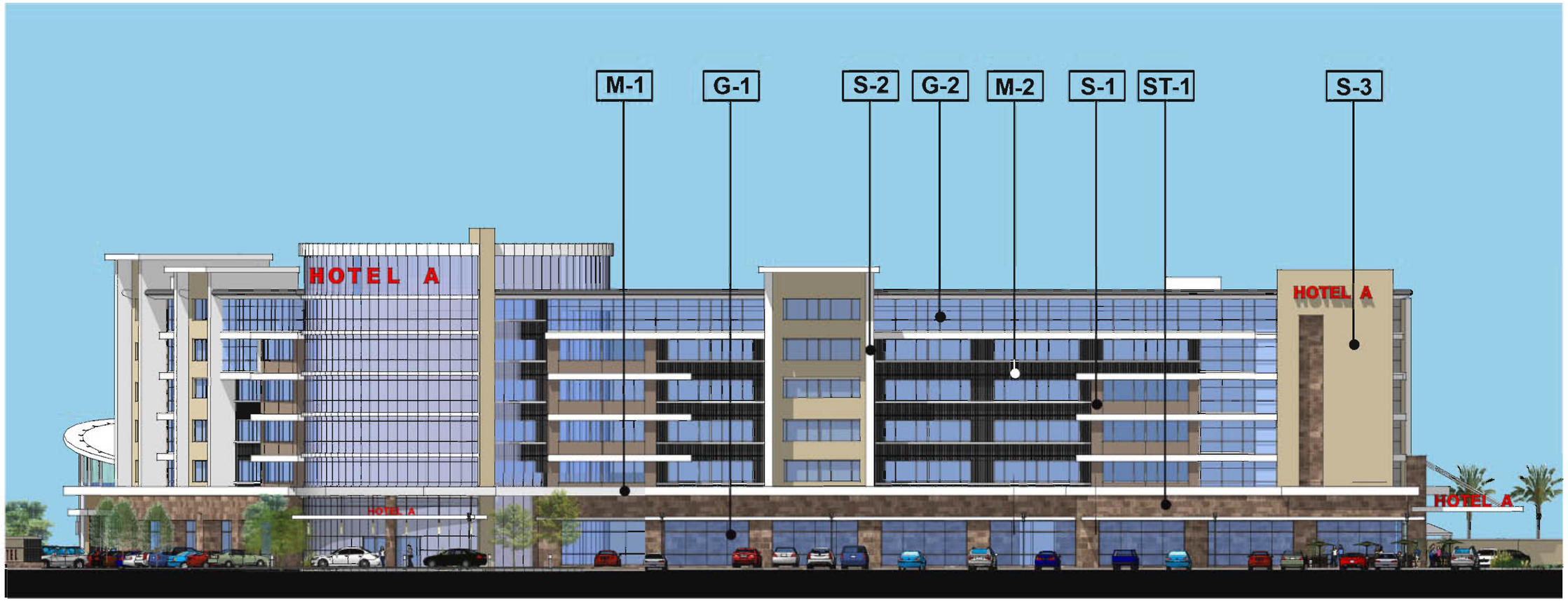
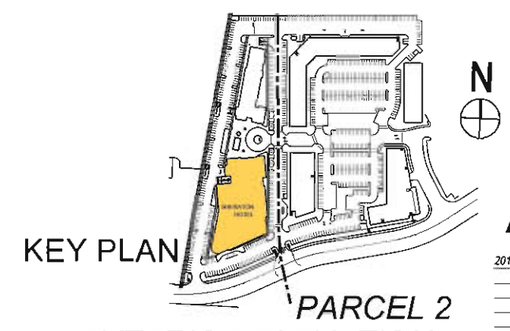


G-1 CLEAR GLAZING WITH ALUMINUM STOREFRONT SYSTEM FOR GROUND FLOOR
G-2 SOLAR-BLUE PACIFICA GLAZING WITH ALUMINUM STOREFRONT SYSTEM FOR GUEST ROOMS
M-1 METAL PANEL SYSTEM AND CANOPY, COLOR: BONE WHITE
M-2 LAMINATED METAL PANEL SYSTEM, COLOR: OLD TOWN GRAY
S-1 PAINT FINISH ON CEMENT PLASTER, SMOOTH INTEGRAL FINISH, COLOR: TRABUCO
S-2 PAINT FINISH ON CEMENT PLASTER, SMOOTH INTEGRAL FINISH, COLOR: DOVE GRAY
S-3 PAINT FINISH ON CEMENT PLASTER, SMOOTH INTEGRAL FINISH, COLOR: PURE IVORY
ST-1 STONE CLADDING SYSTEM, LIMESTONE BRICK VENEER, COLOR: ASHLAR COURSE



PARCEL 2
FULL SERVICE HOTEL A

EXTERIOR ELEVATION

AH 2.2
rev. 2014-10-30
2011-278 2014-07-25

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

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WEST ELEVATION

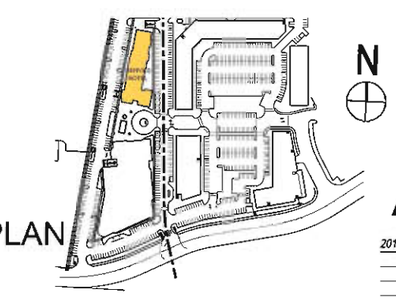
NORTH ELEVATION

EAST ELEVATION

PARCEL 3
EXTENDED STAY HOTEL B

0' 4' 8' 16' 32'
Scale: 1/16" = 1'-0"

KEY PLAN



AH 2.3
rev. 2014-10-30
2011-278 2014-07-25

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

EXTERIOR ELEVATIONS

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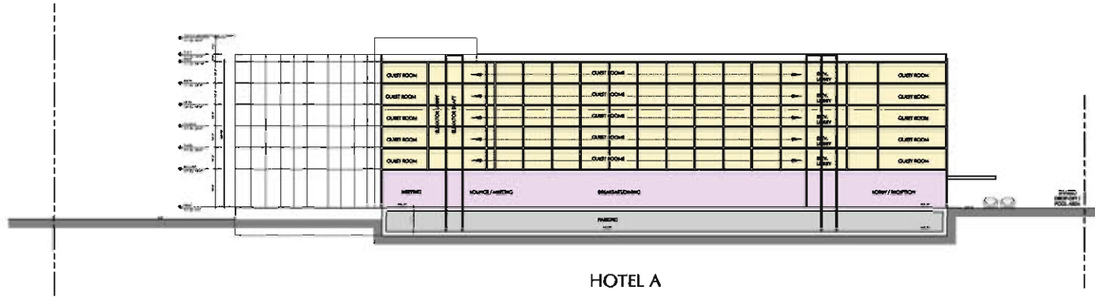
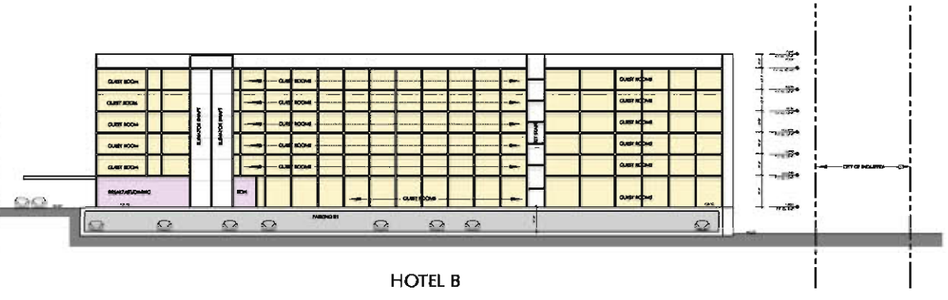
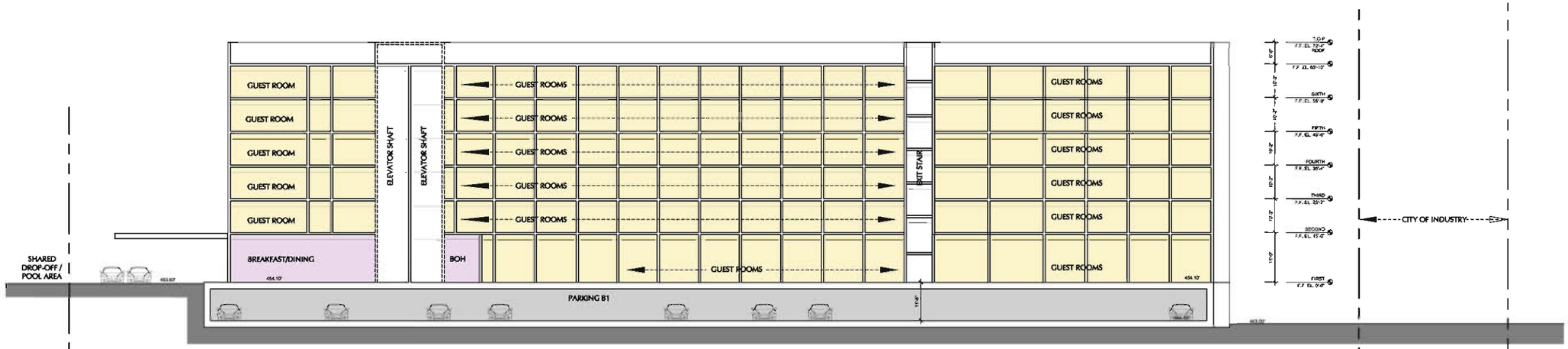


HOTEL A

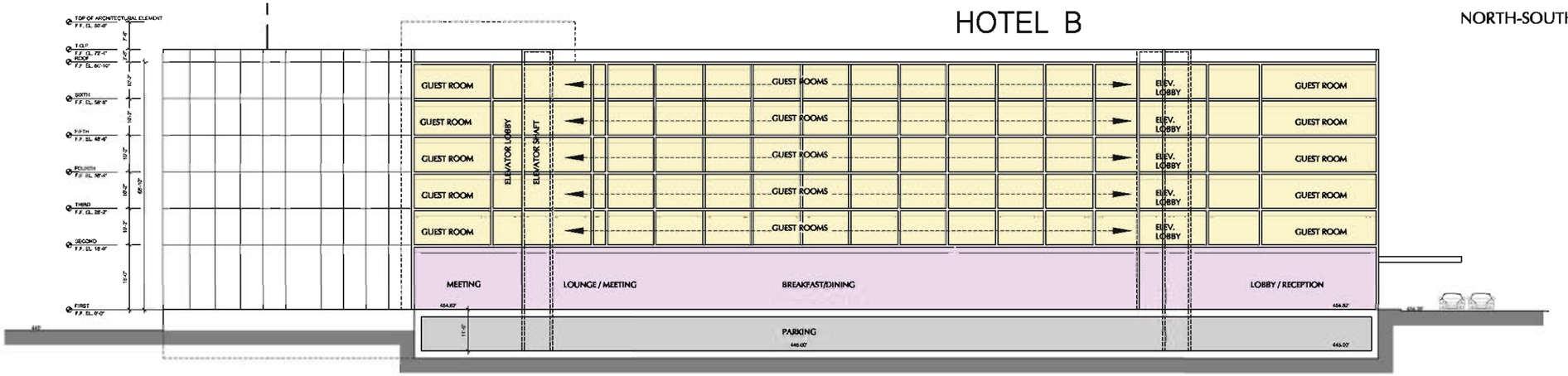


HOTEL B



HOTEL B

NORTH-SOUTH SECTION

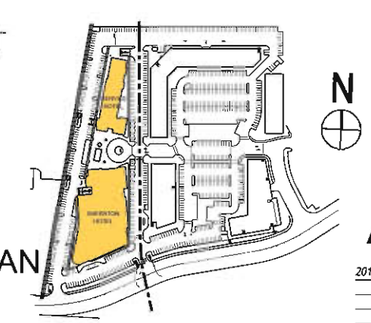


HOTEL A

NORTH-SOUTH SECTION

PARCEL 2 & 3
FULL SERVICE HOTEL A
EXTENDED STAY HOTEL B

0' 4' 8' 16' 32'
Scale: 1/16" = 1'-0"



KEY PLAN

AH 2.4
rev. 2014-10-30
2014-07-25
2011-278

SECTIONS

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VIEW AT HOTEL A ENTRY

HPR 1.0

rev. 2014-10-28

2014-07-25

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

FULL SERVICE HOTEL A

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VIEW OF HOTEL A POOL AND TERRACE

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2014-07-25

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

FULL SERVICE HOTEL A

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VIEW OF HOTEL A POOL AND TERRACE

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2014-07-25

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

FULL SERVICE HOTEL A

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VIEW AT EXTENDED STAY HOTEL ENTRY

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2014-07-25

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EXTENDED STAY HOTEL B

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VIEW AT EXTENDED STAY HOTEL POOL AND TERRACE

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rev. 2014-10-28

2014-07-25

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

EXTENDED STAY HOTEL B

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