

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 255 UNIT MIXED-USE DEVELOPMENT AT 8825 WASHINGTON BOULEVARD DESIGNATED AS CONDITIONAL USE PERMIT NO. 746 AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, the applicant desires to develop a 255-unit mixed use, three (3) to six (6) story apartment development at densities, height and parking ratios specified in the Mercury Specific Plan; and

WHEREAS, the applicant submitted applications including General Plan Amendment No. 57, Zone Reclassification No. 325, Zone Code Amendment No. 187 which must be concurrently approved for the subject project to be entitled; and

WHEREAS, a Phase I Environmental Site Assessment Report was completed for the site which determined that there is no evidence of Recognized Environmental Concerns (RECs); and

WHEREAS, on June 3, 2021, a virtual community meeting was held, and notices were sent to properties within 1,000 feet of the subject site and approximately 15-20 people participated mainly vocalizing support of the project and limited comments regarding parking, height, density, traffic concerns were expressed; and

WHEREAS, on November 18, 2021, a community meeting was held and notices were sent in both English and Spanish to properties within 1,000 feet of the subject site and 15-20 people attended and expressed their concerns regarding parking, height density, traffic; and

WHEREAS, on August 11, 2022 the City held a third community meeting and notices were sent in both English and Spanish to properties within 1,000 feet of the subject site and 15-20 people attended and expressed their concerns regarding parking, height, density, traffic; and

WHEREAS, an Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the project, which was available for public comment at the City of Pico Rivera Community and Economic Development Department and was posted at the State Office of Planning and Research (OPR) website and at the Los Angeles County Recorder's Office pursuant to CEQA Guidelines Section 15072(a); and

WHEREAS, on November 21, 2022 during a regularly scheduled and advertised Planning Commission public hearing, the Planning Commission voted 3-2 to recommend

to the City Council approval of Conditional Use Permit No. 746, General Plan No. 57, Zone Code Amendment No. 187, Zone Reclassification No. 325, and adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan; and

WHEREAS, on January 13, 2023, a legal notice was published in the Los Cerritos Newspaper, a local newspaper of general circulation; and

WHEREAS, a public hearing notice was mailed to property owners within a 1,000-foot radius from the subject site; and

WHEREAS, the City Council has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing held on January 24, 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pico Rivera as follows:

SECTION 1. The foregoing recitals are true and correct and are hereby incorporated as substantive findings of this Resolution.

SECTION 2. Pursuant to provisions of the California Environmental Quality Act (“CEQA”) and CEQA Guidelines, Section 15063, and following an Initial Study and environmental assessment of possible adverse impacts, the project will not have a significant effect on the environment because of the inclusion of certain mitigation measures which lessened potential adverse impacts to a level of less than significant. A Mitigated Negative Declaration was prepared as part of this Project’s application, which was circulated in accordance with CEQA. The City Council hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and find it adequate to assess the environmental impacts of the Project and there is no substantial evidence that the Project will have a significant effect on the environment. This approval of the Mitigated Negative Declaration reflects the independent judgment and analysis of the City Council of the City of Pico Rivera. The full record is available for review in the Community and Economic Development Department.

SECTION 3. Pursuant to Section 18.56.090, *Conditional Use Permits*, of the Pico Rivera Municipal Code the City Council **FINDS** that the application meets the requirements and findings and therefore shall approve the development of a 255-unit, mixed use development containing 464 parking spaces for the following reasons:

- a) The granting of this Conditional Use Permit will be in the interest of the public welfare as the construction of the multi-family residential development would redevelop a site that has been underutilized and is consistent with the City’s General Plan Policy 3.8-2 which promotes the reuse of vacant, underutilized and inefficient commercial uses for more economically productive purposes, including higher intensity businesses, housing and mixed-use development.

- b) The project has been reviewed by utility and municipal agencies for infrastructure impacts and was found not to be a burden and will be adequately served. The mixed-use project will be consistent with the Mercury Specific Plan which must also be approved as part of this entitlement approval.
- c) The subject property is suitable for development of this type as the project conforms to Mercury Specific Plan which encourages the development of apartment complexes and provides for the integration of developments and uses of land more closely related to multiple-family residential characteristics best suited to carry out the needs of the community. The project will observe required setbacks per the Mercury Specific Plan which are generally wider than those existing within the Pico Rivera Municipal Code.
- d) A Traffic Impact Analysis Report was completed which included a project trip generation, a VMT screening assessment, and an assessment of the potential effects associated with the project. The study concluded that no significant impacts are expected with the project. The City's traffic engineer reviewed the Traffic Impact Analysis and concluded that the traffic analysis is complete and accurate and is prepared based on the industry standard practice.
- e) Adequate consideration for the protection of the environment has been satisfactorily demonstrated pursuant to provisions of the California Environmental Quality Act and CEQA Guidelines, Section 15063, and following an Initial Study and environmental assessment of possible adverse impacts, the project will not have a significant effect on the environment because of the inclusion of certain mitigation measures which lessened potential adverse impacts to a level of less than significant. Therefore, a Mitigated Negative Declaration was prepared with mitigation measures and monitoring program in accordance with the provisions of CEQA.
- f) The proposed use is consistent with provisions and objectives of the City of Pico Rivera General Plan Policy 5.1-4 which encourages land use decisions to enhance opportunities for development that is compact, walkable and transit oriented. A multi-family residential use is compatible with the surrounding uses and provides a service that is currently underserved in the area. The project site is in close proximity to a mix of commercial uses, thus creating the demand for this project and is conveniently located for residents in the area.
- g) A General Plan amendment has been submitted to incorporate the Mercury Specific Plan which meets the minimum criteria of Government Code Section 65450 that entails the inclusion of area span, circulation, standards for development and financing pertaining to the adoption of Specific Plans.
- h) Adequate consideration has been given to assure the conservation and stabilization of property values, the direction of development and land use planning of the area in which the use is proposed to be located and the peculiar

suitability of such zone as the proposed development is maintained and consistent with the community's overall planning goals and programs through the conditions of approval. General Plan Policy 4.1 supports the development of higher density housing along selected arterial corridors as a means to accommodate the City's projected housing need. The site is zoned Mixed-Use and will accommodate 255 units that will be reserved for Above Moderate housing. The development of the units will help the City meet the Housing Element Regional Housing Needs Assessment as required by the State.

SECTION 4. Accordingly, the City Council **APPROVES** the site legally described on **Attachment "A"** attached herewith, Conditional Use Permit No. 746 to develop a 255-unit, three (3) to six (6) story mixed-use development containing 255 units and 464 parking spaces subject to the following conditions:

1. The applicant shall comply with the **development plans including all architectural detail, colors and specifications** dated March 24, 2022 unless otherwise modified herein identified as **Attachment "A"**.
2. The applicant shall comply with the City of Pico Rivera **Building Division** requirements identified as **Attachment "B"**, dated January 25, 2022.
3. The applicant shall comply with the City of Pico Rivera **Public Works Department** requirements identified as **Attachment "C"**, dated January 27, 2022.
4. The applicant shall comply with the **County of Los Angeles Fire Department** requirements identified as **Attachment "D"**, dated September 14, 2022.
5. The applicant shall comply with the **Pico Water District** requirements identified as **Attachment "E"**, dated November 12, 2021.
6. The applicant shall comply with the Master Sign Program identified as **Attachment "F"**, dated May 3, 2021.
7. The applicant shall comply with the mitigation measures as stipulated in the California Environmental Quality Act Mitigated Negative Declaration Mitigation Monitoring Program identified as **Attachment "G"**, dated December 6, 2021.
8. The applicant shall comply with the requirements from **Southern California Edison**.
9. The applicant shall comply with the requirements from the **Los Angeles County Sanitation District**.

OPERATIONAL

10. The applicant shall submit a shared driveway access easement per the Fire Department requirements as described in the Traffic Impact Analysis Report.
11. The apartment manager shall ensure that a Community Liaison/Parking Ombudsman is on staff to manage and enforce public complaints regarding parking.
12. The apartment manager shall provide a mailer within 300 feet of the project site advising the public of the Community Liaison/Parking Ombudsman including a direct phone number. Complaints shall be returned within a 24-hour period.
13. The apartment manager shall provide records to the City at the City's request of any violations or lease terminations that have occurred upon the City's request.
14. The apartment manager shall ensure that occupancies per unit are not exceeded per the Strategic Market Analysis provided to the City. The lease agreement shall include language limiting occupancy to two people per bedroom plus one additional person. The apartment manager shall ensure this condition is being enforced.
15. The applicant shall install cameras throughout the facility and within the exterior parking and all common areas. All surveillance and security equipment shall be continuously maintained and in operation during business hours. The recordings shall be made available to the City/and or Sheriff's Department upon request.

CONSTRUCTION-LANDSCAPING

16. A complete landscaped and irrigation plan for the project site shall be submitted to the Planning Division for review and approval in conjunction with submittal of first working drawings for plan check.
 - a) The final landscape plan will adhere to the State Model Efficient Landscape Ordinance (Title 24, Part 11, Chapters 4 & 5 of the CalGreen Building Code) in terms of water and irrigation efficiency.
 - b) All landscaping areas shall be provided with automatic sprinkler system which shall guarantee an adequate supply of water to fulfill the intent of continual plant maintenance.
 - c) Landscape backflow devices are to be screened from view subject to planning approval.
 - d) Mature landscaping shall be planted adjacent to the single-family homes to provide immediate screening as determined and approved by the Planning Division.

CONSTRUCTION - UTILITIES

17. All on-site and overhead utility services shall be placed underground to the satisfaction of the City.
18. All utilities such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surfaces mounted electrical transformer, fire hydrants and double-checked valves, or any other potential obstructions, shall not be located within the approved landscaped setbacks. Utilities shall be installed underground in a vault having an approved traffic lid.
19. Any mechanical equipment such as air conditioning compressors shall be completely screened as approved by the Planning Division.

CONSTRUCTION – LIGHTING

20. The applicant shall provide a lighting/photometric plan as part of the working/construction drawings.
 - a. The light fixtures shall be angled away from adjoining properties to prevent any glare off-site.
 - b. Lighting along walkways and open space areas shall be included to provide safe conditions.
 - c. Plans shall be approved by the Planning Division.

CONSTRUCTION – DUST CONTROL/EMISSIONS

21. Dust control operations shall be performed by the developer at the time, location and in the amount required and as often as necessary to prevent the excavation or fill work, demolition operation, or other activities from producing dust in amounts harmful to people or causing a nuisance to persons living nearby or occupying buildings in the vicinity of the work. The developer is responsible for compliance with Fugitive Dust Regulations issued by the Air Quality Management District (AQMD).
22. The applicant shall, at minimum, use equipment that meet the United States Environmental Protection Agency's (EPA) Tier 4 Interim emissions standards for off-road diesel-powered construction equipment of 50 horsepower or more in use a total of 20 hours or more, unless it can be demonstrated to the Community and Economic Development Department that such equipment is not commercially available. Where such equipment is not commercially available, as demonstrated by the construction contractor, Tier 3 equipment retrofitted with a California Air Resources Board's Level 3 Verified Diesel Emissions Control Strategy (VDECS) shall be used.
23. The applicant shall comply with permit requirements of the South Coast Air Quality Management District (SCAQMD's Rule 403, Table 1) including but not limited to

soil stabilization, proper equipment ventilation and filtering to minimize fugitive and control odors.

- a. The applicant shall maintain the public right-of-way and on-site property in a wet down condition to the degree necessary to prevent dust emission and remove any roadway dust spillage from the public right-of-way by sweeping or sprinkling.
 - b. All open storage piles above the height of three (3) feet and occupying an area of 150 or more square feet shall be covered.
 - c. All grading shall be suspended when wind speed (including instantaneous gusts) exceeds 25 miles per hour.
 - d. A wheel shaker/wheel spreading device consisting of raised dividers (rails, pipe, or grates) shall be utilized at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages before vehicles exit the site.
 - e. Install and utilize a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the site.
24. Prior to disruption of an on-site surface area, install a chain link fence with screen/wind preventive mesh along the perimeter construction limit line. The fence and screen shall be continuously maintained.
25. All trucks and construction equipment shall be kept in proper operating condition and trucks and construction equipment shall be stored overnight on-site in a secured area in order to minimize truck trips.
26. The applicant shall place all stationary construction equipment so that noise is directed away from sensitive receptors.
27. All construction equipment shall utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
28. Under state law, trucks are prohibited from idling for longer than five minutes, unless they have an Air Quality Management District "Clean-Idle" sticker indicating the engine has very low emissions under idle conditions.
29. All haul truck deliveries shall be subject to the same hours specified for construction. A haul truck route plan shall be provided to the Public Works Department for review and approval, prior to the commencement of any construction activities.

CONSTRUCTION – NOISE/VIBRATION

30. The applicant shall post temporary signs on-site to advise construction workers of quiet zones near the single-family homes. Within the quiet zones, there shall

be no loud music or excessive noise.

31. The applicant shall post three large laminated or vinyl signs with lettering two (2) inches high providing a complaint phone number where residents can call for noise, vibration or other complaints. The applicant shall ensure that the calls are answered within one (1) hour of receiving the call. The location of the sign shall be approved by the Planning Division.
32. A Noise Study shall be provided and certified by a licensed engineer to the City describing and quantifying the noise sources impacting the building and measures required to meet the 45 db CNEL interior noise level. Detailed calculations will be required to demonstrate a building achieves the interior noise standard of 45 db CNEL. The study shall be submitted and approved by the City prior to building permit issuance.
33. Prior to issuance of building permits, a certified vibration study shall be prepared by a qualified licensed vibration engineer and submitted to the City. The report shall describe and quantify the vibration sources impacting the surrounding uses and shall include the soil content, foundation, framing and the measures required to reduce the vibration transmitting into the structure and ensure vibration levels are consistent with the Pico Rivera General Plan.

CONSTRUCTION- STORM WATER

34. Prior to issuance of a grading permit, the applicant shall submit as part of the final grading plan, a comprehensive water runoff and sedimentation control plan. The Plan shall detail the measures to be implemented to control runoff from the construction sites and preventative measures from water sheet flowing across property lines Erosion Control measures shall be include but are not limited to, scheduling major grading activities during the dry season, use of site watering or dust blankets to control devices during grading. The developer shall comply with the requirement of the National Pollutant Discharge Elimination System (NPDES)
35. Prior to issuance of a grading permit, Best Management Practices (BMPs) shall be developed in compliance with Storm Water Urban Runoff Pollution Prevention Control Mitigation Plan Ordinance adopted and amended by the City of Pico Rivera.
36. A Standard Urban Stormwater Mitigation Plan must be prepared for this site as approved by the Public Works Department.

CONSTRUCTION – DESIGN

37. Drainage gutters, downspouts and similar features shall be completed enclosed and run onto landscape areas.

38. The applicant shall submit details (detailed color board) regarding exterior materials including all features and materials as shown on the plans submitted (Attachment A) including but not limited to, decorative metal items, trim, light fixtures, colored doors, shutters etc. within Building Division Plan Check submittal for Planning Division review and approval. The applicant must demonstrate the exterior building materials are of quality grade and high durability and will not fade. The applicant shall provide manufacturers information including durability grade.
39. The applicant shall ensure that all property easements are shown on the construction drawings.
40. The applicant shall submit design and calculations and obtain permit and inspection for all development perimeter and retaining walls from the Building Division.
41. Any proposed roof top equipment shall be completely concealed by a parapet wall or screening approved by the Planning Division. As part of the working/construction drawings, the applicant shall provide an elevation showing all roof top equipment is screened.
42. The applicant shall obtain approval from the trash hauling company for the exact size of the trash enclosures and bins required for a project of this size.
43. A 6 to 8 block wall shall be constructed at the rear property lines adjacent to the single-family homes as determined by the City. The applicant shall remove the existing fencing provided permission from the property owners is obtained as approved by the City.
44. Wheel-stops shall be provided and shall be installed not less than 6-inches high and placed to separate parked vehicles from buildings, wall, fences, property lines, walkways or other parking spaces.

OTHER

45. The applicant shall pay a voluntary public benefit fee of \$250,000 for public infrastructure and/or public safety to be paid upon issuance of the Certificate of Occupancy.
46. The applicant to ensure that all contractors and subcontractors obtain a City of Pico Rivera Business License.
47. The applicant shall commit to conducting outreach to hire construction firms locally.
48. Per the Phase I Environmental Site Assessment, the applicant shall provide an Operations and Maintenance (O&M) Program in order to safely manage suspect

asbestos-containing material (ACMs) and lead based paint (LBP) located at the subject site.

49. Prior to issuance of building permits, the applicant shall contact the United States Post Office with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan or landscape plan and approved by the Planning Division.
50. All construction hours shall be restricted to 7:00 a.m. to 7:00 p.m., Sunday through Saturday.
51. Prior to issuance of a building permit, the applicant shall submit a fee as required by Ordinance No. 887, the Public Image Enhancement Program and fee schedule.
52. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.
53. Within five working days, the applicant shall file the Mitigated Negative Declaration Notice of Determination with the Los Angeles County Recorder. The applicant shall provide proof to the City prior to Plan Check submittal.
54. Failure to comply with all conditions of approval set forth herein may result in the revocation of the Conditional Use Permit.
55. Pursuant to Sections 18.56.110 of the Pico Rivera Municipal Code, the Zoning Administrator may grant minor modification or set this permit for public hearing at any time to consider modification of any condition or revocation of the permit if noncompliance with the conditions of approval is found.
56. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the City, its elected and appointed officials, agents, officers, or employees arising out of, or which are related to the applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/or costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the applicant, the City and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth herein. The City shall have the right to choose its own legal counsel to represent the City's interest in the proceedings.
57. The applicant shall sign, notarize, and return to the Community and Economic Development Department an affidavit accepting all Conditions of Approval of Conditional Use Permit No. 746 prior to submittal of construction plans for plan

check. The applicant acknowledges and understands that all conditions set forth in this Resolution are conditions precedent to the grant of approval and failure to comply with any condition contained herein shall render this Conditional Use Permit non-binding as against the City and shall confer applicant no legal rights under the law.

58. The applicant shall be responsible for providing the Community and Economic Development Department with a signed and notarized affidavit from the project contractor and/or individual responsible for the overall construction management accepting all Conditions of Approval of Conditional Use Permit No. 746, prior to building permit issuance. The subject individual acknowledges and understands that all conditions set forth in this Resolution are conditions precedent to the grant of approval and failure to comply with any condition contained herein shall render the Conditional Use Permit non-binding as against the City and shall confer Applicant no legal right under the law.

SECTION 5. The City Clerk shall certify the adoption of this Resolution and hereafter the same shall be in full force and effect.

APPROVED AND PASSED this 24th day of January 2023.

Erik Lutz, Mayor

ATTEST:

APPROVED AS TO FORM:

Anna M. Jerome, City Clerk

Arnold M. Alvarez-Glasman, City Attorney

AYES:

NOES:

ABSENT:

ABSTAIN:

Attachment A

Conditional Use Permit No. 746
Assessor Parcel Number 6370-027-018



8825 Washington Boulevard, Pico Rivera CA 90660



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Washington and Rosemead Mixed-Use

PICO RIVERA, CA

DEVELOPER:
 Mercury Bowl, LLC: Green Rivera, LLC
 1801 Century Park East, Suite 2100
 Los Angeles, CA 90067

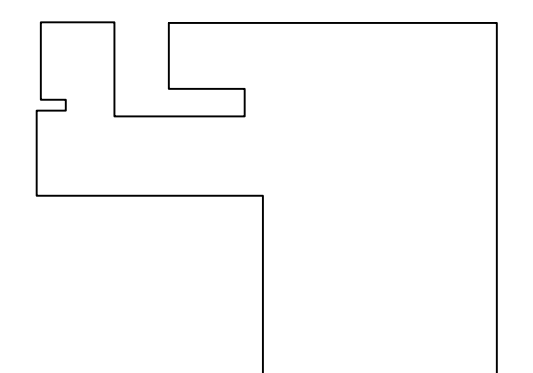
3/24/2022

DANIELIAN
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 architects ■ planners
 www.danielian.com 949.474.6030



Washington and Rosemead Mixed-Use
PICO RIVERA, CA

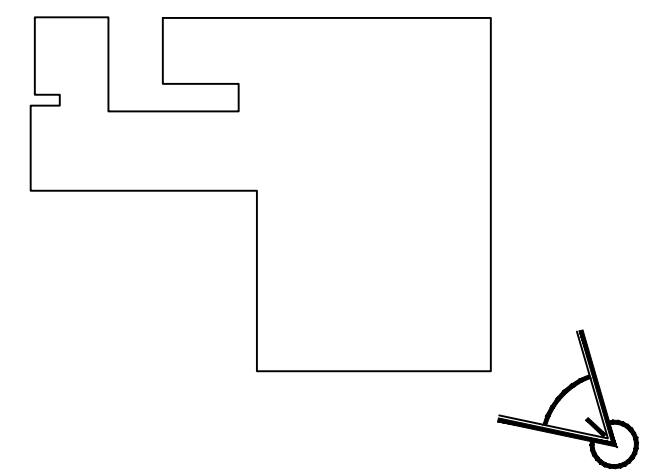
VIEW FROM WASHINGTON BLVD

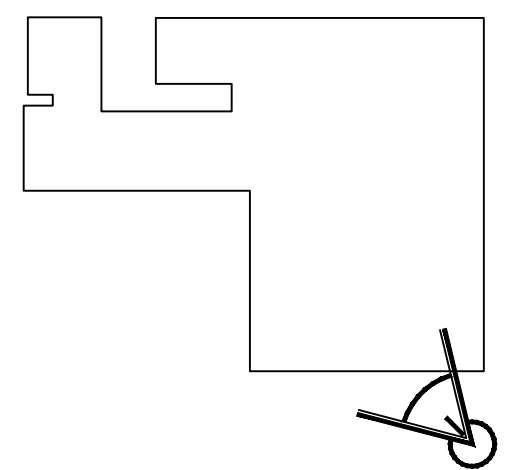


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19098.00 3/24/2022

DANIELIAN
ASSOCIATES
architects ■ planners





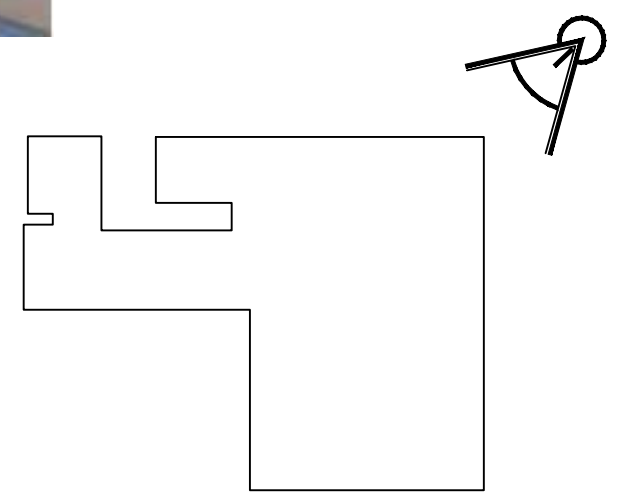
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19098.00 3/24/2022

Washington and Rosemead Mixed-Use
PICO RIVERA, CA

STREET FRONT ALONG WASHINGTON BLVD.

DANIELIAN
ASSOCIATES
architects ■ planners





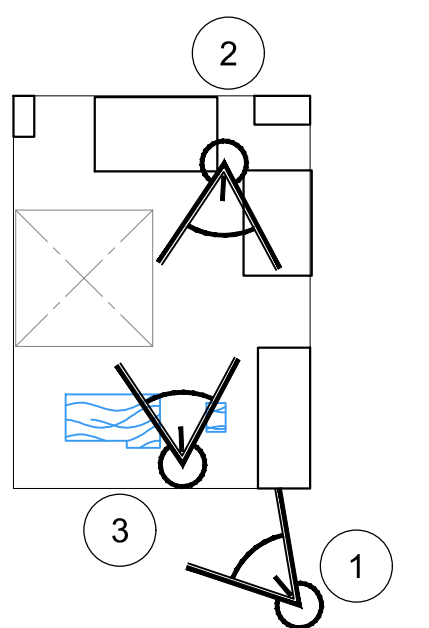
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1



PROJECT INFORMATION

DEVELOPER: MERCURY BOWL, LLC: GREEN RIVERA, LLC
1801 CENTURY PARK EAST, SUITE 2100
LOS ANGELES, CA 90067-2323

ARCHITECT: DANIELIAN ASSOCIATES
60 CORPORATE PARK
IRVINE, CA 92606
TEL: 949.474.6030
CONTACT: MICHAEL BOYD
JOANN LEE KIM

CIVIL: URBAN RESOURCE CIVIL ENGINEER
23 MAUCHLY, SUITE 110
IRVINE, CA 92618
TEL: 949.727.9095
CONTACT: JAY RUBY

PROJECT SUMMARY

GOVERNING CODE

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA FIRE CODE (CFC)
2017 COUNTY OF LOS ANGELES FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)

SITE

SITE ADDRESS: 8825 WASHINGTON BLVD. PICO RIVERA, CA 90660
APN NO. 6370-037-018

SITE COVERAGE CALCULATIONS		
SITE COVERAGE/ OPEN SPACE	AREA (IN S.F.)	PERCENTAGE OF SITE
BUILDING (FOOTPRINTS)	71,700	58%
OPEN SPACE (GROUND FLOOR)	28,770	23%
ON SITE PARKING AND DRIVE AISLES	23,895	19%
TOTAL	124,365	100%

BUILDING

BUILDING DATA (CBC TABLE 506.2)			
	OCCUPANCY CLASSIFICATION	CONSTRUCTION TYPE	FIRE SPRINKLERS
APARTMENTS	R-2	TYPE - I (1ST FLR) TYPE - III A	NFPA-13
RETAIL SPACES	M	TYPE - I	NFPA-13
LEASING	B	TYPE - I	NFPA-13
ROOF DECK	A-3	TYPE - I	NFPA-13
PARKING STRUCTURE	S-2	TYPE - I	NFPA-13

BUILDING AREA (IN S.F.)					
BUILDING AREA (IN S.F.)	APARTMENTS	PARKING	RETAIL/ LEASING	AMENITY/ COMMON-USE	TOTAL GROSS AREA PER FLOOR
FIRST FLOOR	36,128	26,717	1,715 LEASING 4,785 RETAIL 945 CORRIDOR	392 DOG SPA	70,682
SECOND FLOOR	44,746	25,882	-	1,685 BUSINESS	72,313
THIRD FLOOR	46,560	25,882	-	-	72,442
FOURTH FLOOR	45,159	25,882	-	-	71,041
FIFTH FLOOR	44,473	25,882	-	-	70,355
SIXTH FLOOR	41,655	5,970	-	-	47,625
ROOF TOP AMENITY / DECK	-	-	-	3,430 BLDG AREA 13,580 DECK AREA	17,010
SUBTERRANEAN -1	-	25,882	-	-	25,882
TOTAL	258,721	162,097	7,445	19,087	447,350

TYPE IA CONSTRUCTION	223,072
TYPE IIIA CONSTRUCTION	224,278

UNIT SUMMARY

UNIT MIX BY FLOOR

Unit Type	Area (S.F.)	BALCONY (S.F.)	Unit Count Per Floor						Total per unit type	Total per Bedroom count	
			1st Flr	2nd Flr	3rd Flr	4th Flr	5th Flr	6th Flr			
Studio	S	544	60	4	7	7	7	7	3	35	35
One Bedroom	1Jr	576	60	3	9	9	9	9	9	48	159
	1A (REGULAR)	618	70	16	17	17	17	16	16	99	
Two Bedroom	1B (CORNER)	593	84	3	3	3	1	1	1	12	57
	2A	946	75	1	3	3	3	3	3	16	
2B	1,037	92	1	1	1	1	1	1	6		
2C	956	182	4	4	4	4	4	4	24		
Three Bedroom	2D	997	93	1	2	2	2	2	2	11	4
	3A	1,637	158	0	0	1	1	1	1	4	
Total Units per Floor				33	46	47	45	44	40		255

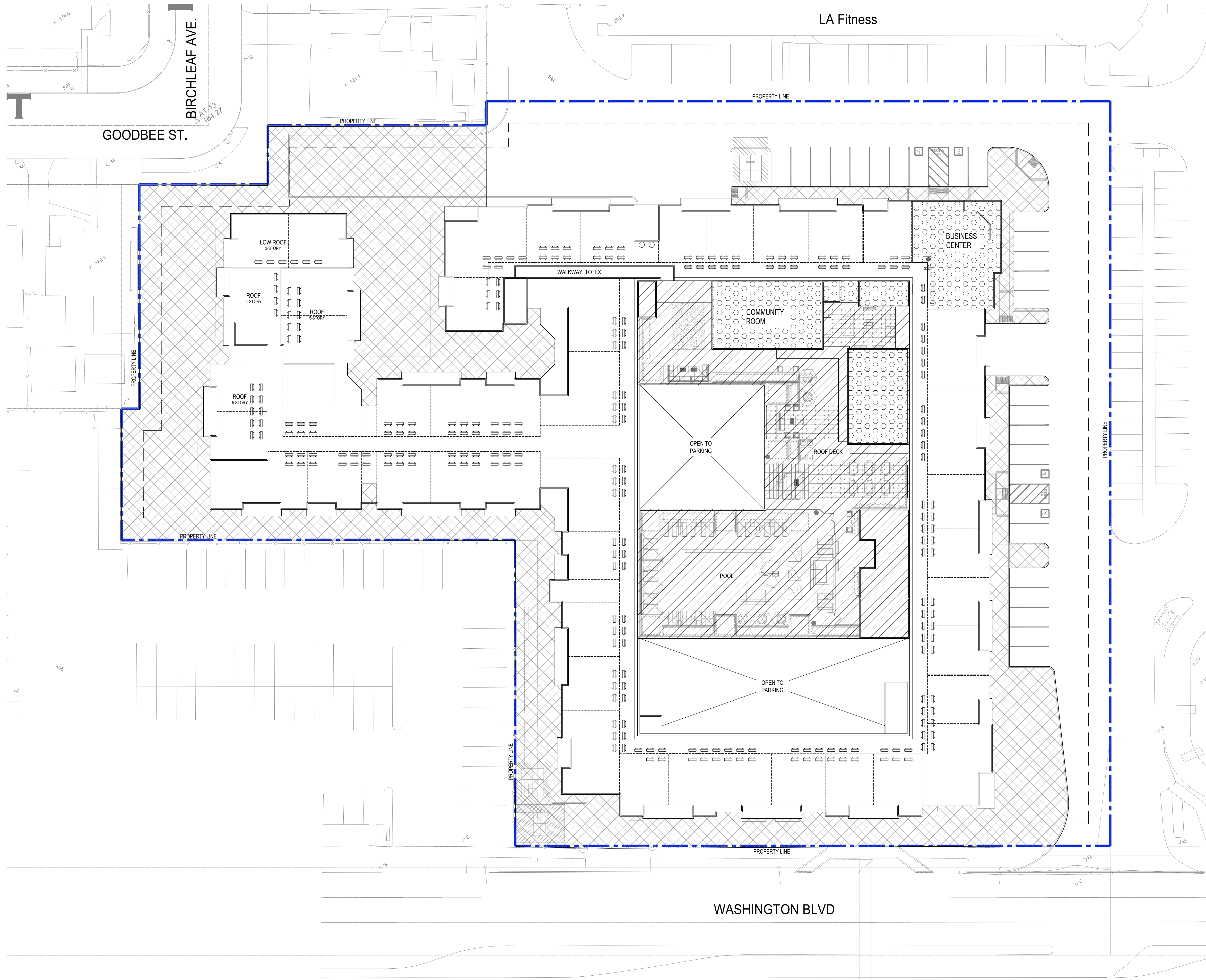
PARKING CALCULATIONS

THE MERCURY PARKING CALCULATIONS					DA# 19098 - 04/18/2022	
PARKING - TYPE	REQUIRED				PROVIDED	
	Unit Type	Parking Ratio	Unit Count	Required Parking		
RESIDENT	Studio	1	35	35	358	
	1-BR	1.4	159	223		
	2-BR	1.6	57	92		
	3-BR	2	4	8		
TOTAL RESIDENT PARKING				255	358	
NON-RESIDENT	GUEST PARKING	.125/unit	.125 x 255 =	32	59	
	LEASING OFFICE (1,715 SF)	1/250	1,715/250 =	7		
	RETAIL (4,785 SF)	1/250	4,785/250 =	20		
TOTAL NON-RESIDENT PARKING				59	59	
ADDITIONAL SECURED PARKING IN STRUCTURE					47	
TOTAL					417	464 *
* Incl. 27 spaces on site (437 spaces in parking structure + 27 spaces at building exterior for retail, leasing & USPS)						
ACCESSIBLE PARKING - RESIDENTIAL						
	REQUIREMENT	REQUIRED	PROVIDED			
STANDARD ACCESSIBLE	2% of Resident Parking	.02 x 358 =	8	8		
(CBC 1109A.4 & 1109A.5)	5% of Non-resident (guest + add'l) Parking	.05 x (32+47) =	4	4		
	Total Requiredd Accessible Parking		12	13		
VAN ACCESSIBLE	1 per every 6 Accessible spaces		2	3		
ACCESSIBLE PARKING - RETAIL (+ LEASING)						
	REQUIREMENT	REQUIRED	PROVIDED			
STANDARD ACCESSIBLE	Per CBC11B-208 (1 per 25 Retail spaces)	20 + 7 / 25 = 2	2	3		
		(incl. 1 van)		(incl. 1 van)		
ELECTRIC VEHICLE CHARGING STATION - RESIDENTIAL						
	REQUIREMENT	REQUIRED (EVCS-READY)	PROVIDED (INSTALLED)			
TOTAL REQUIRED	10% of (Total - Non-resident) Parking	10%(464-27)=	44	44		
EVCS- ACCESSIBLE	144" + 60" Access aisle (CGC4.106.4.2.1 & 4.106.4.2.2)	1 Accessible per every 25 EVCS	including 2 HC	including 2 HC		
ELECTRIC VEHICLE CHARGING STATION - RETAIL						
	REQUIREMENT	REQUIRED (EVCS-READY)	PROVIDED (INSTALLED)			
TOTAL REQUIRED	10% of total provided Retail Parking	10% (27)=	3	3		
EVCS - VAN ACCESSIBLE	144" + 60" Access aisle	including 1 HC		incl. 1 Van HC		
CLEAN AIR VEHICLE - RETAIL						
TOTAL REQUIRED	Per CGBSC Table 5.106.5.2		1	1		



VICINITY MAP
N.T.S



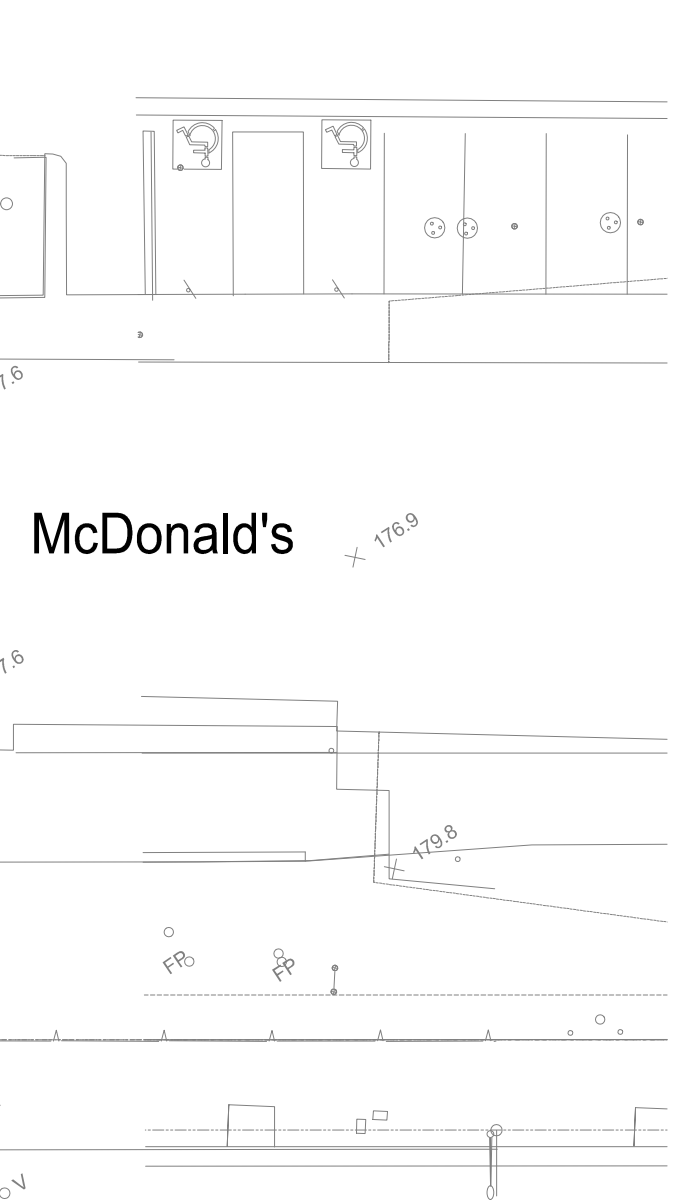
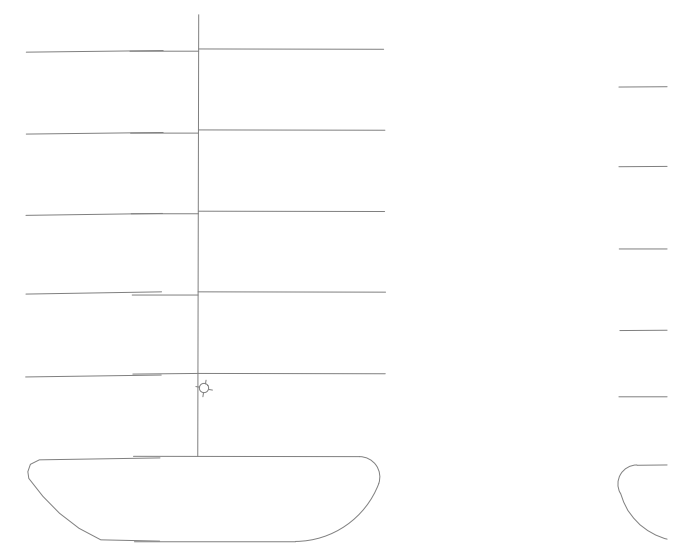


OPEN SPACE CALCULATION

	COMMON OPEN SPACE (GROUND FLOOR)	28,770 SF
	BUSINESS CENTER (2ND FLOOR) COMMUNITY ROOM (ROOF DECK)	1,685 SF 3,430 SF
	ROOF DECK	13,580 SF
TOTAL:		47,465 SF

PRIVATE OPEN SPACE CALCULATION

Unit Type	Balcony Area (S.F.)	Unit Count per type	Total Area per Unit Type	
Studio	S	60	35	2,100
One Bedroom	1Jr	60	48	2,880
	1A	70	99	6,930
	1B	84	12	1,008
Two Bedroom	2A	75	16	1,200
	2B	92	6	552
	2C	182	24	4,368
	2D	93	11	1,023
Three Bedroom	3A	158	4	632
Private Open Space Total Area (S.F.)			20,693	

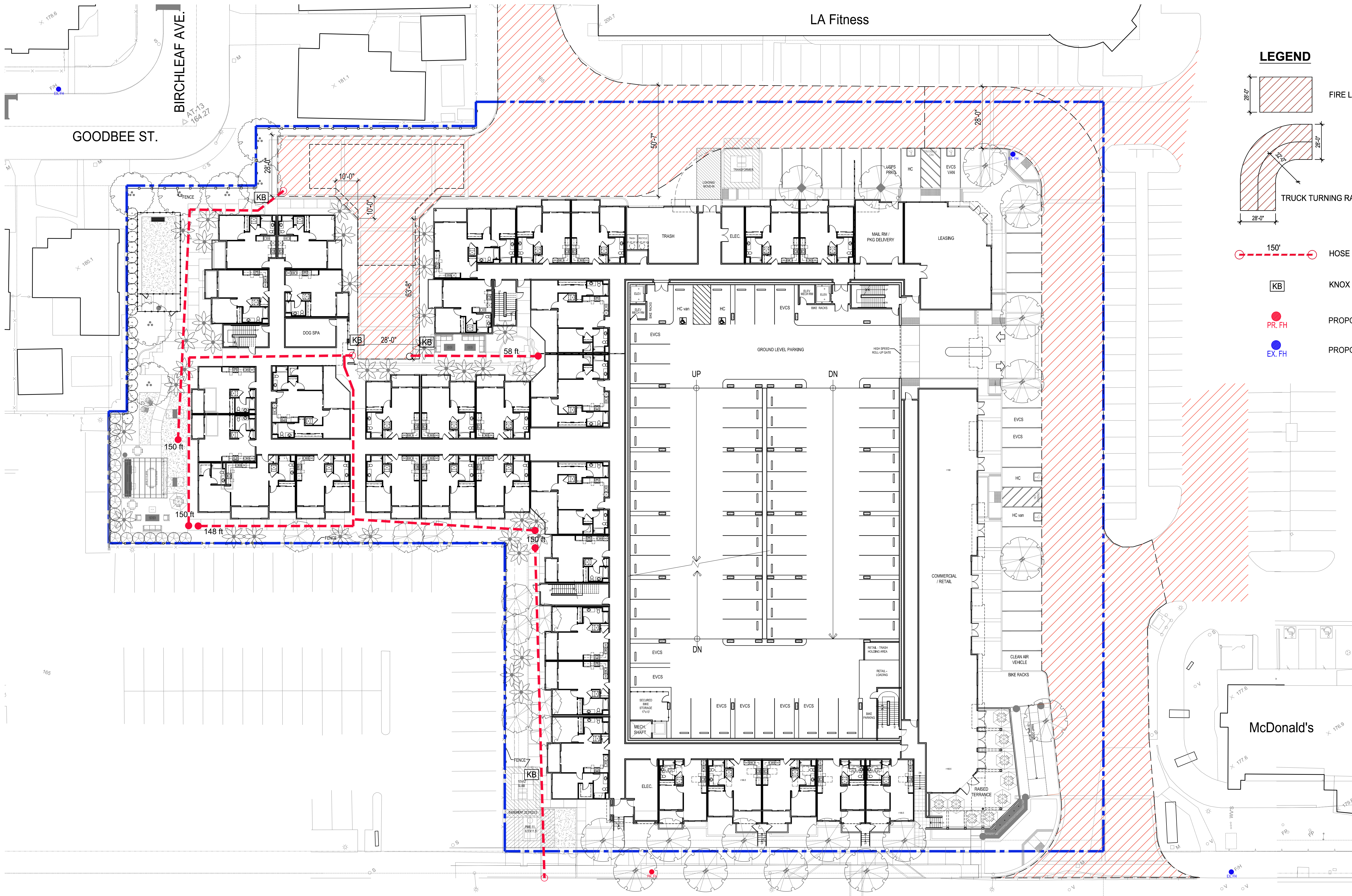
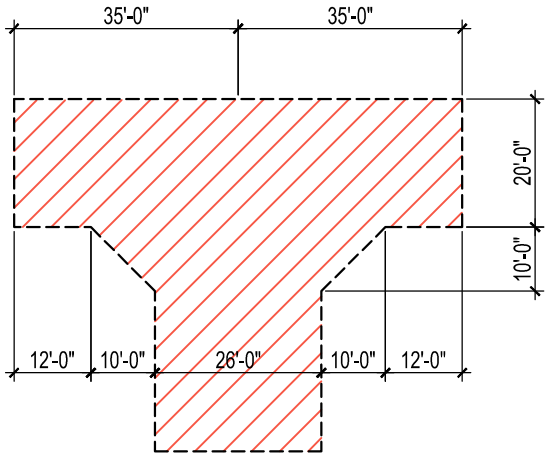
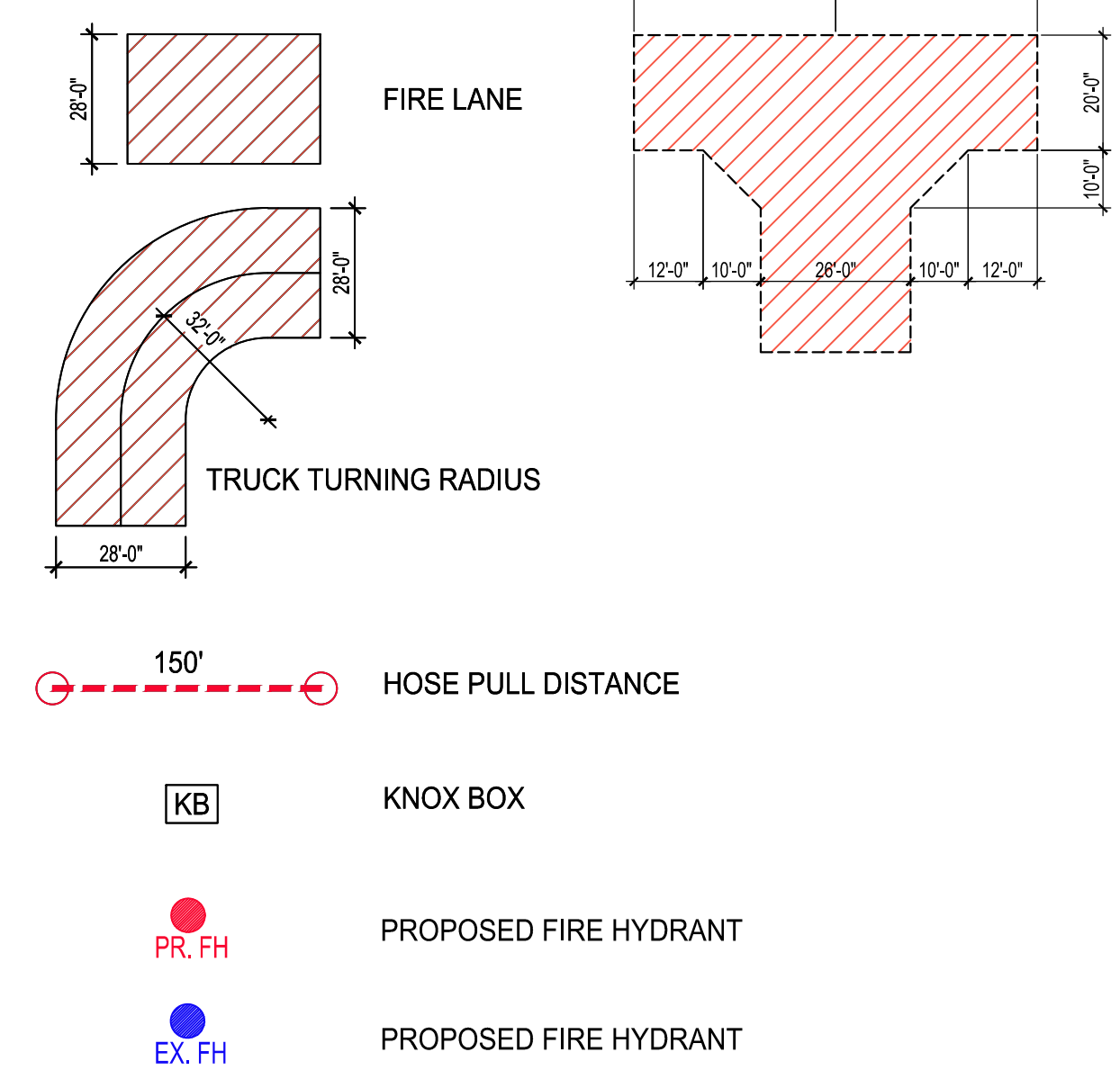


WASHINGTON BLVD

3°37'05" W

LA Fitness

LEGEND

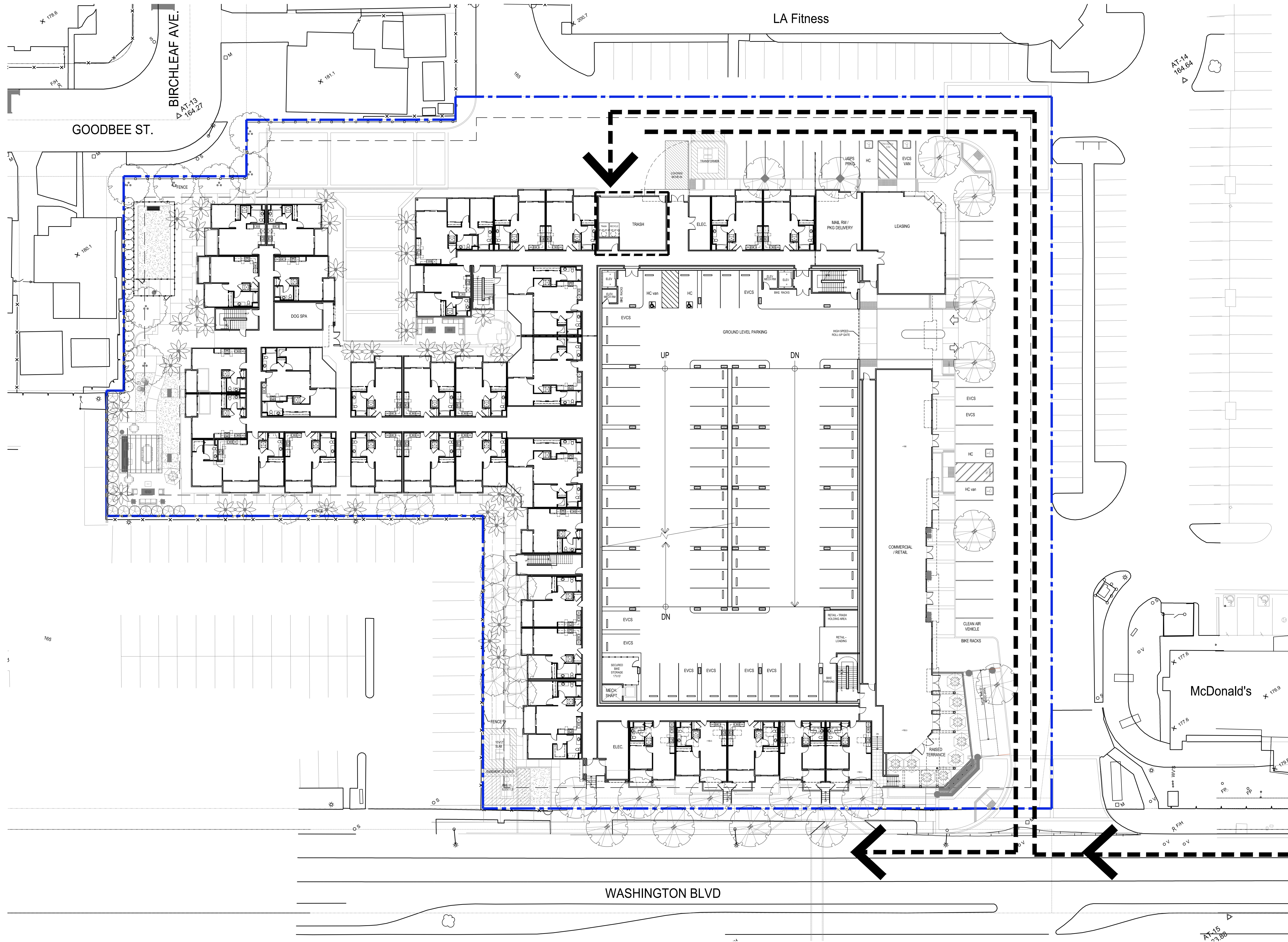


GOODBEE ST.

BIRCHLEAF AVE.

WASHINGTON BLVD

McDonald's





4



3



2



1



8



7



6



5



11



10



KEY MAP



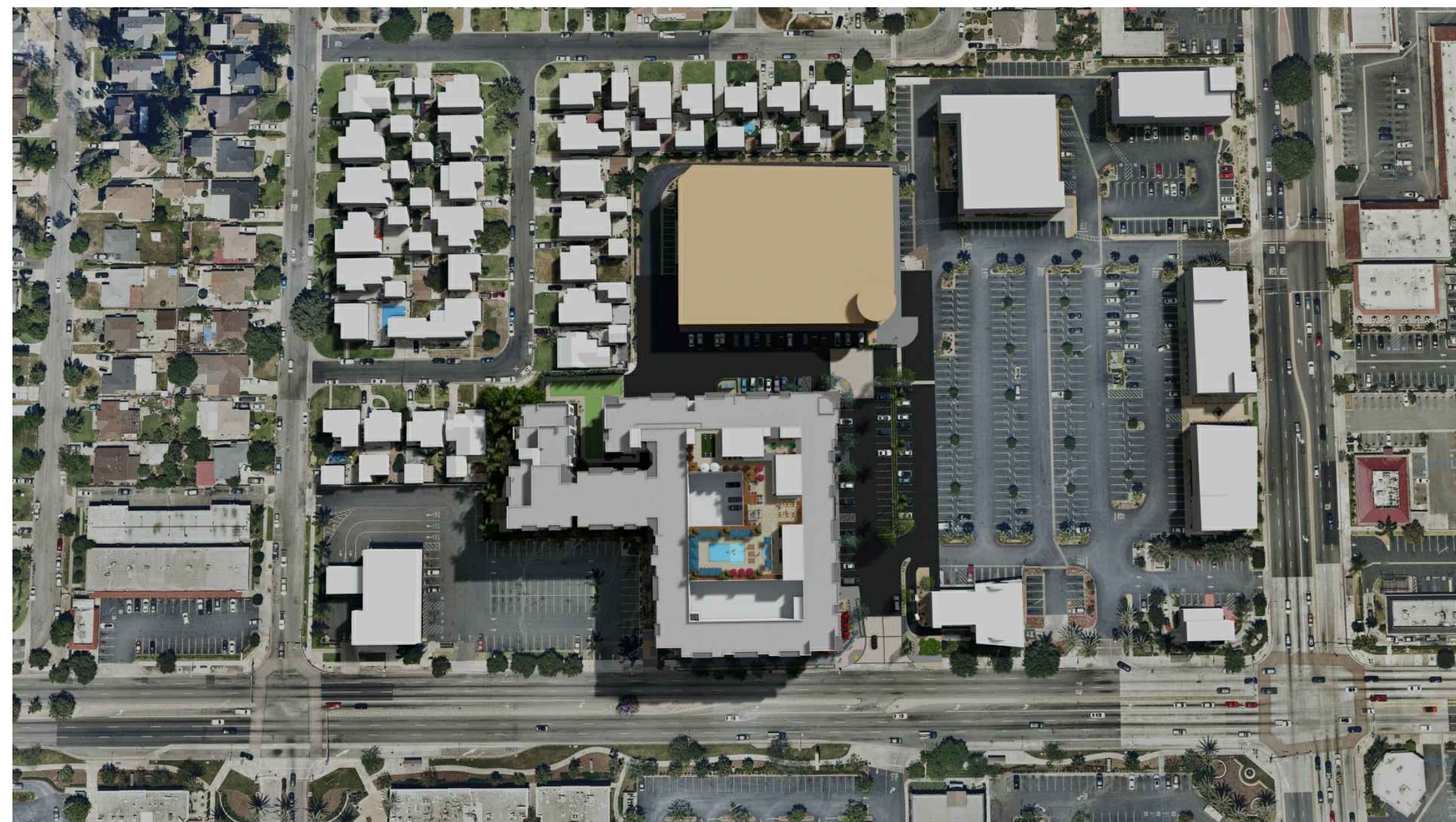
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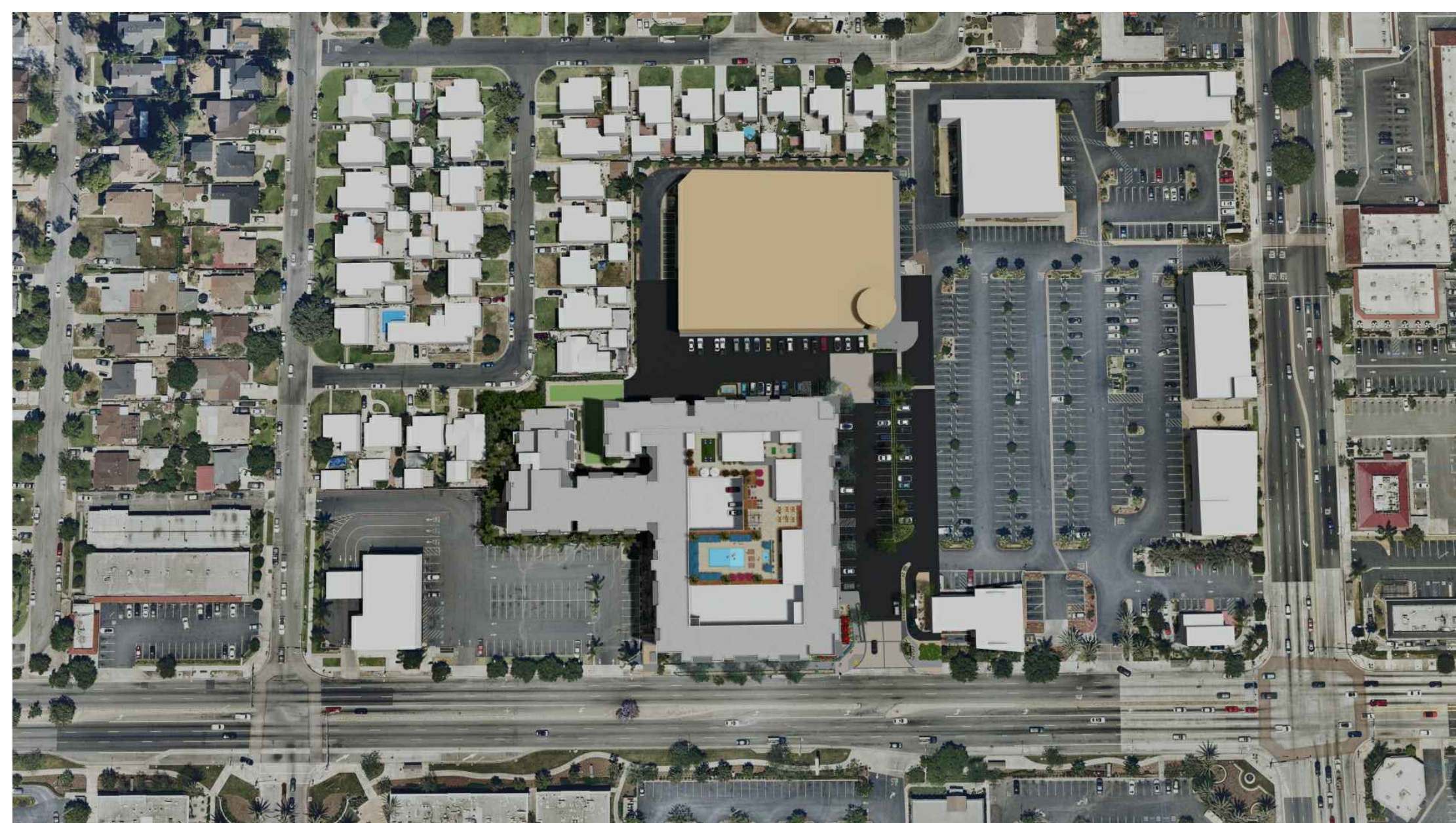
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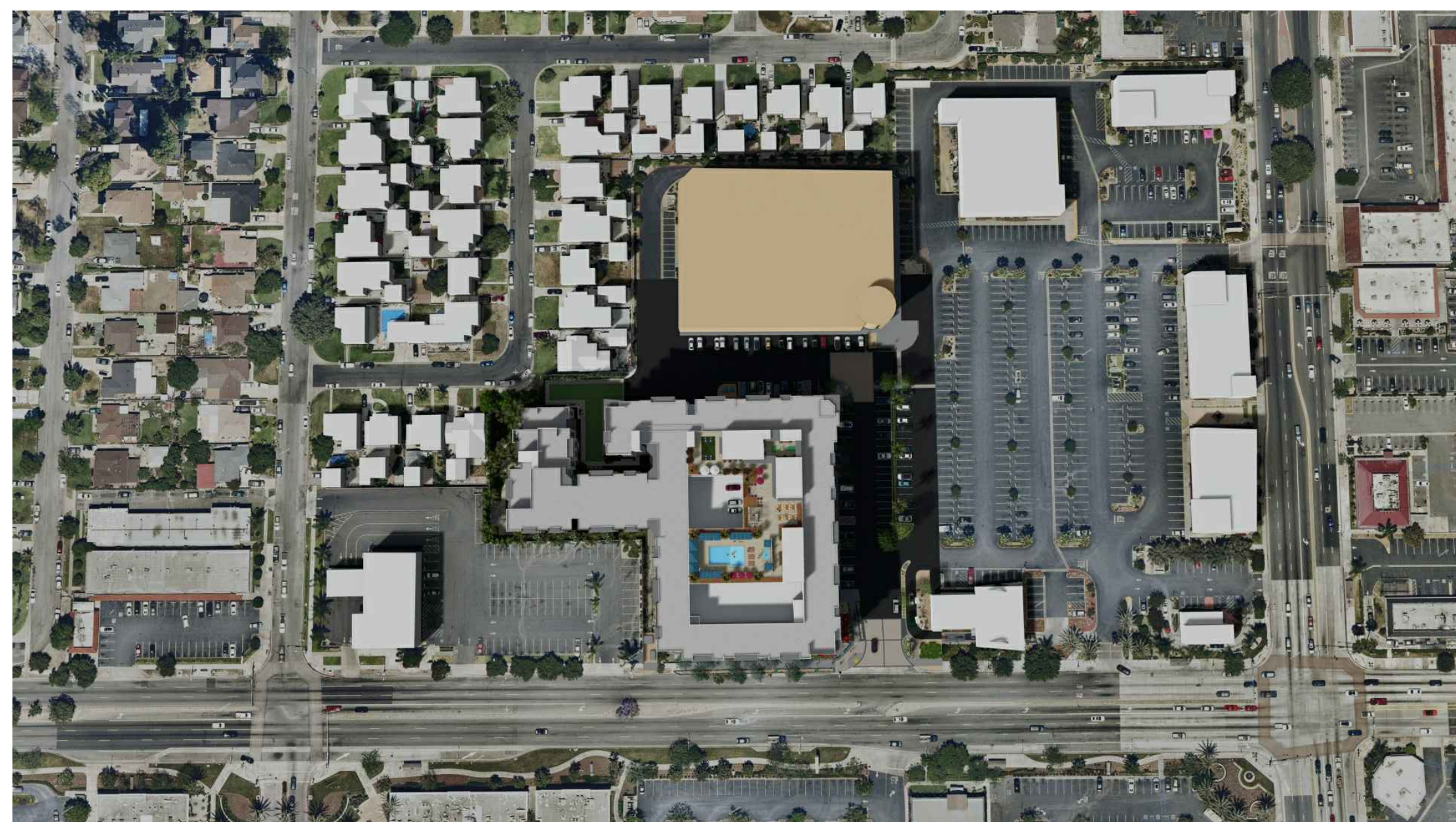
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9:00 AM

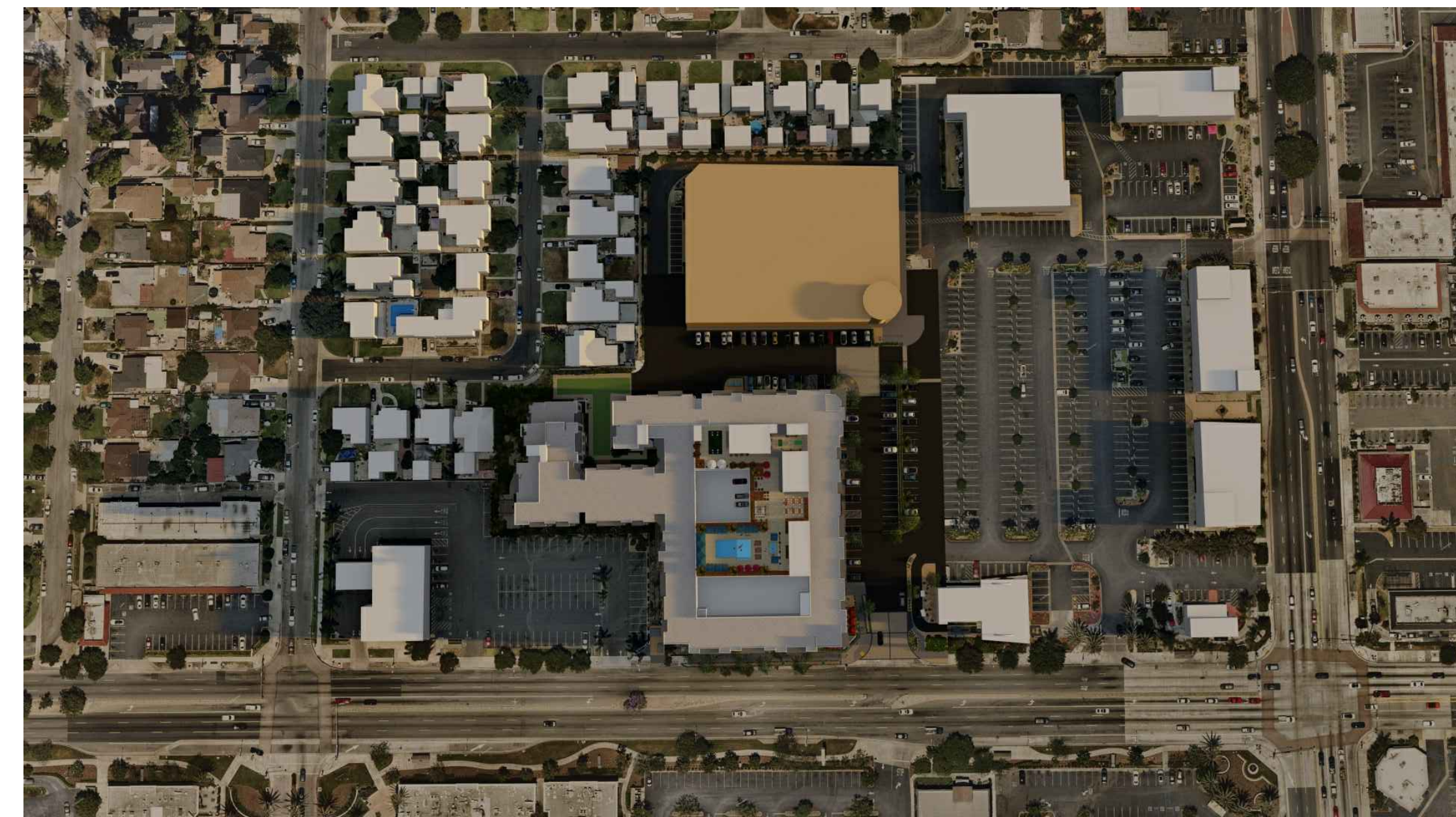


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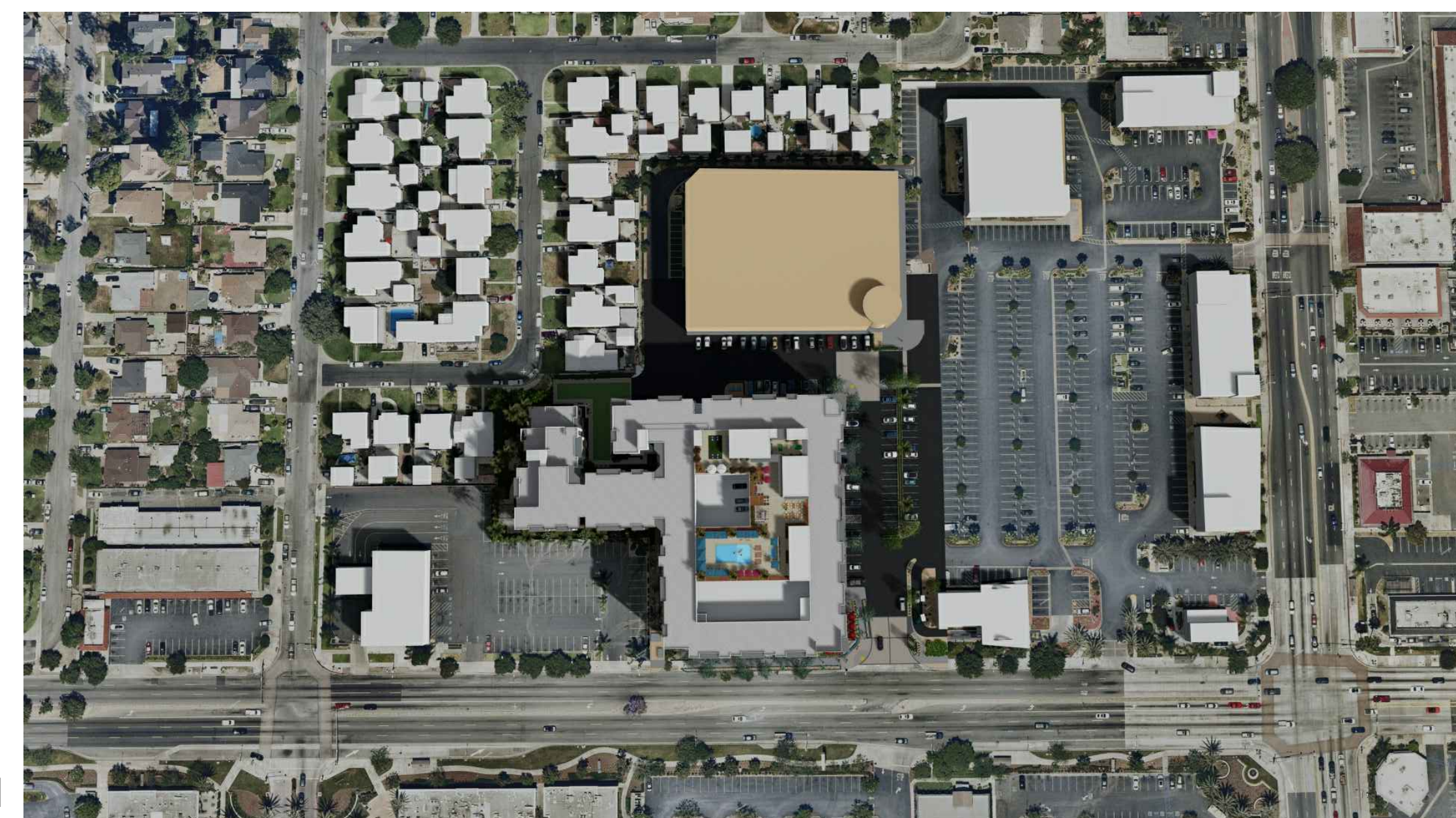


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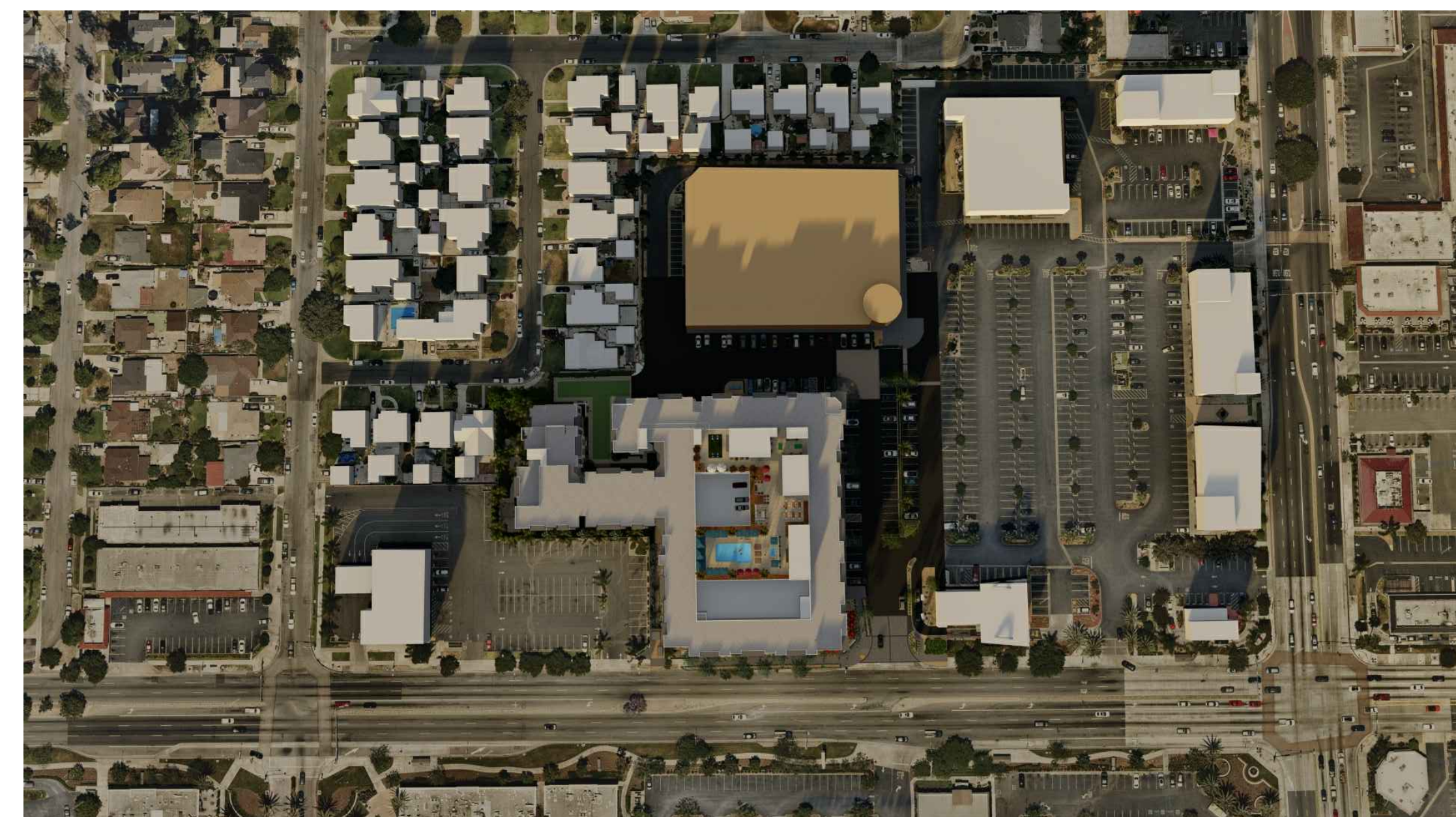
SUMMER



9:00 AM



12:00 PM



5:00 PM

WINTER



③ VIEW FROM THE CORNER OF CARRON AND KELTONVIEW



② VIEW FROM THE CORNER OF CARRON AND CROSSWAY



① VIEW FROM WASHINGTON AVE.



⑤ VIEW FROM BIRCHLEAF AVE.



④ VIEW FROM GOODBEE STREET



KEY MAP

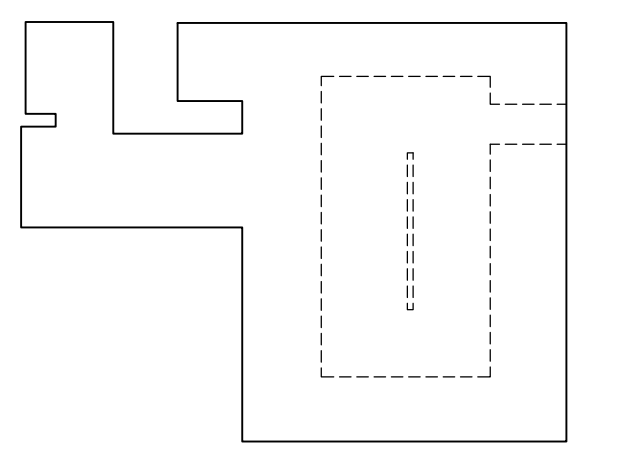
ELEVATION KEY NOTES

- 1 CEMENT PLASTER
- 2 STONE VENEER
- 3 VERTICAL SIDING
- 4 METAL FASCIA
- 5 METAL GUARDRAIL
- 6 TRELLISES
- 7 STOREFRONT SYSTEM
- 8 METAL COLUMN



NORTH ELEVATION

North Elevation



South Elevation



SOUTH ELEVATION (WASHINGTON BLVD)

ELEVATION KEY NOTES

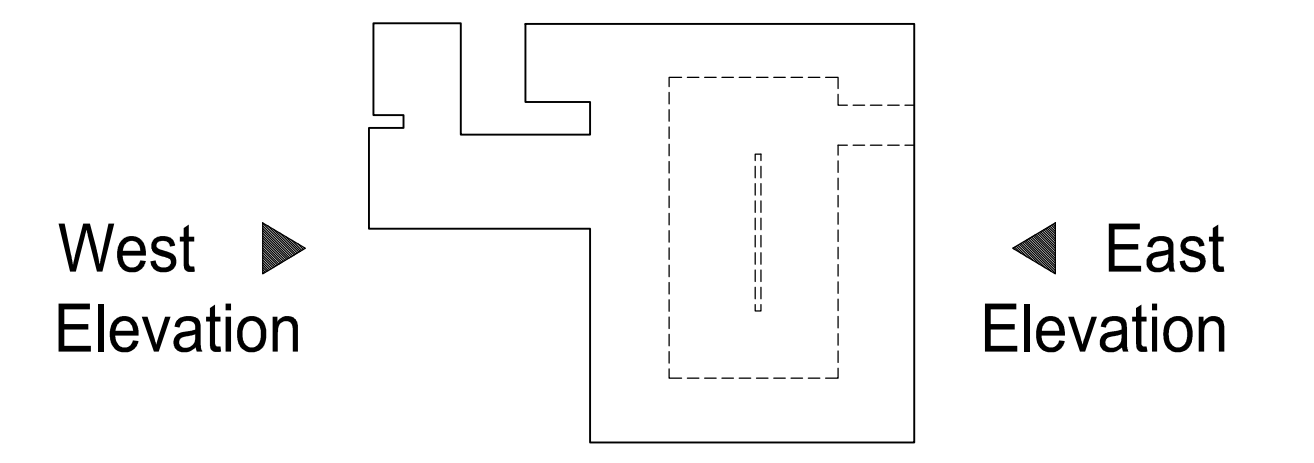
- 1 CEMENT PLASTER
- 2 STONE VENEER
- 3 VERTICAL SIDING
- 4 METAL FASCIA
- 5 METAL GUARDRAIL
- 6 TRELLISES
- 7 STOREFRONT SYSTEM
- 8 METAL COLUMN



WEST ELEVATION



EAST ELEVATION



ELEVATION KEY NOTES

- 1 CEMENT PLASTER
- 2 STONE VENEER
- 3 VERTICAL SIDING
- 4 METAL FASCIA
- 5 METAL GUARDRAIL
- 6 TRELLISES
- 7 STOREFRONT SYSTEM
- 8 METAL COLUMN



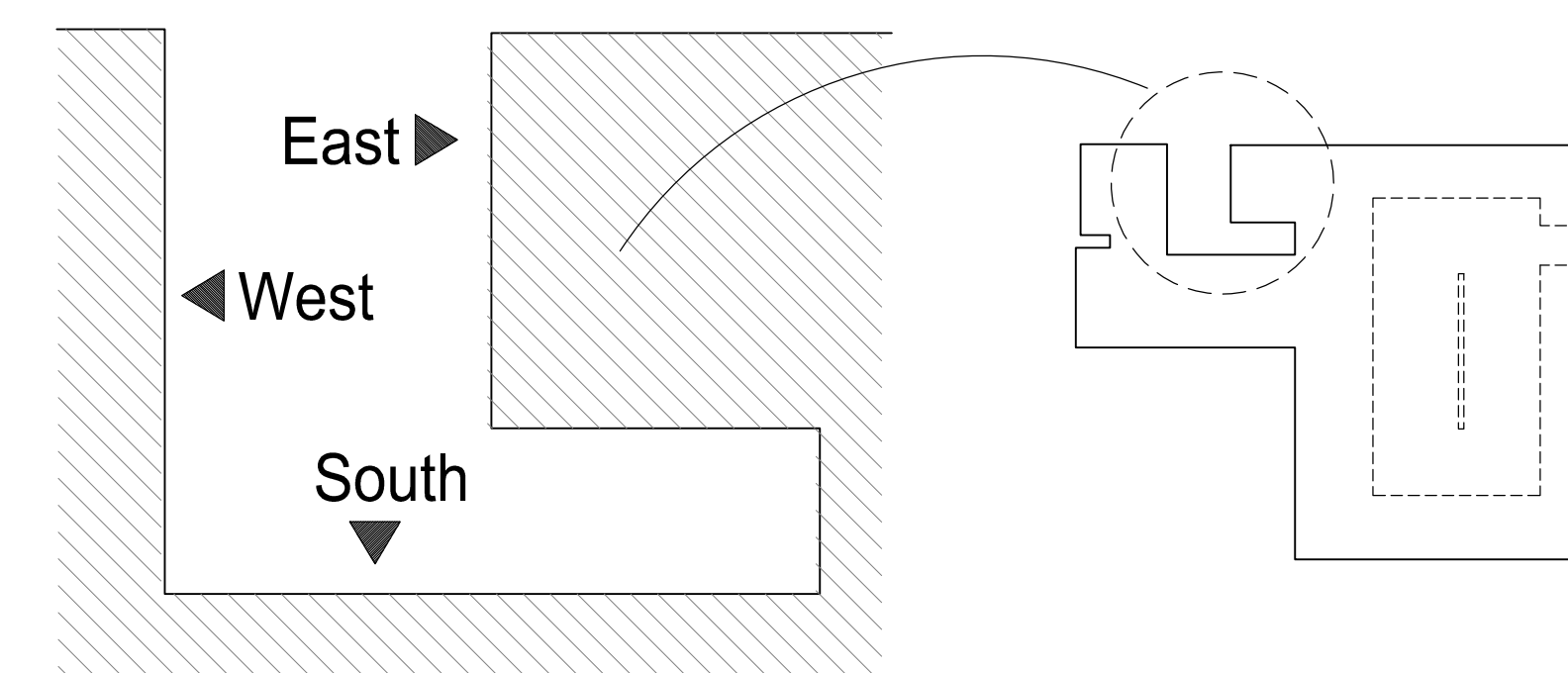
EAST ELEVATION

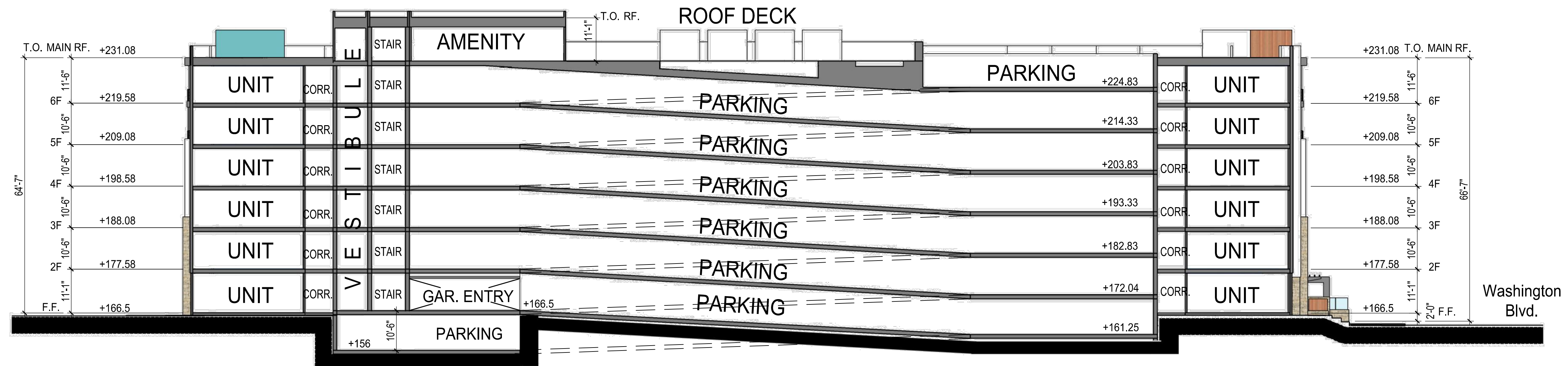


SOUTH ELEVATION

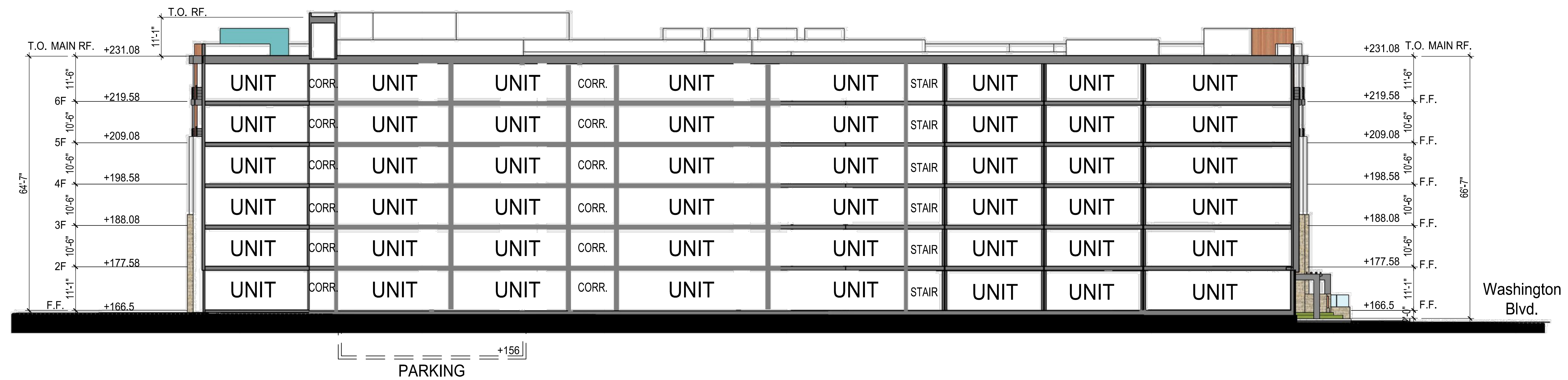
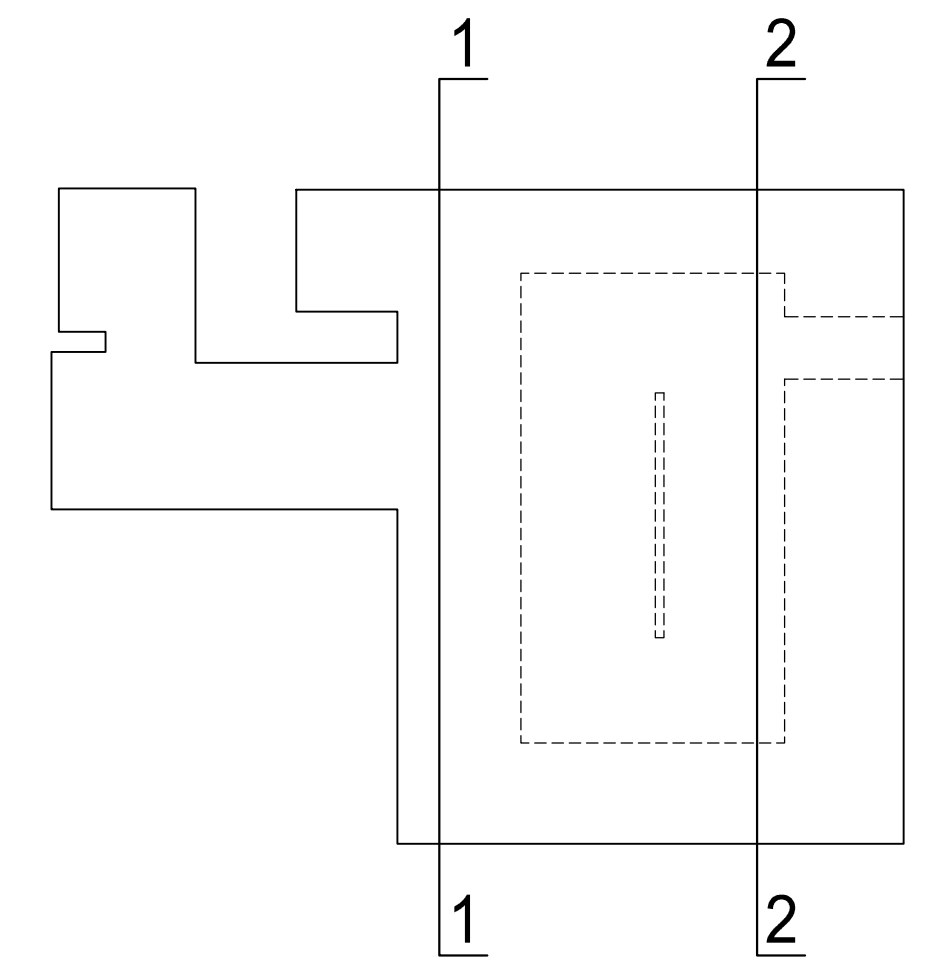


WEST ELEVATION

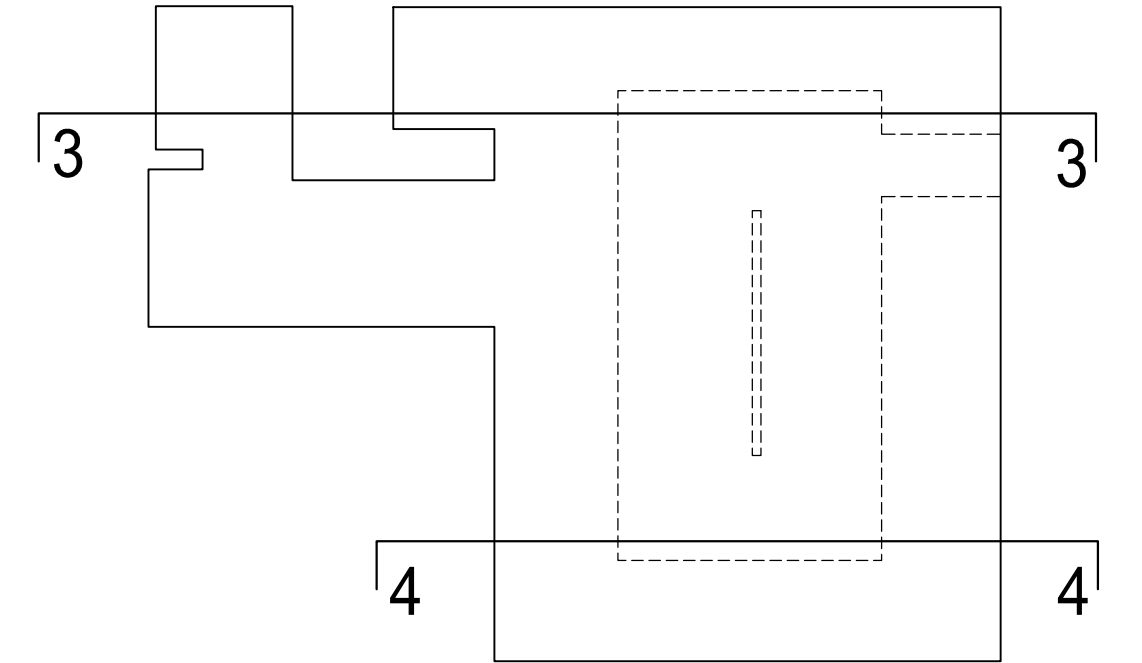
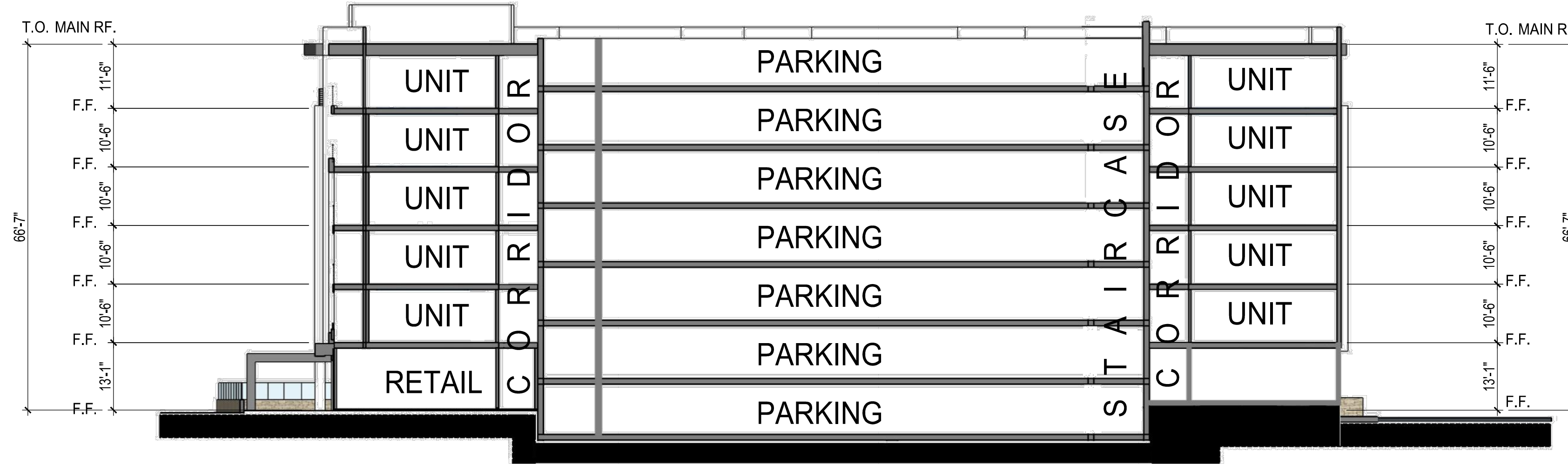




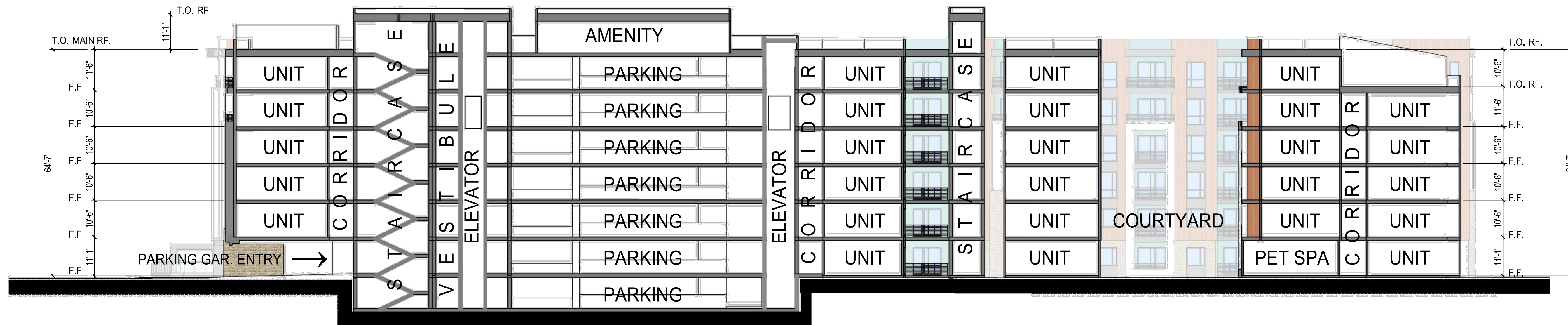
SECTION 2



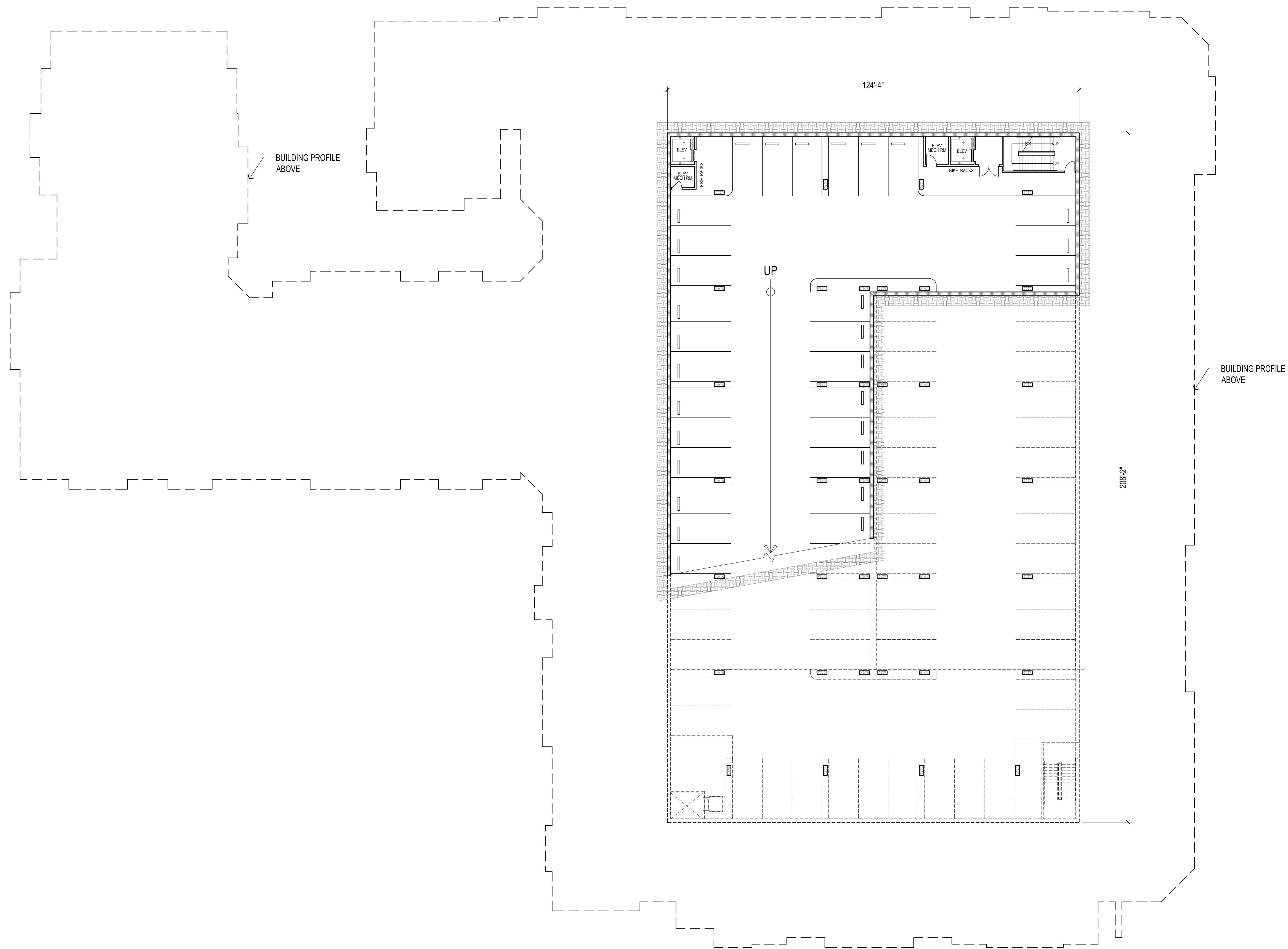
SECTION 1



SECTION 4



SECTION 3





UNIT TYPE LEGEND

- 3-BEDROOM UNITS
(1,532 SF)
- 2-BEDROOM UNITS
(929 - 1,001 SF)
- 1-BEDROOM UNITS
(601 - 610 SF)
- JR 1-BEDROOM UNITS
(576 SF)
- STUDIO UNITS
(544 SF)



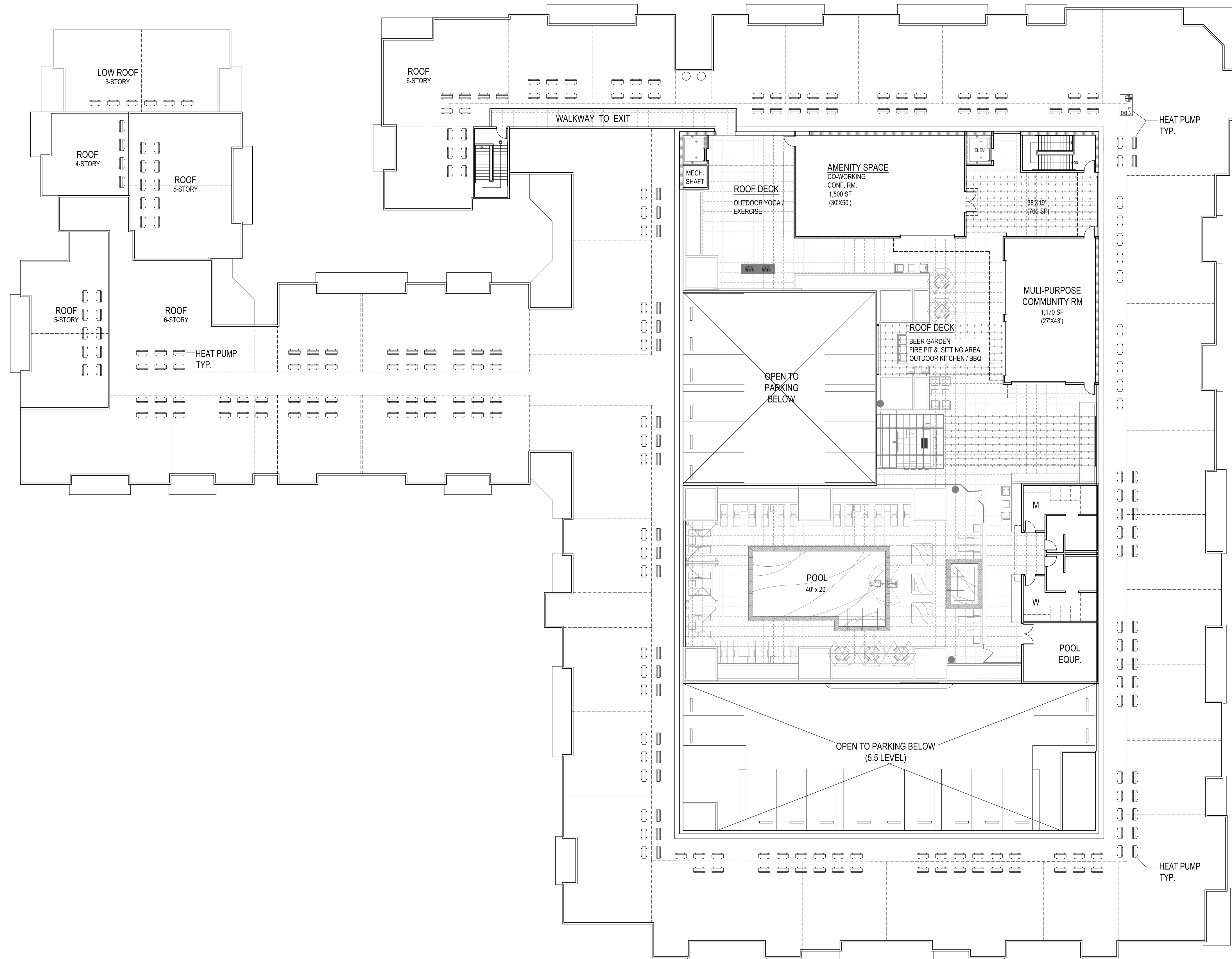
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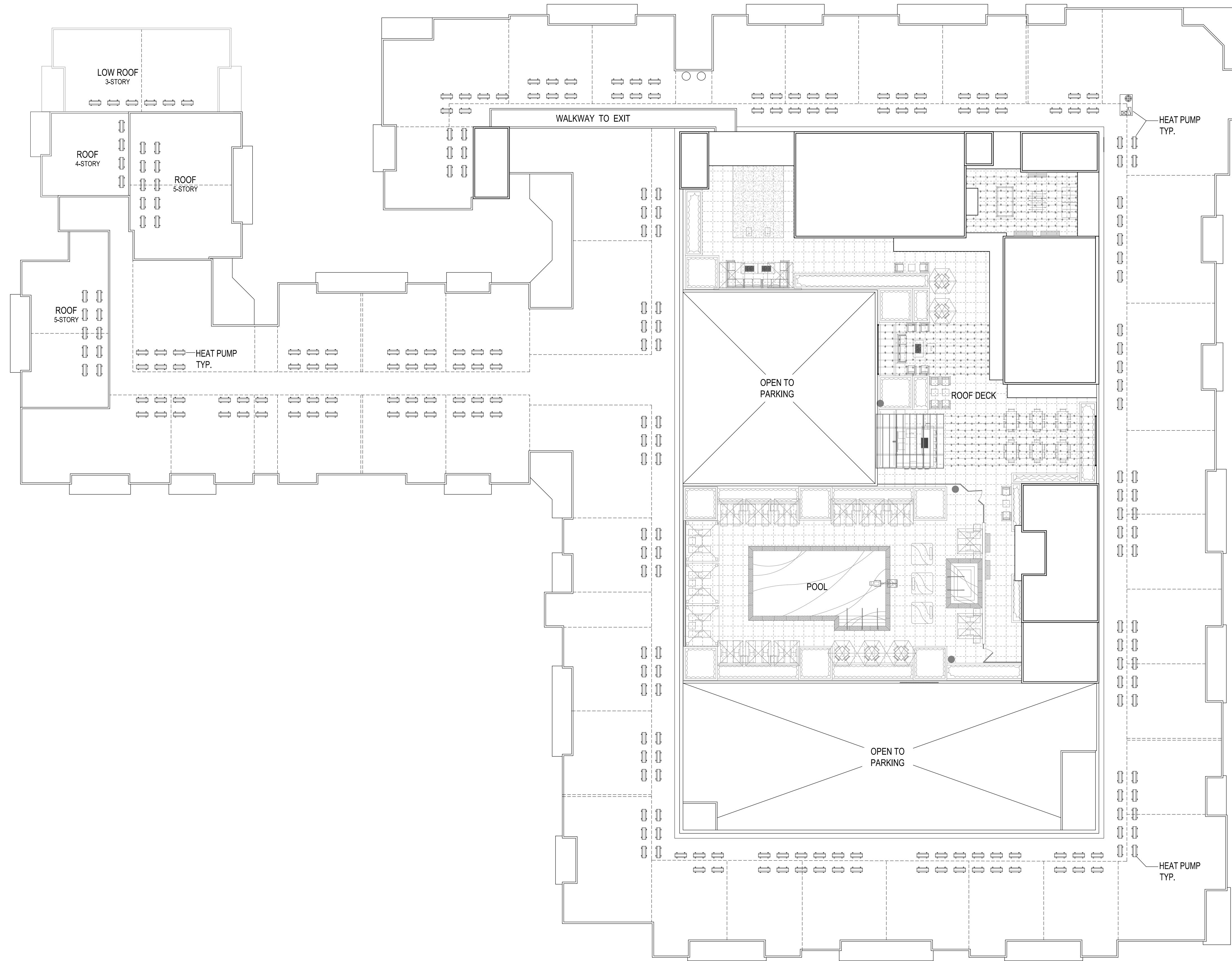
- 3-BEDROOM UNITS
(1,532 SF)
- 2-BEDROOM UNITS
(929 - 1,001 SF)
- 1-BEDROOM UNITS
(601 - 610 SF)
- JR 1-BEDROOM UNITS
(576 SF)
- STUDIO UNITS
(544 SF)

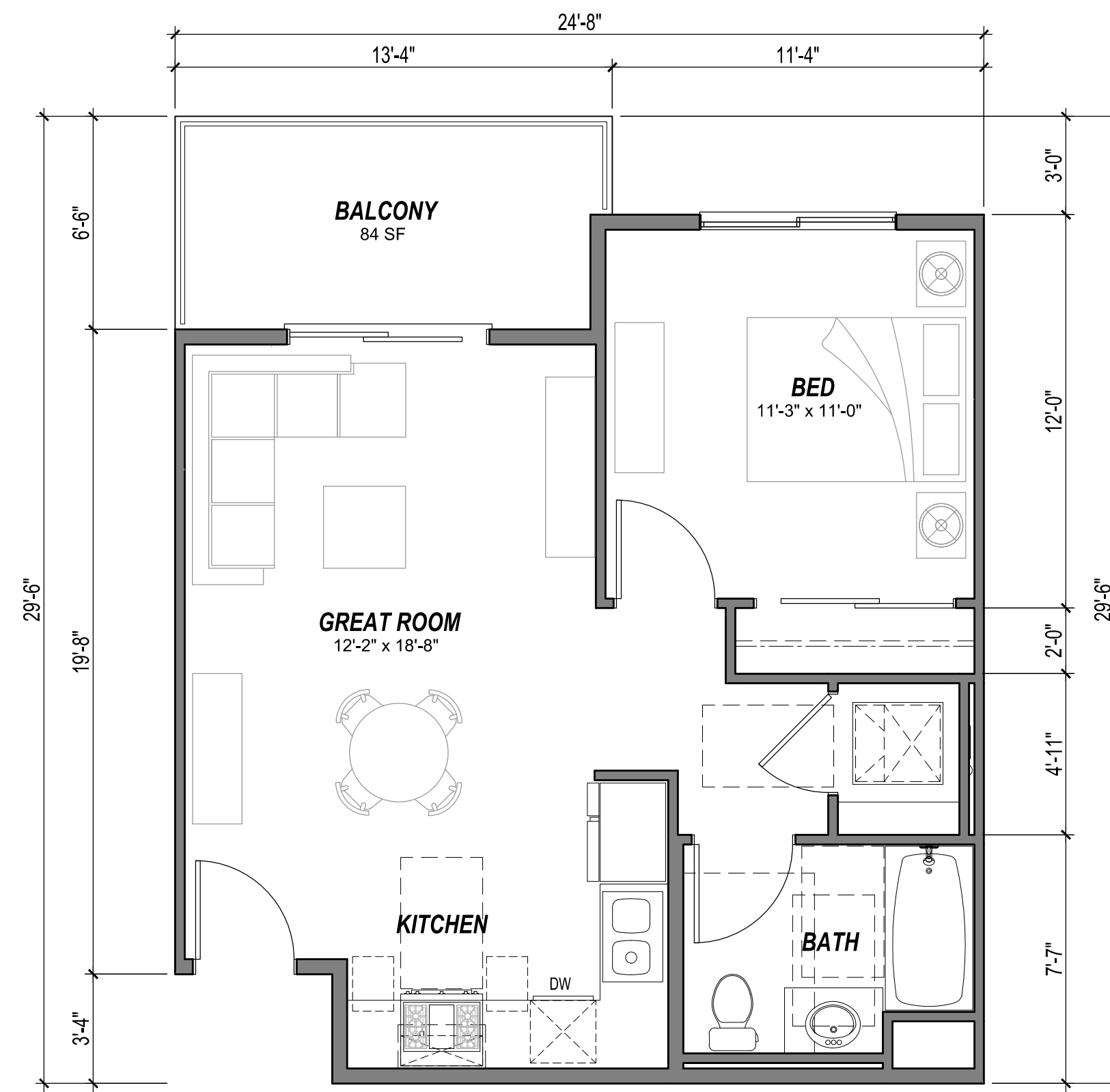


UNIT TYPE LEGEND

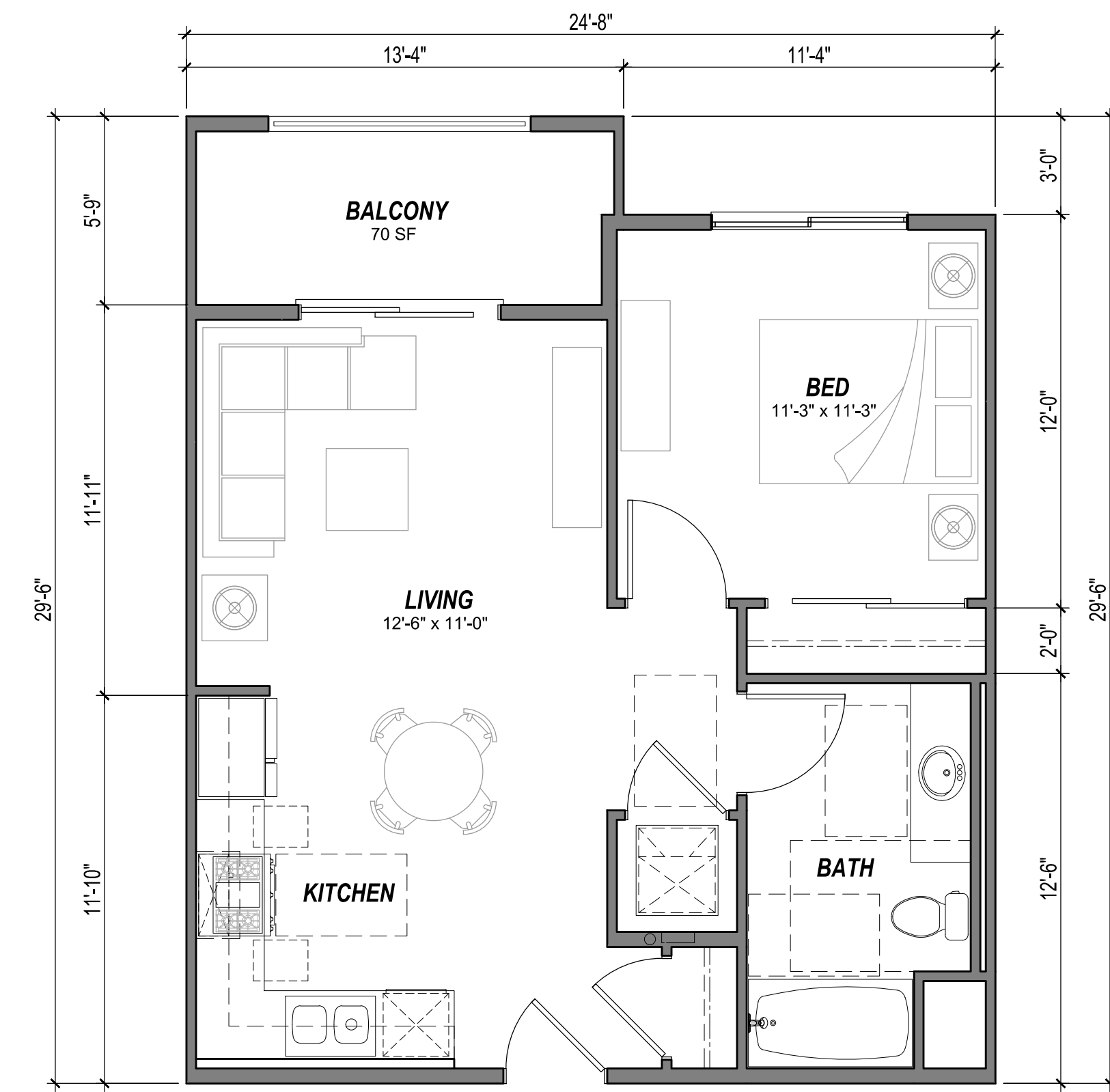
- 3-BEDROOM UNITS
(1,532 SF)
- 2-BEDROOM UNITS
(929 - 1,001 SF)
- 1-BEDROOM UNITS
(601 - 610 SF)
- JR 1-BEDROOM UNITS
(576 SF)
- STUDIO UNITS
(544 SF)



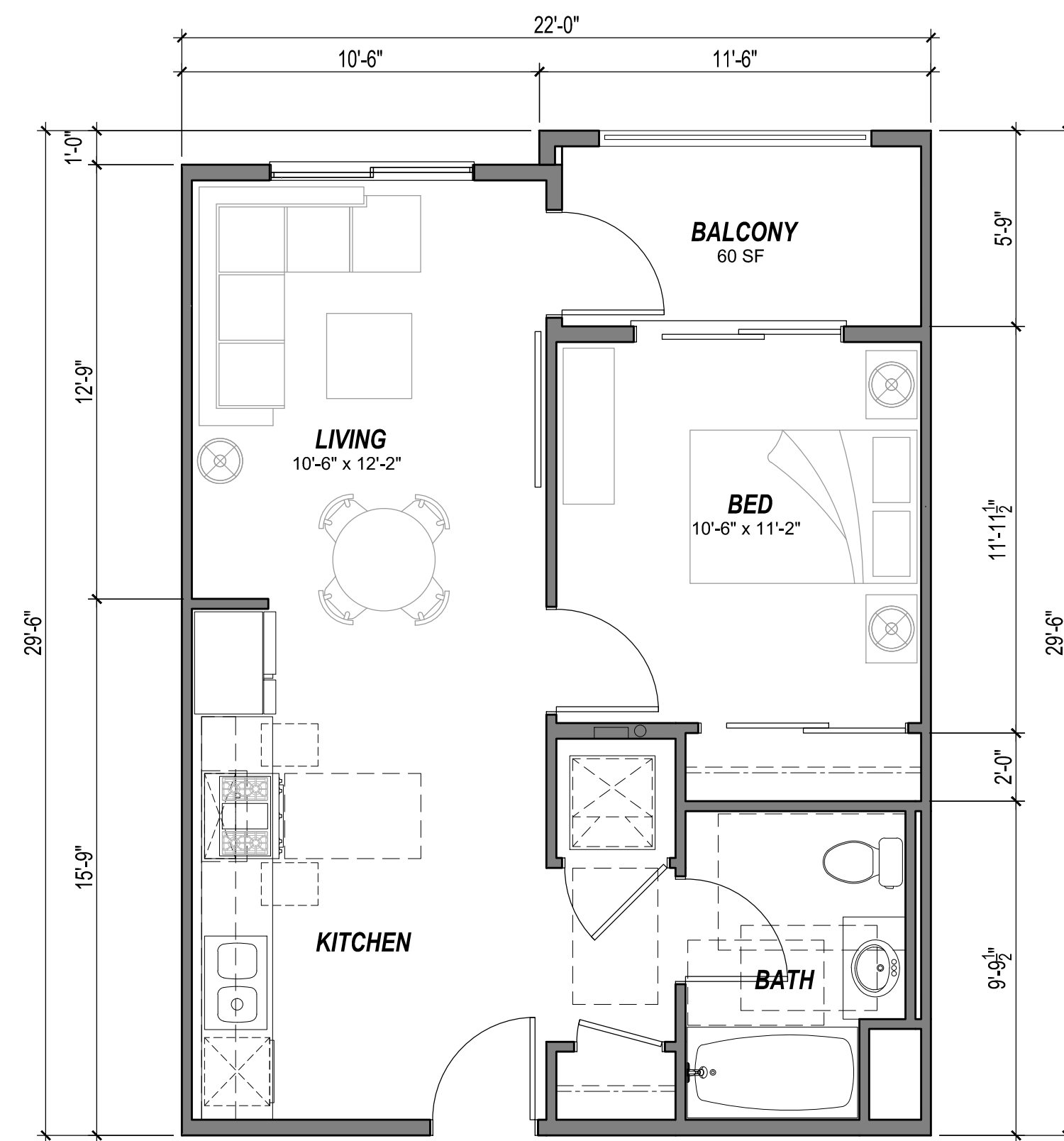




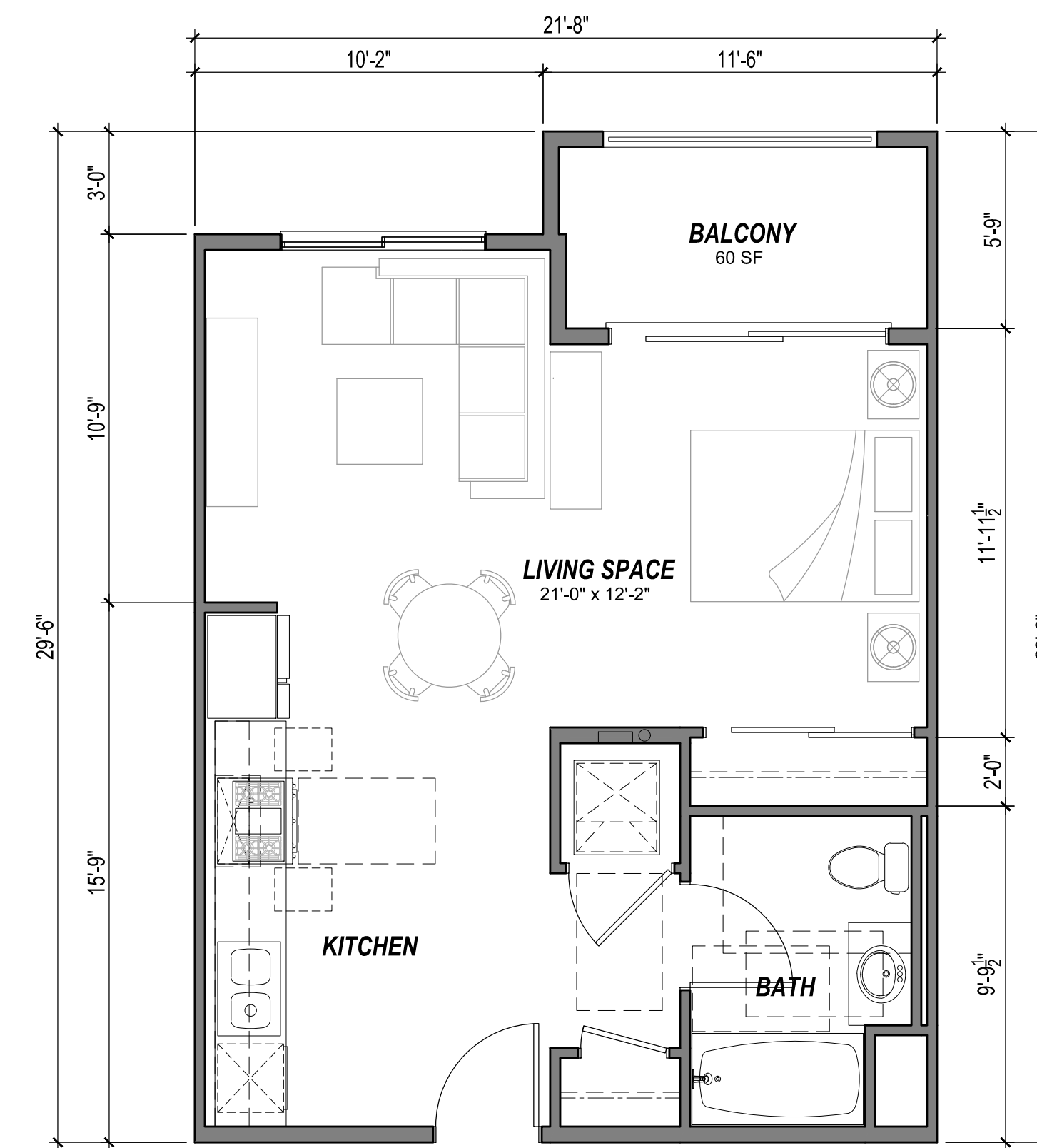
UNIT-1B
1-BEDROOM (593 S.F.)



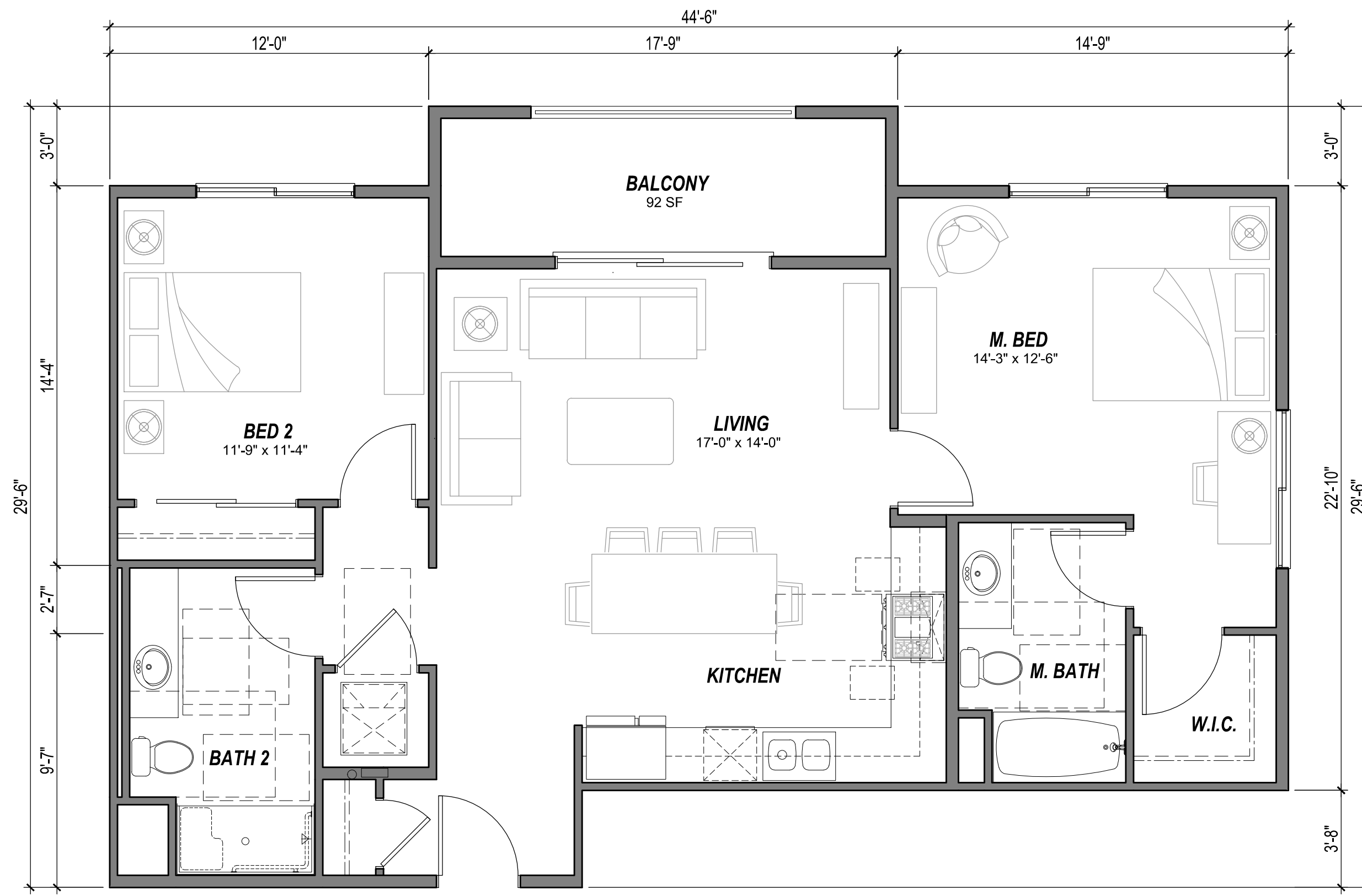
UNIT-1A
1-BEDROOM (618 S.F.)



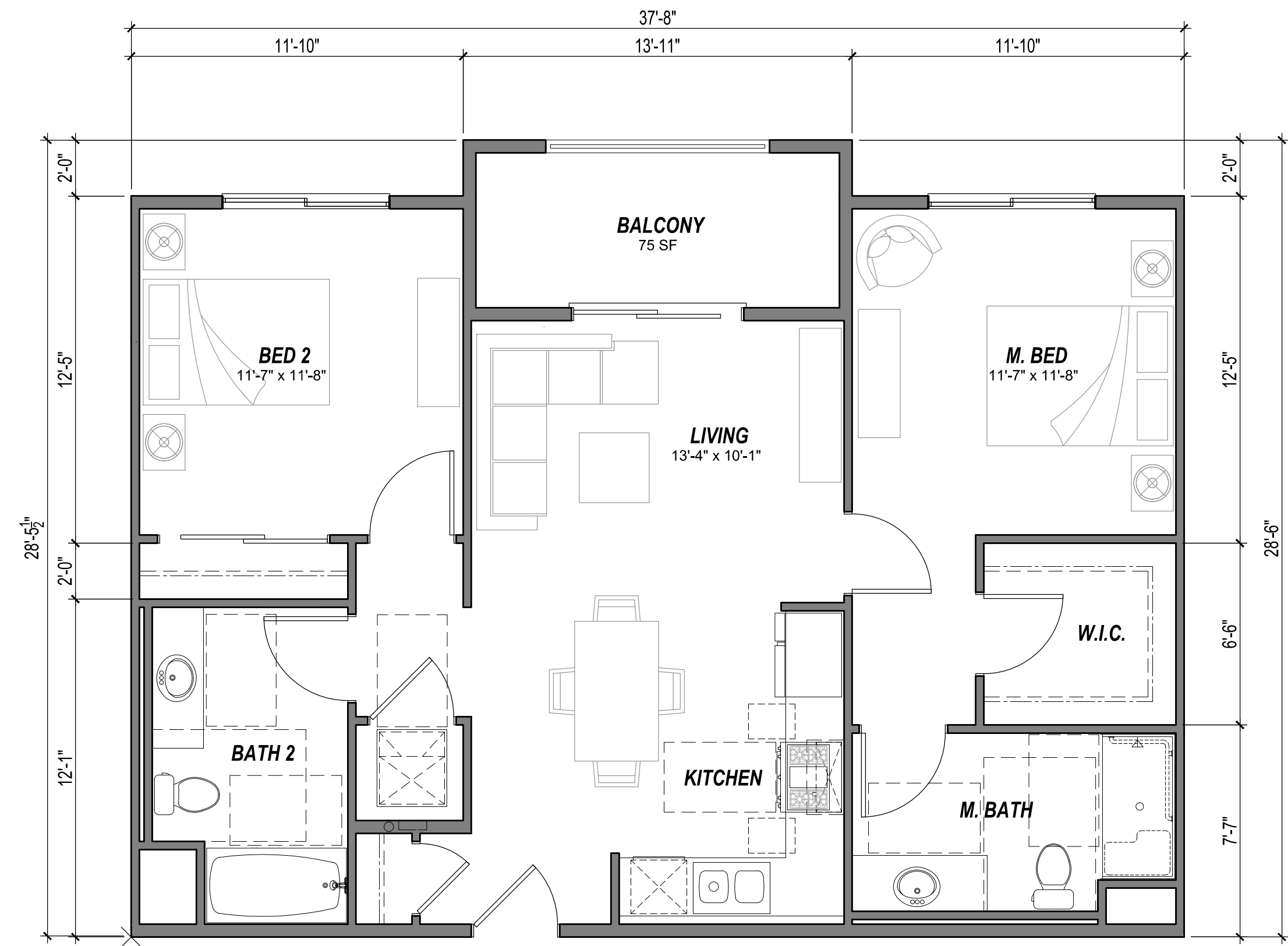
UNIT-1JR
JR 1-BEDROOM (576 S.F.)



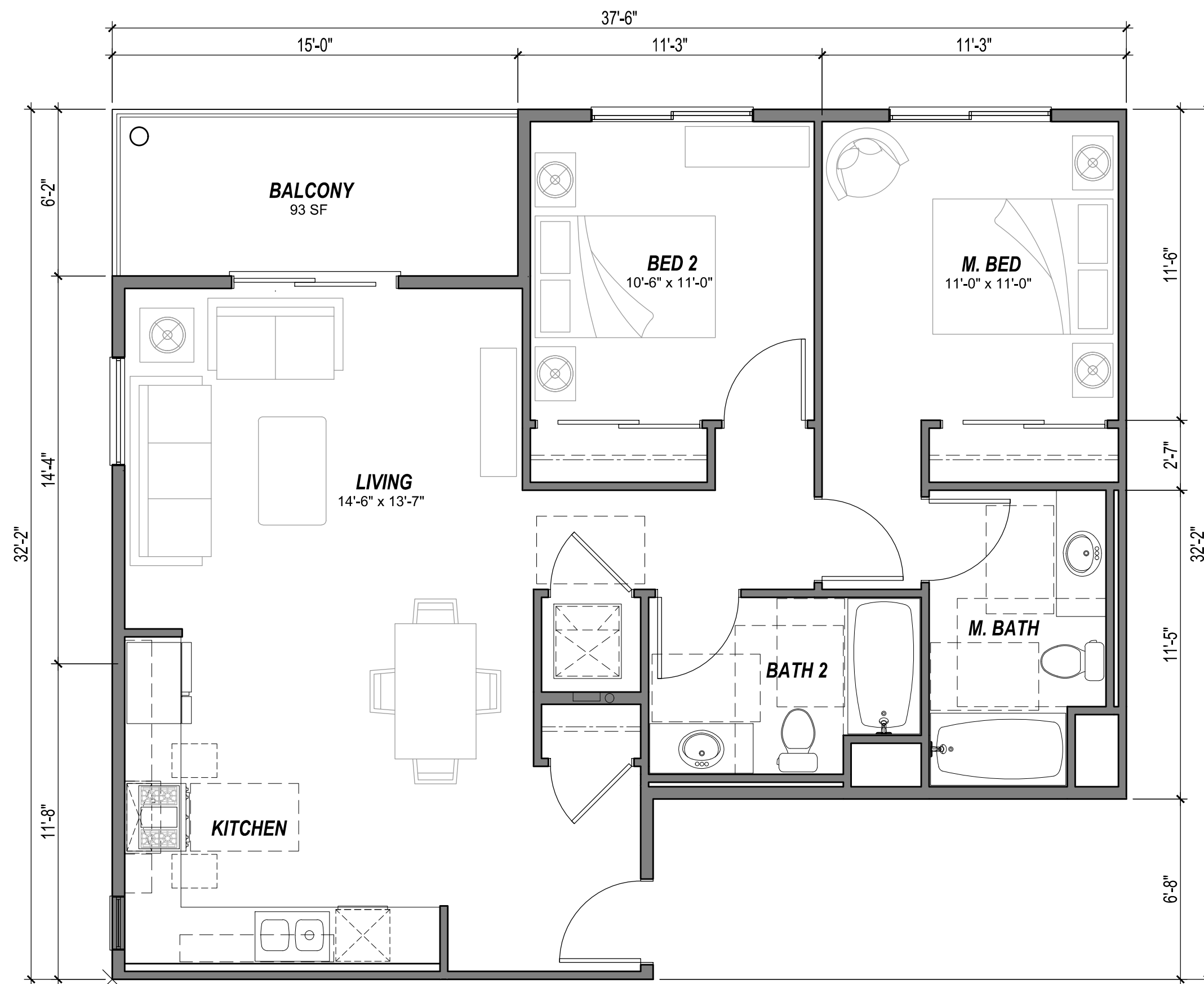
STUDIO
(544 S.F.)



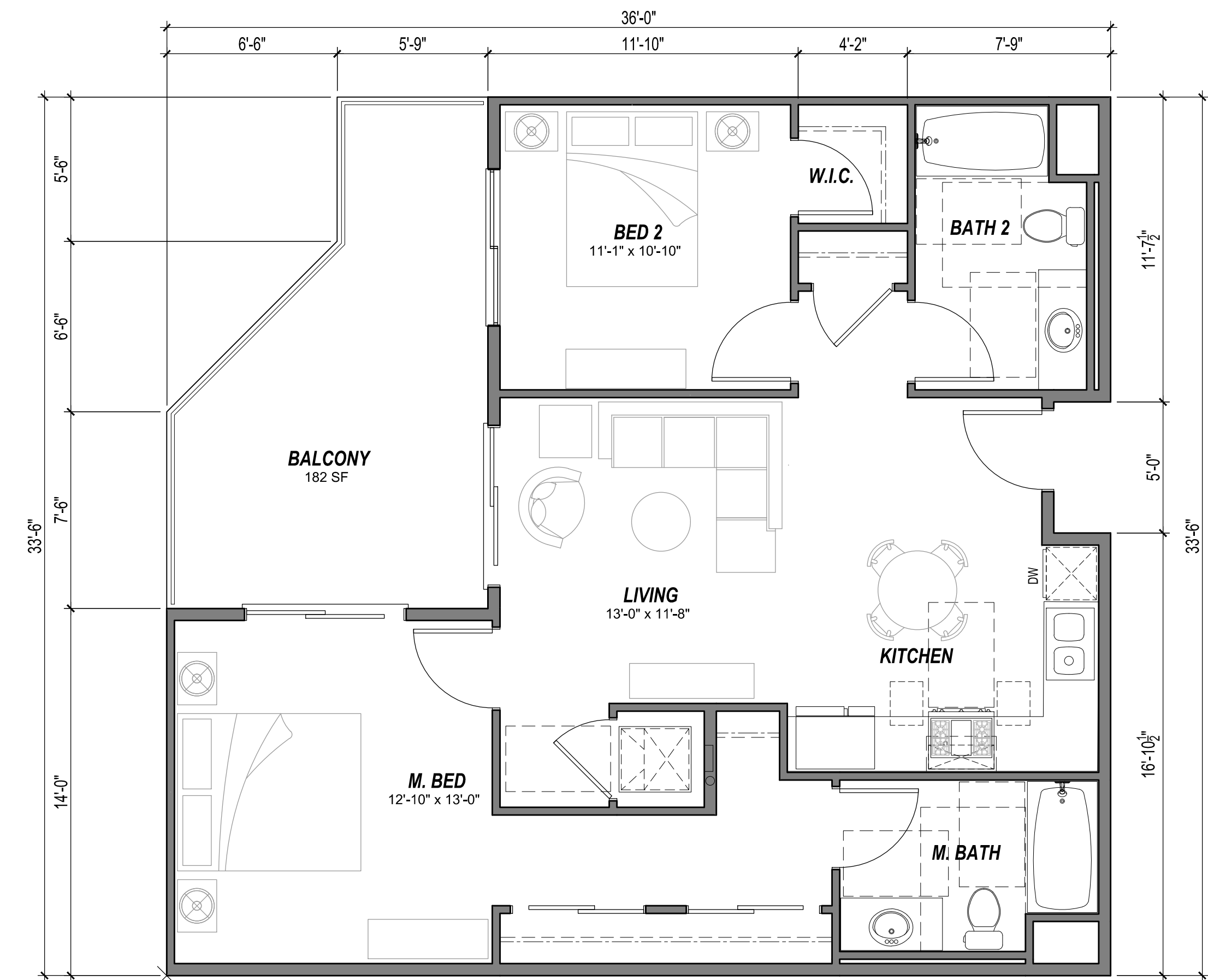
UNIT-2B
2-BEDROOM (1,037 S.F.)



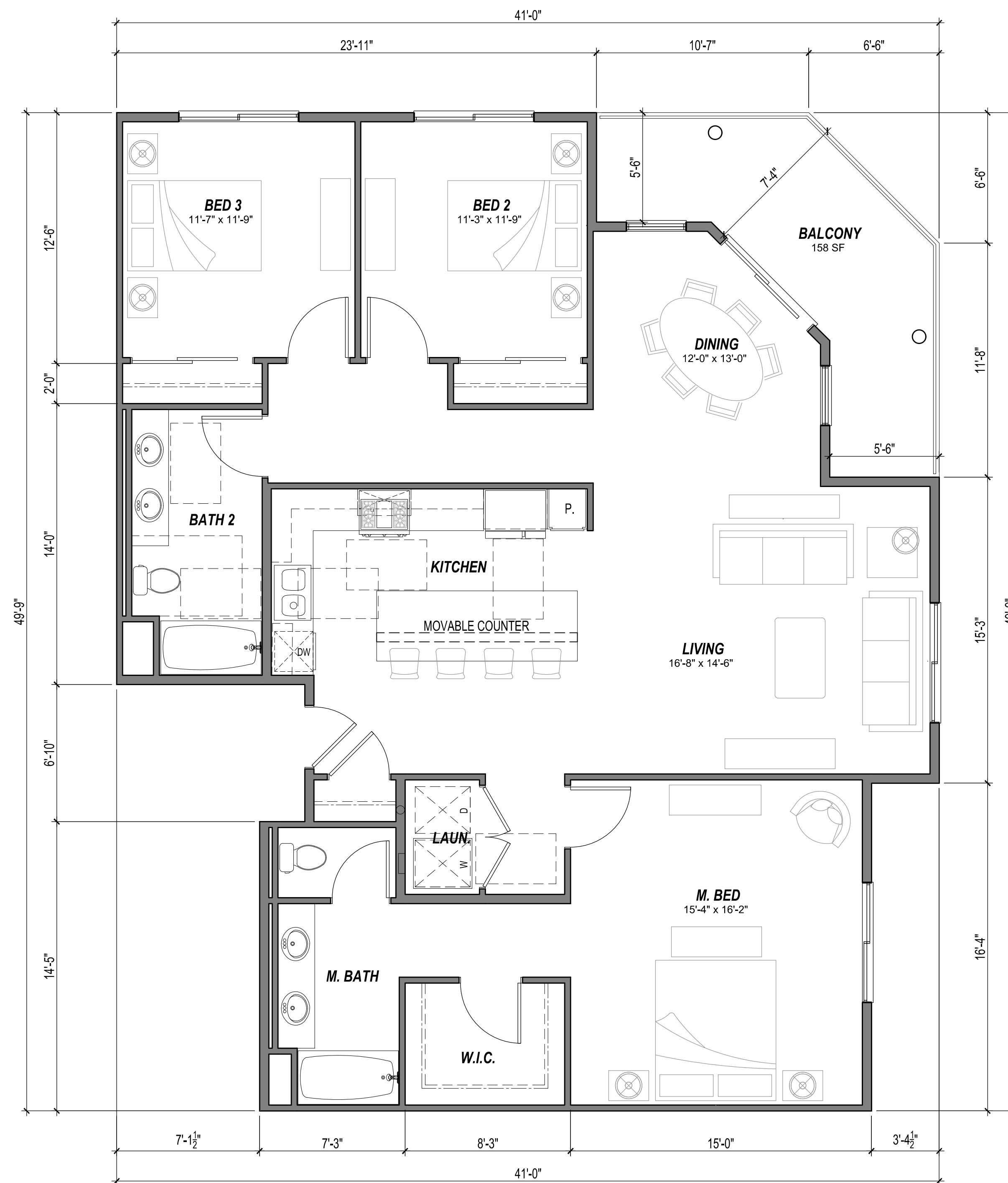
UNIT-2A
2-BEDROOM (946 S.F.)



UNIT-2D
2-BEDROOM (997 S.F.)



UNIT-2C
2-BEDROOM (956 S.F.)



UNIT-3A
 3-BEDROOM (1,637 S.F.)



8 MANUF. STONE VENEER
Eldorado Stone
Seashell - Cut Coarse Stone



7 BALCONY RAILING



6 WINDOWS / STOREFRONT
FINISH COLOR:
Milgard Windows and Doors
Bronze



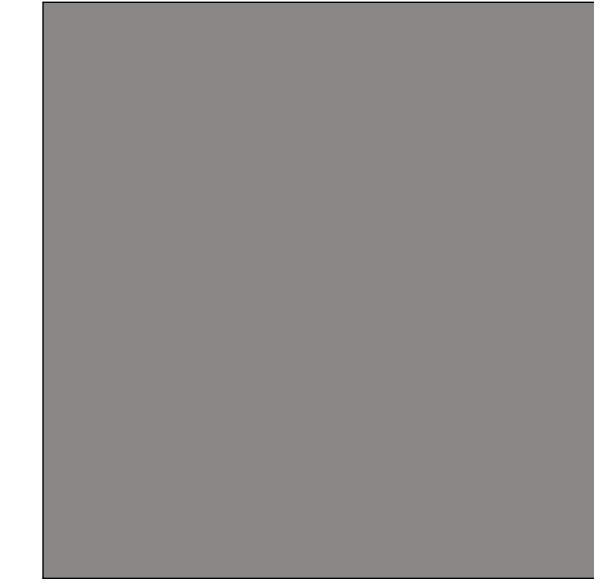
5 METAL RAILINGS /
ACCENT COLOR
Dunn-Edwards
DE6343, Salem Black



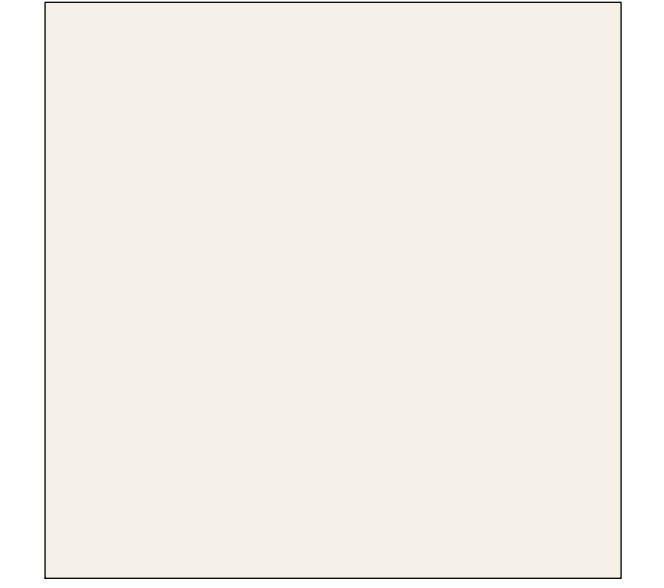
4 CEMENTITIOUS VERTICAL SIDING
FINISH COLOR:
Dunn-Edwards
DET681, Modeme Class



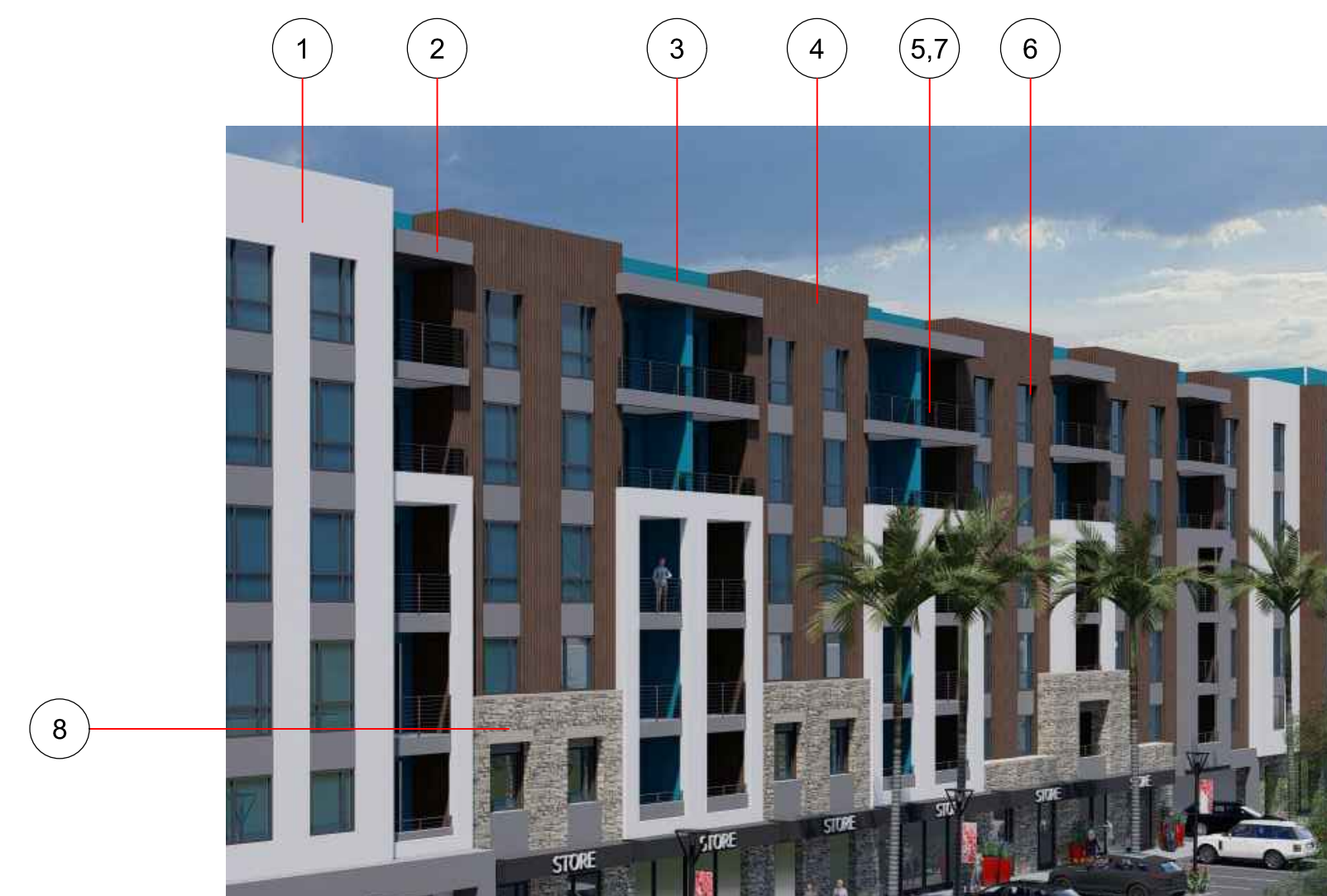
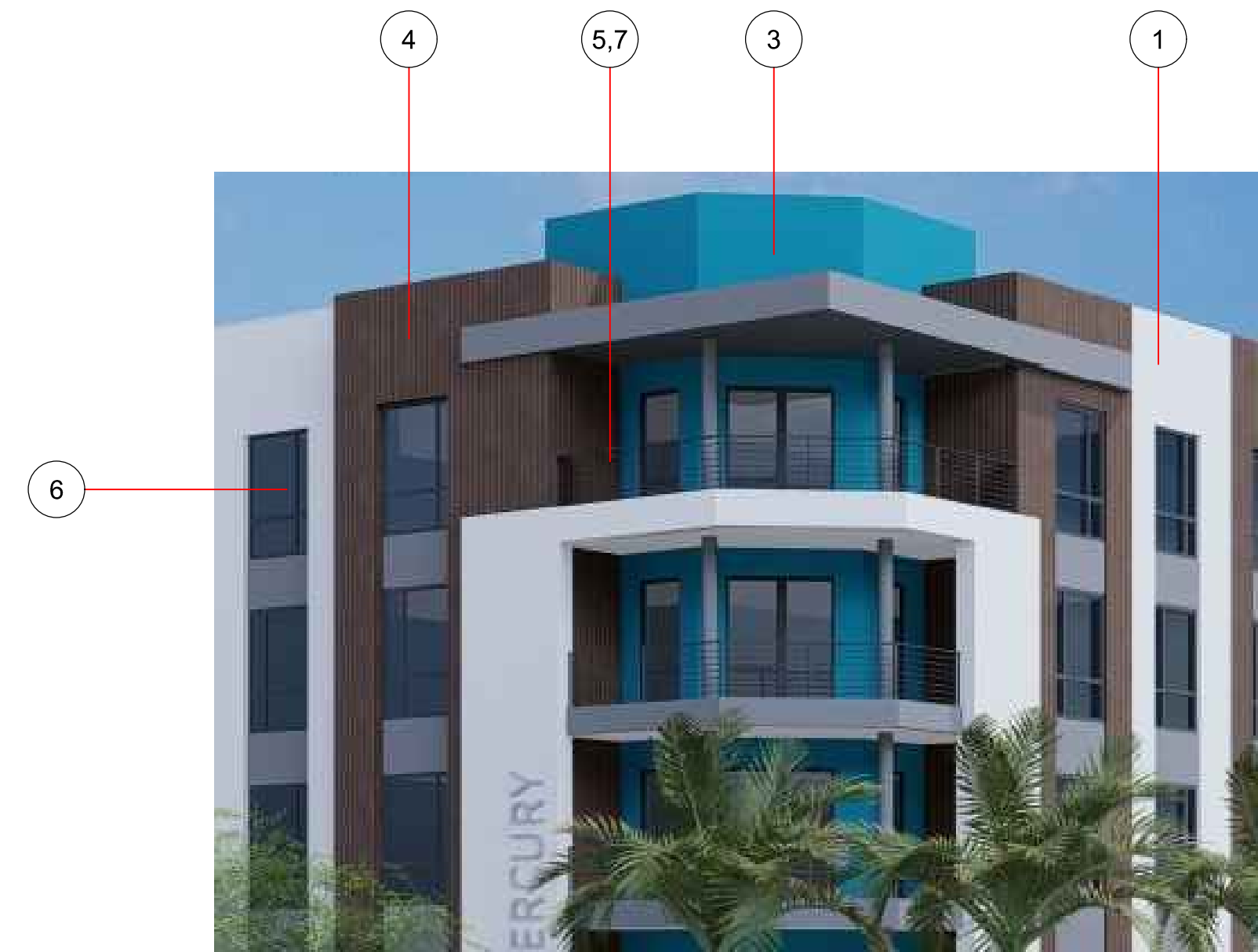
3 CEMENT PLASTER
FINISH COLOR:
Dunn-Edwards
DE5782, By the Bayou



2 CEMENT PLASTER
FINISH COLOR:
Dunn-Edwards
DE6376, Looking Glass



1 CEMENT PLASTER
FINISH COLOR:
Dunn-Edwards
DE6218, Antique Paper



LEGEND

- ① PROPERTY LINE SCREEN WALL. TYP.
- ② FENCE ENCLOSED SYNTHETIC LAWN DOG RUN W/ BENCH, TRASH CAN & PET WASTE STATION
- ③ OUTDOOR BBQS WITH PATIO DINING
- ④ OVERHEAD SHADE STRUCTURE
- ⑤ PEDESTRIAN ACCENT PAVING, TYP.
- ⑥ VEHICULAR ACCENT PAVING
- ⑦ VEHICULAR ACCENT PAVING, EMERGENCY VEHICLE ACCESS (EVA)
- ⑧ PEDESTRIAN CONCRETE PAVING
- ⑨ SOFT SEATING & FIRE TABLE (ON GRADE)
- ⑩ DECORATIVE WATER WALL
- ⑪ SYNTHETIC GAME LAWN WITH CORNHOLE GAME BOARDS
- ⑫ EVERGREEN PRIVACY HEDGE
- ⑬ TERRACE DINING COURT AT RETAIL FRONTAGE
- ⑭ DECORATIVE CASCADING WATER WALL FOUNTAIN WITH PROJECT SIGNAGE
- ⑮ ARCHITECTURAL COLUMN AND OVERHEAD TRELLIS
- ⑯ ENHANCED MASONRY WALL WITH GLASS PANEL
- ⑰ DECORATIVE LOW BOWL PLANTER ON MASONRY POT SEAT
- ⑱ PROPOSED TREE GRATES WITH CANOPY SHADE TREES
- ⑲ 6' HT. PEDESTRIAN FENCE & GATE
- ⑳ 6' HT. ACCENT SCREEN WALL
- ㉑ TRANSFORMER UTILITY LOCATION, TYP.
- ㉒ TURF BLOCK

TREE LEGEND

COLUMNAR SCREEN TREES:

- ⑥① FICUS MICROCARPA 'NITIDA'
INDIAN LAUREL FIG
- ②⑤ PRUNUS C. 'COMPACTA'
COMPACT CAROLINA CHERRY LAUREL

ACCENT PATIO TREE:

- ⑧ LAGERSTROEMIA I. 'NATCHEZ'
NATCHEZ GRAPE MYRTLE
- ③ LOPHOSTEMON CONFERTUS
BRISBANE BOX

STREET TREE:

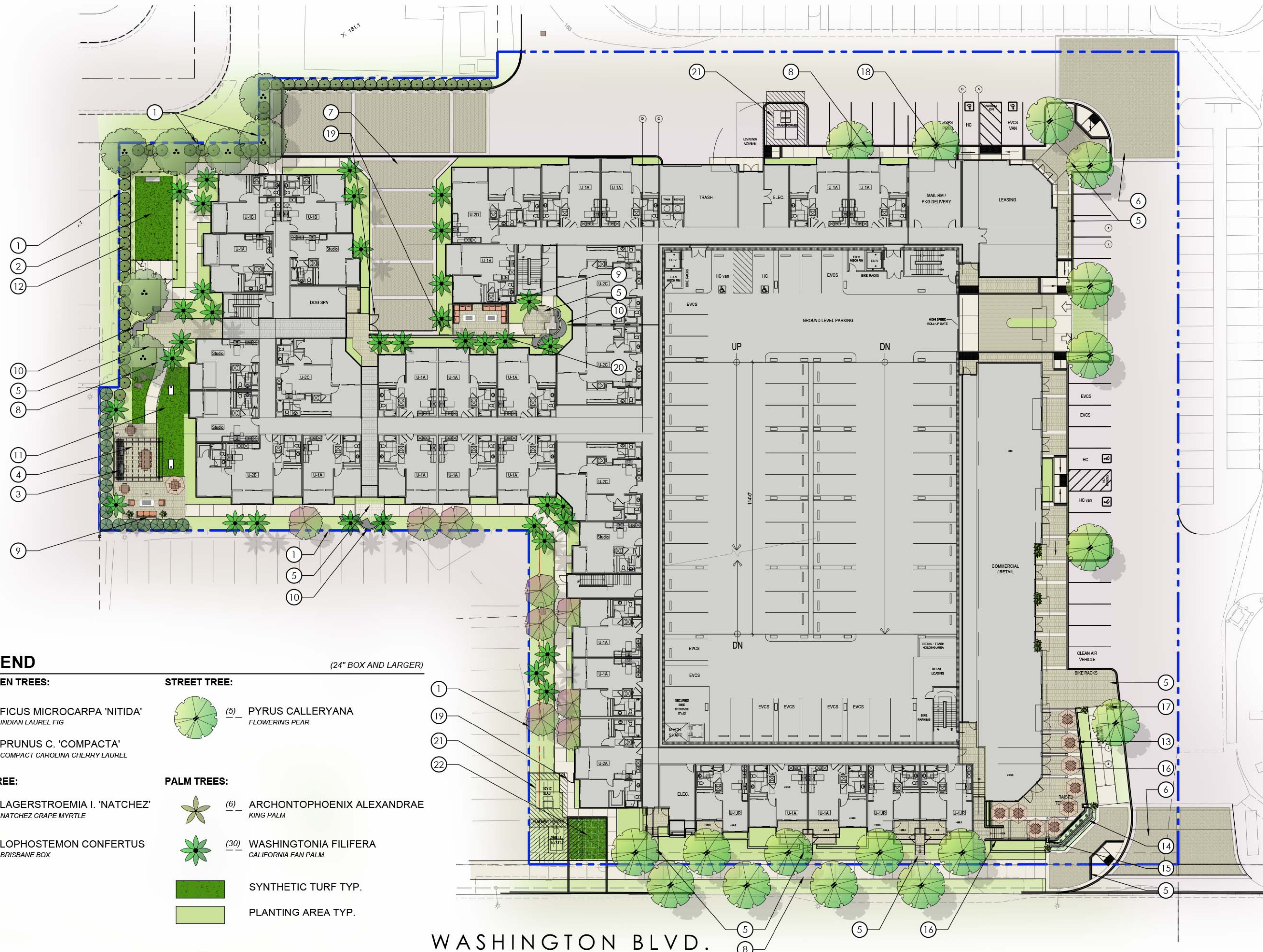
- ⑤ PYRUS CALLERYANA
FLOWERING PEAR

PALM TREES:

- ⑥ ARCHONTOPHOENIX ALEXANDRAE
KING PALM
- ③⑩ WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM

- SYNTHETIC TURF TYP.
- PLANTING AREA TYP.

(24" BOX AND LARGER)

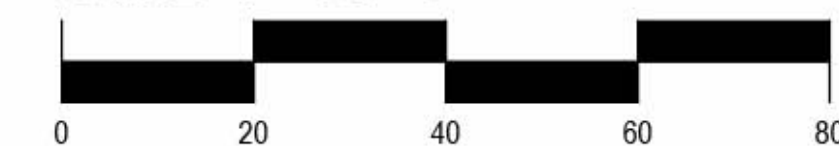


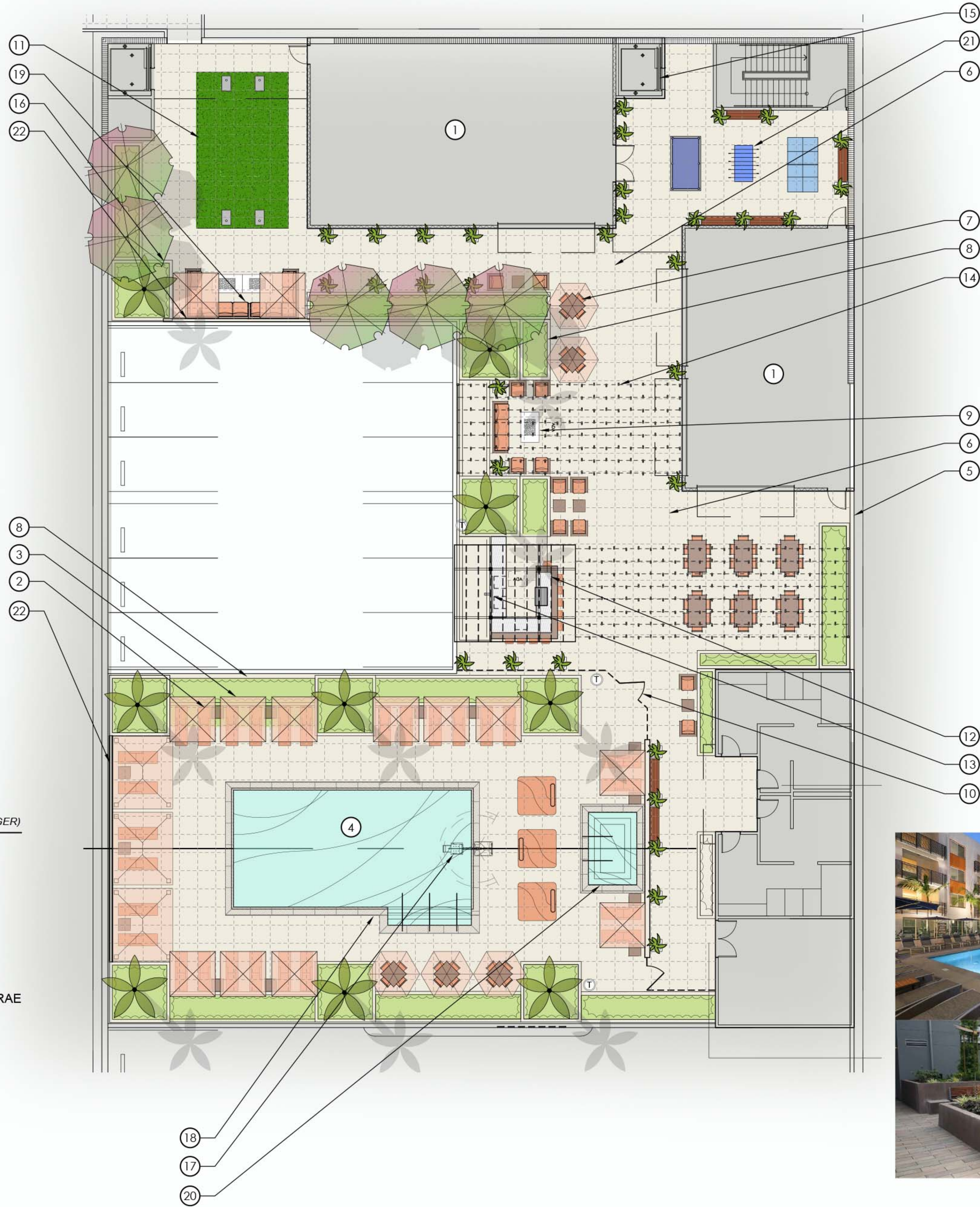
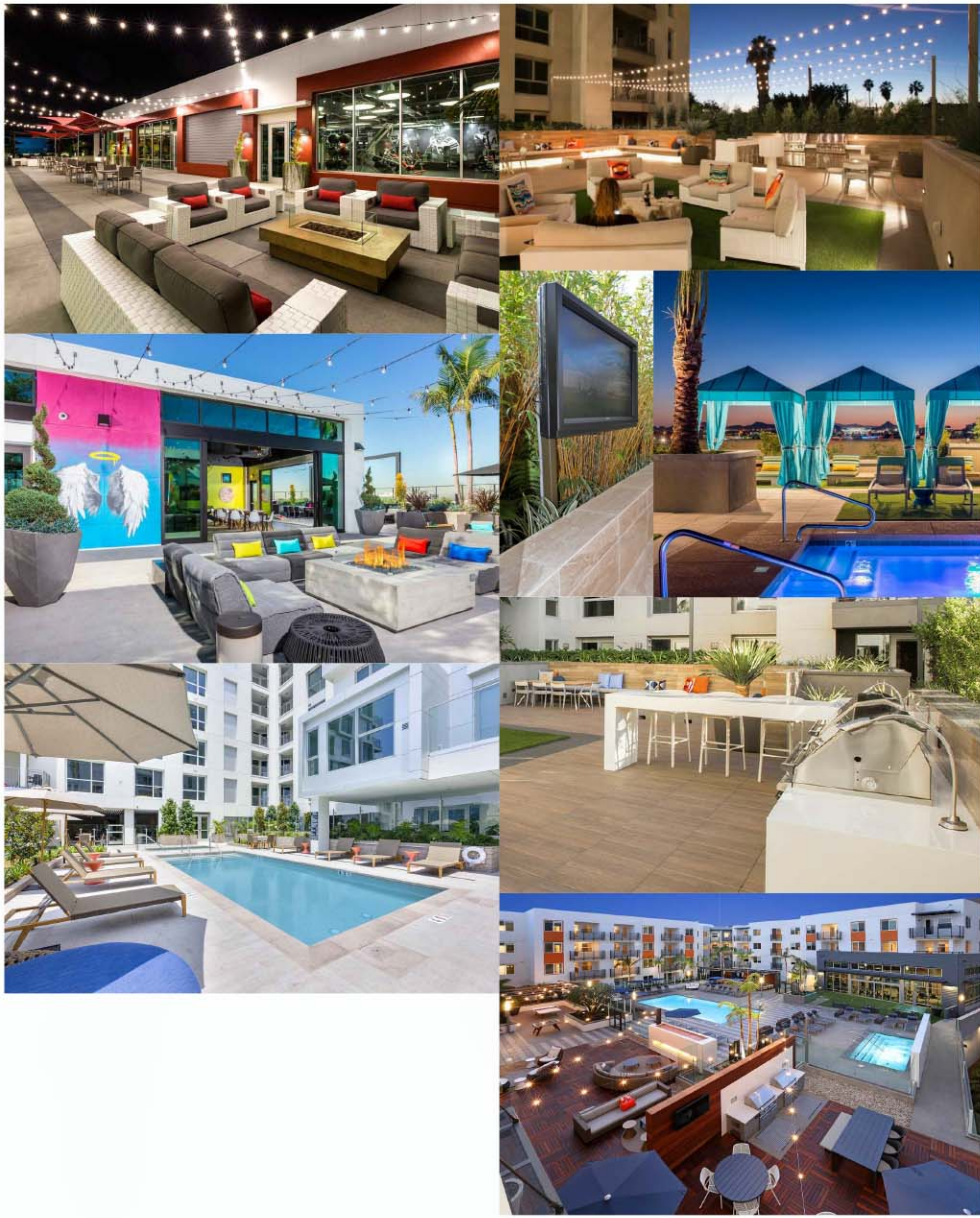
WASHINGTON BLVD.

The Mercury | Landscape Concept Plan



SCALE: 1" = 20' - 0"





LEGEND

- ① CLUBROOM / AMENITY BUILDING
- ② CHAISE LOUNGE SEATING W/ SIDE TABLES
- ③ POOL CABANA
- ④ PRIMARY POOL 20'x40' (ON PODIUM)
- ⑤ ARCHITECTURAL PARAPET WALL, TYP.
- ⑥ ENHANCED ROOF DECK PAVING (ON PODIUM)
- ⑦ LOUNGE SEATING, DINING W/ TRASH RECEPTACLE
- ⑧ RAISED PLANTER WALL, ±30" (ON PODIUM)
- ⑨ FIRE TABLE & LOUNGE SEATING
- ⑩ POOL ENCLOSURE FENCE & GATE (ON PODIUM)
- ⑪ BOCCÉ / YOGA LAWN
- ⑫ BBQ COUNTER WITH BAR SEATING (ON PODIUM) WITH DECORATIVE OVERHEAD STRUCTURE
- ⑬ OUTDOOR TV ON PEDESTAL
- ⑭ DECORATIVE CAFE STRING LIGHTING
- ⑮ ELEVATOR, TYP
- ⑯ LARGE TREE PLANTER ±42" HT (ON PODIUM)
- ⑰ HANDICAP ACCESSIBLE LIFT CHAIR
- ⑱ DECORATIVE PRECAST CONCRETE COPING
- ⑲ SOFT LOUNGE CHAIR SEATING
- ⑳ LARGE PARTY SPA (8'x14') WITH DECORATIVE TILE SPA WALL (ON PODIUM)
- ㉑ COVERED GAME AREA (AIR HOCKEY, FOOSBALL, PING PONG)
- ㉒ DECORATIVE ACCENT WALL

TREE LEGEND

COLUMNAR SCREEN TREES:

- (61) FICUS MICROCARPA 'NITIDA'
INDIAN LAUREL FIG
- (25) PRUNUS C. 'COMPACTA'
COMPACT CAROLINA CHERRY LAUREL

ACCENT PATIO TREE:

- (8) LAGERSTROEMIA I. 'NATCHEZ'
NATCHEZ CRAPE MYRTLE
- (3) LOPHOSTEMON CONFERTUS
BRISBANE BOX

STREET TREE:

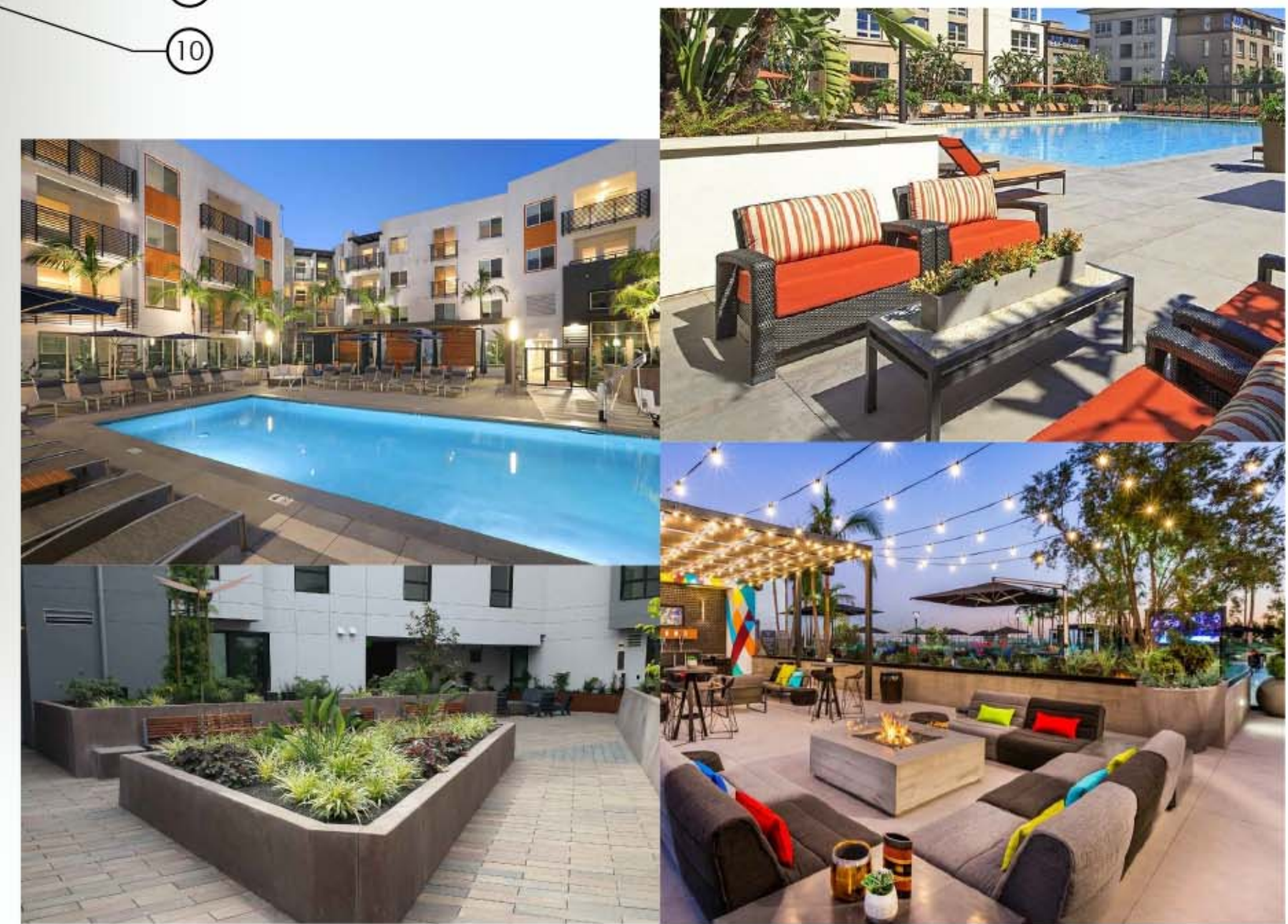
- (5) PYRUS CALLERYANA
FLOWERING PEAR

PALM TREES:

- (6) ARCHONTOPHOENIX ALEXANDRAE
KING PALM
- (30) WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM

- SYNTHETIC TURF TYP.
- PLANTING AREA TYP.

(24" BOX AND LARGER)



The Mercury | Landscape Concept Plan - Roof Terrace



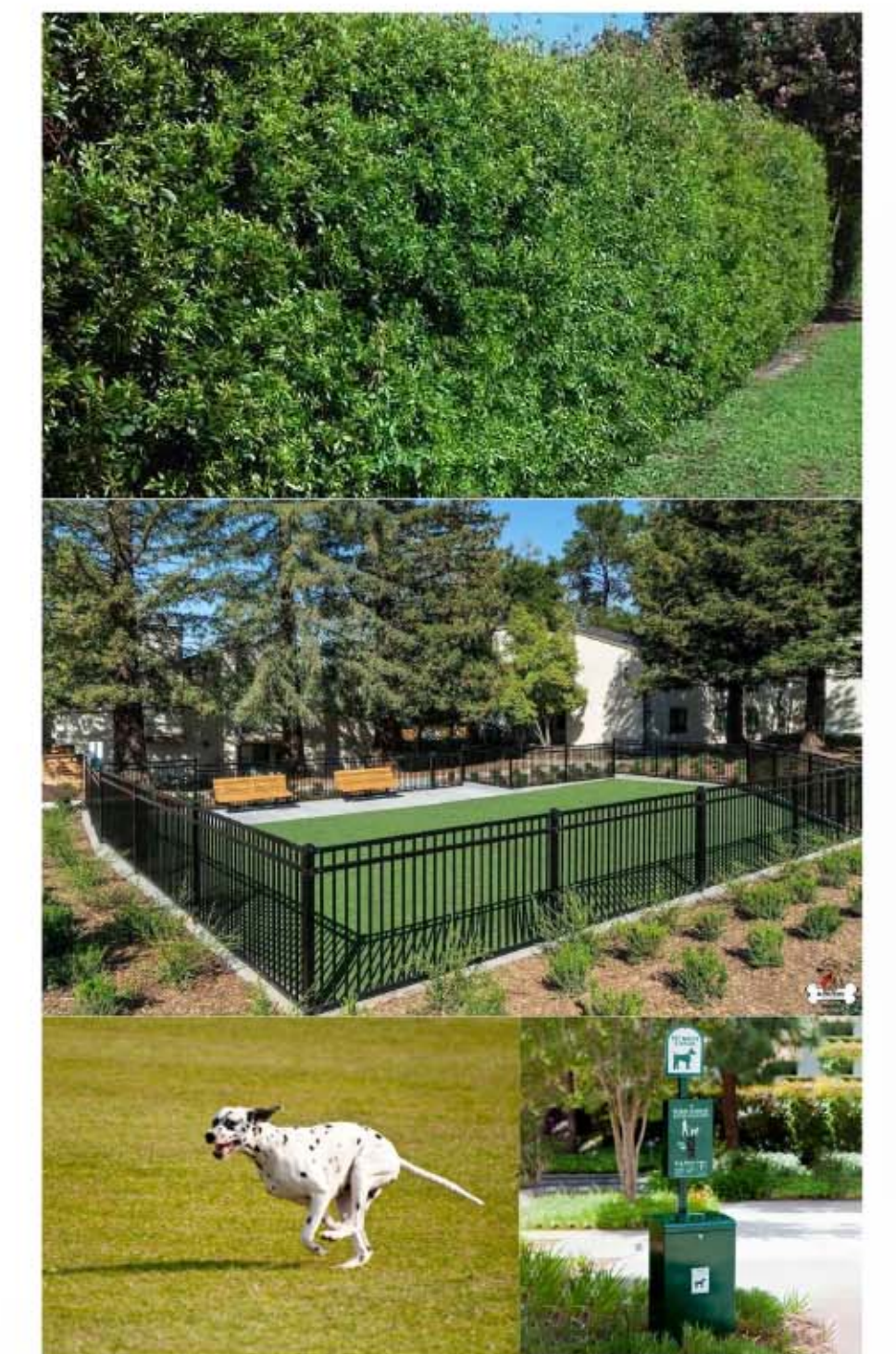
SCALE: 1" = 10'-0"





LEGEND

- ① PROPERTY LINE SCREEN WALL. TYP.
- ② FENCE ENCLOSED SYNTHETIC LAWN DOG RUN W/ BENCH, TRASH CAN & PET WASTE STATION
- ③ OUTDOOR BBQS WITH PATIO DINING
- ④ OVERHEAD SHADE STRUCTURE
- ⑤ PEDESTRIAN ACCENT PAVING, TYP.
- ⑥ VEHICULAR ACCENT PAVING
- ⑦ VEHICULAR ACCENT PAVING, EMERGENCY VEHICLE ACCESS (EVA)
- ⑧ PEDESTRIAN CONCRETE PAVING
- ⑨ SOFT SEATING & FIRE TABLE (ON GRADE)
- ⑩ DECORATIVE WATER WALL
- ⑪ SYNTHETIC GAME LAWN WITH CORNHOLE GAME BOARDS
- ⑫ EVERGREEN PRIVACY HEDGE
- ⑬ 6' HT. PEDESTRIAN FENCE & GATE
- ⑭ 6' HT. ACCENT SCREEN WALL



The Mercury | Landscape Concept Plan - Ground Level Amenity



SCALE: 1" = 10' - 0"





ARBUTUS 'MARINA'
MARINA STRAWBERRY TREE

ARCHONTOPHOENIX ALEXANDRAE
KING PALM

CHAMAEROPS HUMILIS
MEDITERRANEAN FAN PALM

FICUS MICROCARPA 'NITIDA'
INDIAN LAUREL FIG

LAGERSTROEMIA I. 'NATCHEZ'
NATCHEZ CRAPE MYRTLE

LOPHOSTEMON CONFERTUS
BRISBANE BOX

PRUNUS C. 'COMPACTA'
COMPACT CAROLINA CHERRY LAUREL

STRELITZIA NICOLAI
GIANT BIRD OF PARADISE

PYRUS CALLERYANA
FLOWERING PEAR

WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM



AEONIUM CANARIENSE
CANARY ISLAND AEONIUM

AEONIUM A. 'ZWARTKOPF'
PURPLE AEONIUM

AGAVE AMERICANA
CENTURY PLANT

AGAVE ATTENUATA
FOXTAIL AGAVE

AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE

ASPIDISTRA ELATIOR
CAST IRON PLANT

ASPARAGUS D. 'MYERS'
FOXTAIL FERN

CHONDRPETALUM TECTORUM
CAPE RUSH

DIANELLA T. 'VARIEGATA'
VARIEGATED FLAX LILY



FURCRAEA F. 'MEDIOPICTA'
MAURITIUS HEMP

PHILODENDRON 'XANADU'
XANADU PHILODENDRON

PHORMIUM 'AMAZING RED'
AMAZING RED FLAX

ROSMARINUS O. 'PROSTRATUS'
TRAILING ROSEMARY

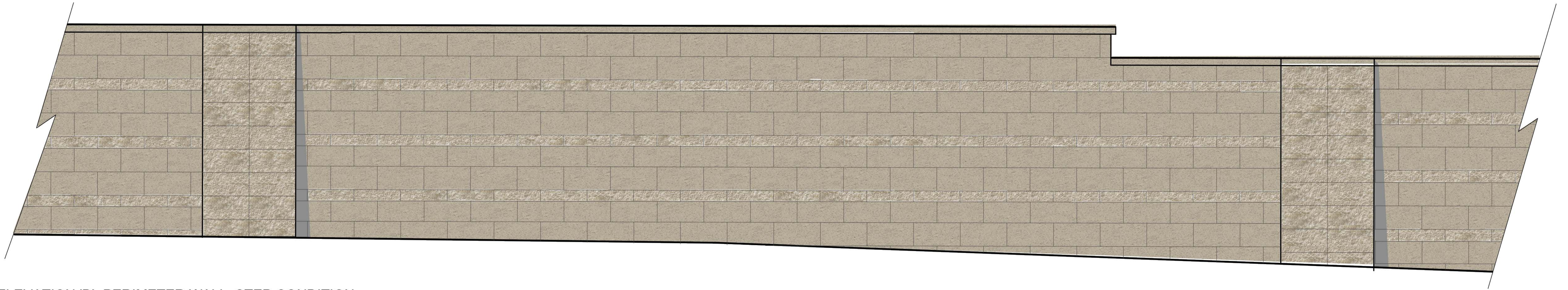
SANSEVIERIA HYBRID
SNAKE PLANT

SENECIO MANDRALISCAE
BLUE CHALKSTICKS

SENECIO VITALIS
NARROW-LEAF CHALKSTICKS

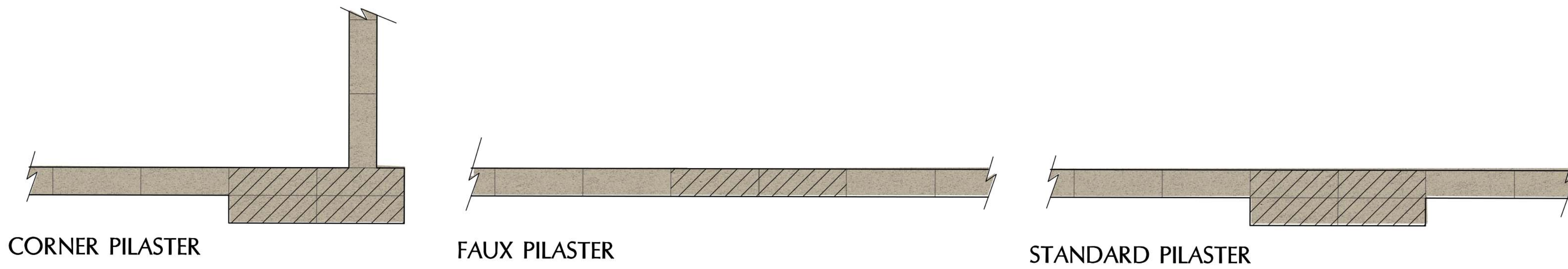
WESTRINGIA F. 'WYNABBIE GEM'
WYNABBIE GEM COAST ROSEMARY

The Mercury | Preliminary Plant Palette - Image Board



ELEVATION 'B'- PERIMETER WALL, STEP CONDITION

SCALE: 3/4"=1'-0"



CORNER PILASTER

FAUX PILASTER

STANDARD PILASTER

PLAN VIEW - PERIMETER PILASTERS

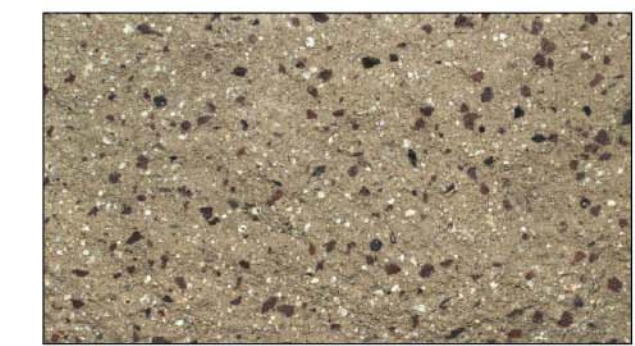
SCALE: 3/4"=1'-0"

WALL AND PILASTER COLORS

BLOCK COLORS (FROM ORCO BLOCK & HARDSCAPE)



PRECISION BLOCK
'WHEAT MEDIUM WEIGHT'



SPLIT FACE
'WHEAT MEDIUM WEIGHT'

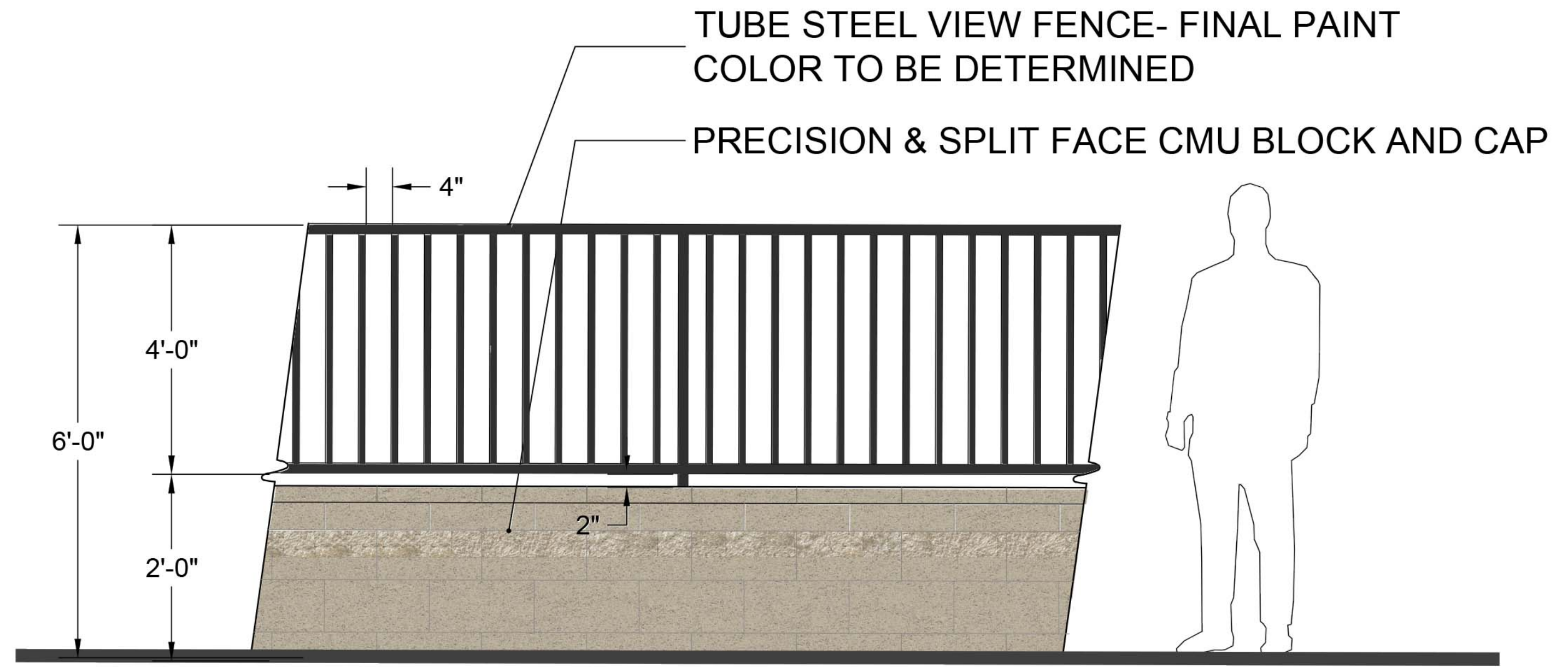
The Mercury | Landscape Concept Plan - Perimeter Wall & Pilaster



NORTH

SCALE: 1" = 10' - 0"





ELEVATION 'A'- PERIMETER WALL AND FENCE COMBO (PRECISION CMU)
SCALE: 3/4"=1'-0"

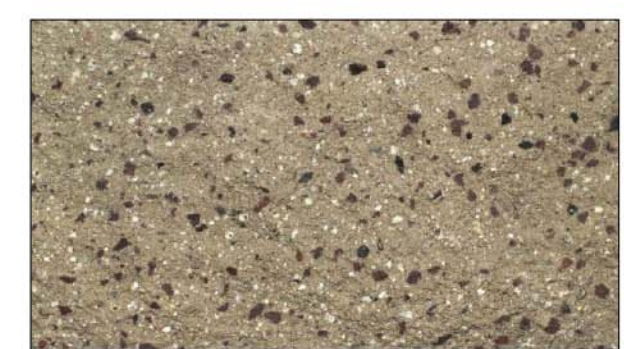
WALL AND PILASTER COLORS

BLOCK COLORS (FROM ORCO BLOCK & HARDSCAPE)

FENCE COLORS



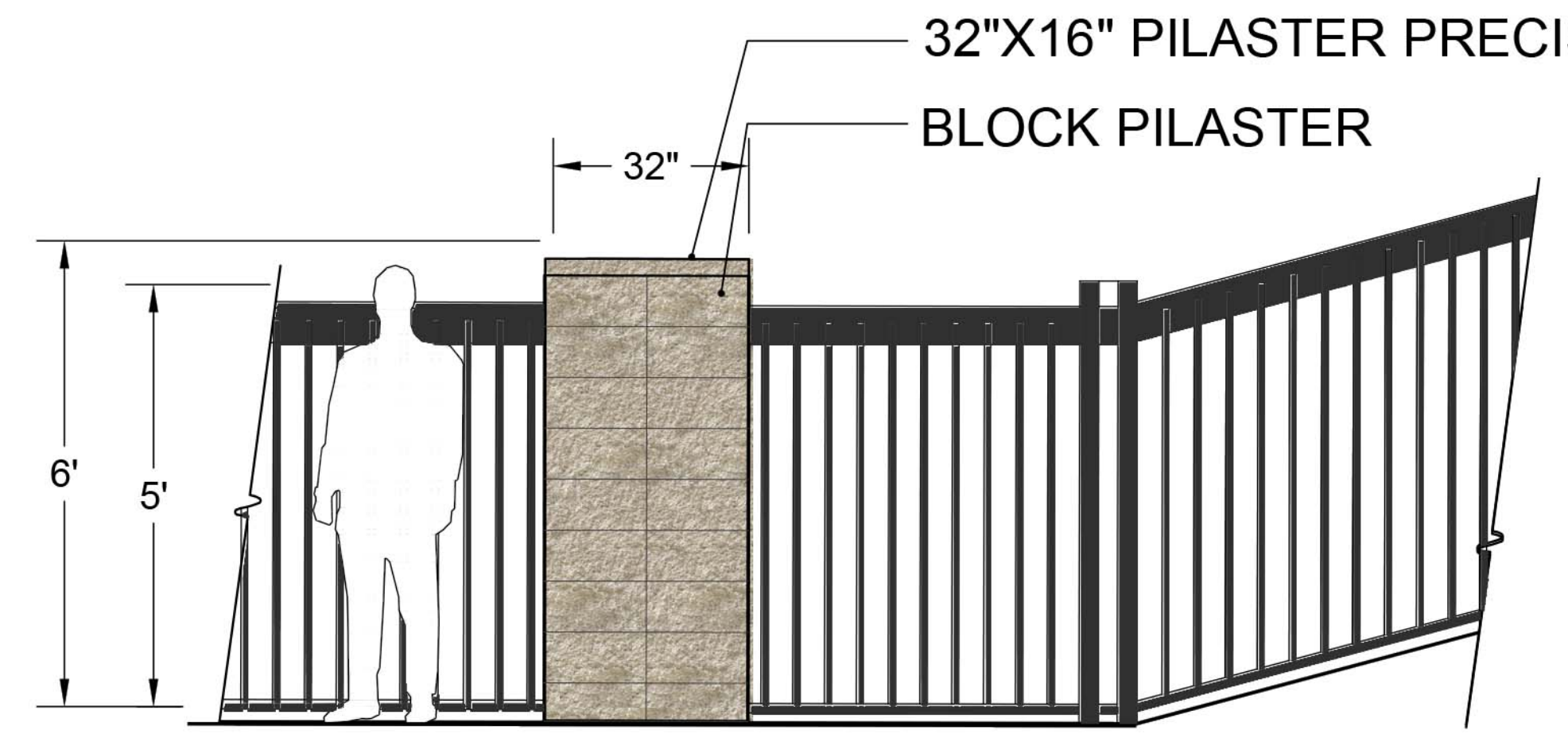
PRECISION BLOCK
'WHEAT MEDIUM WEIGHT'



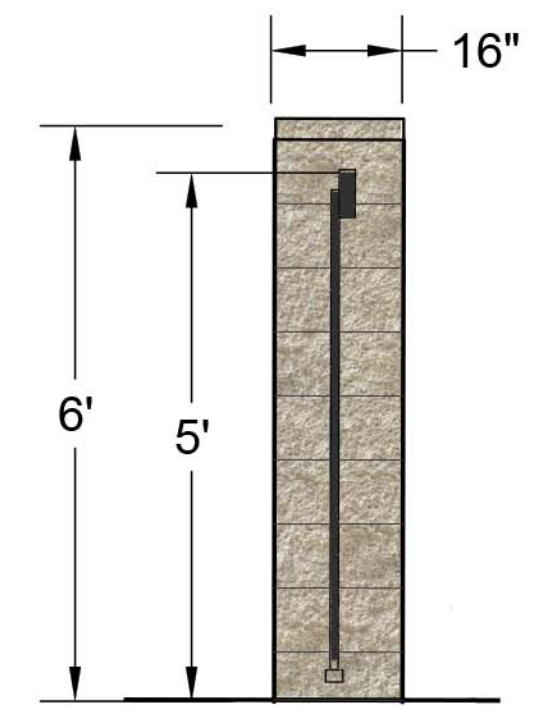
SPLIT FACE
'WHEAT MEDIUM WEIGHT'



TO MATCH
ARCHITECTURE RAILINGS

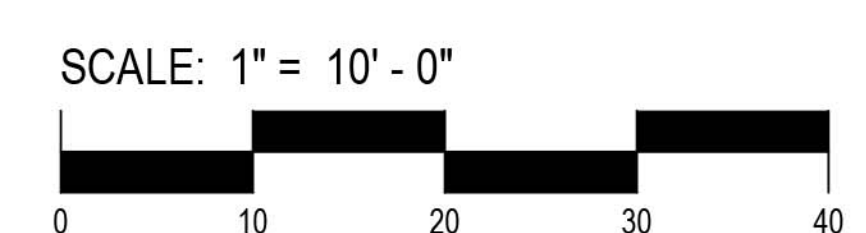


ELEVATION - PERIMETER PILASTER & FENCE
SCALE: 1/2"=1'-0"



SIDE ELEVATION- PILASTER
SCALE: 1/2"=1'-0"

The Mercury | Landscape Concept Plan - Perimeter Fence & Pilaster



LIGHTING FIXTURE LEGEND

- SECURITY LIGHTING
05W LED POST LIGHT ON 12FT POLE (14FT MOUNTING HEIGHT)
TYPE IV DISTRIBUTION WITH STEP DIMMING MOTION SENSOR
KIMM URO24L-45-3K-528-PT-CLR-11-KSP-45P
4" DIA. 12FT ROUND POLE
3000°K
ASTYPE 8W
ASTYPE 10W
ASTYPE 15W
- HOUSE SIDE SHIELD NOTED AS 'B' IN THE SPECIFICATIONS
ONLY ADD IF SHOWN ON THE PLANS. NOT ALL POLE LIGHTS
WILL HAVE A SHIELD.
FINISH BY OWNER
- SECURITY LIGHTING
18W LED BOLLARD - 35" TALL (30" MOUNTING HEIGHT)
3000 DEGREE K LAMP
ASYMMETRIC DISTRIBUTION. LIGHTS TO FACE SIDEWALK
VST4W 1471-11-35-30-30-A-130-ND
FINISH BY OWNER
DARK SIDE OF BOLLARD
- 7W LED TRELLIS ACCENT LIGHT
3000 DEGREE K LAMP
8W HSS LED-45-MP
FINISH BY OWNER
- 33W BULLET HERITAGE TREE UPLIGHT
HACCOR BS-D-WH-PERMA POST
- 10W LED PALM TREE ACCENT LIGHT
3000 DEGREE K
HACCOR BLS-D-WH-TRING RING (VERIFY DIA WITH TREES OR
4) 10W LED BULLET PALM TREE RING
2-UP AND 2-DOWN - 2 DOWN TO WASH POOL DECK.
- LED STEP LIGHT - 8W
AMERLUX PRC12V-HSCLB
MOUNT AT 2" ABOVE FINISH SURFACE
- LED STRING LIGHT (CLEAR BULB - FILAMENT)
CALI LIGHTS M-2000-2P-LED-8K WITH FILAMENT-WET
HARD WIRE - 120V
MIN. 115FT AFC
CONTROLLED BY TIME CLOCK AND DIMMER SWITCH
- LED WALL LIGHT - (600 LUMEN MIN AT 3000°K)
MOUNTED AT 7' TO BOTTOM EDGE OF FIXTURE
CONTROLLED BY ASTRO. TIME CLOCK. WITH NOT OVERDUE

PHOTOMETRIC CALCULATIONS				
DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	AVE. MIN
MAIN DRIVE	2.9 FC	4.4 FC	0.3 FC	4.3 : 1
PARKING	2.6 FC	4.6 FC	1.3 FC	2.2 : 1
OUTDOOR PATIO	2.7 FC	4.3 FC	1.4 FC	1.9 : 1
POOL DECK	3.2 FC	9.1 FC	1.5 FC	3.3 : 1
ROOF DECK	4.6 FC	11.4 FC	0.6 FC	8.0 : 1
RES. HARDSCAPE	2.9 FC	7.9 FC	0.4 FC	7.2 : 1
RETAIL WALKS	2.3 FC	4.6 FC	0.5 FC	4.1 : 1
SPILL OVERLGT	6.0 FC	9.0 FC	0.9 FC	N/A

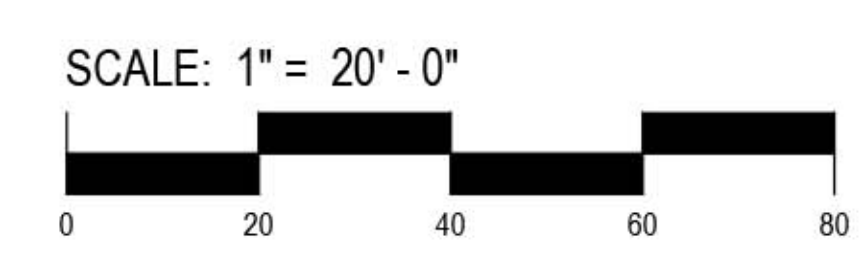
FC : FOOT CANDLE



WASHINGTON BLVD.

The Mercury | Landscape Concept Plan - Lighting Plan

Optimus Properties, LLC. | 1801 Century Park East, Suite 2100 | Los Angeles, CA 90067 | March 23, 2022



***** BUILDING & SAFETY COMMENTS*****

Conditional Use Permit NO. 746

Case Planner: Julia Gonzalez

Applicant: Jerome Mickelson

Location: 8825 Washington Blvd

Project: New Mix Use Development Approximately 488,000 sq ft, retail and residential.

Reviewed By: Jonathan Flores

Date: 11/15/2022

SPECIFIC COMMENTS

1. Indicate on the cover sheet the applicable codes. Note projects submitted after January 1, 2023, are subject to the 2022 California Building Codes.
2. Indicate any deferred submittal; Fire Protection System, Plumbing Plans, Mechanical Plans, Electrical Plans.
3. Health Department review and approval are required for food preparation and public pools.
4. Fire department review and approval is required for R-2 occupancy.
5. Note on plans: "Frontage used for allowable area increase per CBC Section 506.2 shall be permanently maintained.
6. For mixed-used occupancies, the allowable area per story shall be based on the most restrictive provisions for each occupancy when the mixed occupancies are treated according to CBC 508.3.2
7. Provide Details, notes, and specifications for the fire protection of elements as required for the type of construction. CBC Table 601 and Section 602
8. Clearly label and identify on plans fire-resistivities corridors, exists enclosures, exit passageways, horizontal exits, occupancy separation walls and floors, fire-resistive shafts, and firewalls, along with their fire-resistive ratings.
9. Grading plans shall be submitted to the City of Pico Rivera Public Works Department under separate submittal. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-off.
10. All drainage water shall drain via approved methods, to an approved location – public street, public drainage system, etc. Note subterranean parking
11. The City of Pico Rivera is shown to be subject to liquefaction under earthquake loading. This project will be required to conduct geotechnical investigations to address the potential for liquefaction and differential settlement due to earthquake

ground motions. California Building Code (CBC) Sections 1803.5.11 and 1803.5.12 require reporting and submittal of such investigations, including recommended liquefaction mitigation measures, to the Building Official. The geotechnical engineer preparing the investigation will also need to sign and stamp the foundation plans for the structures.

12. Parking Calculation shall reflect on plans; Accessible parking space and electric vehicle charging station. Note EVCS- Van Accessible parking space.
13. At least one accessible route shall be provided within the site from accessible parking spaces; public streets and sidewalks; and public transportation stops to the accessible buildings or facilities entrances they serve. Where more than one route is provided, all routes must be accessible. §11B-206.2.1
14. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. §11B-206.2.2
15. The CBC requires guards to be provided when roof mounted appliances, equipment, fans or other components that require service are located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall be constructed so as to prevent the passage of a sphere 21 inches in diameter. The guards shall extend a minimum of 30 inches beyond each piece of equipment, appliance, fan or component. The guard should extend a minimum of 42 inches high above the surface of the roof. Show on the plans the minimum 10 feet of clearance from the new mechanical equipment to the roof edge or walking surface edge. Or, include thorough details on the mechanical plans indicating where guards are provided and how the guards are to be constructed. If parapets are provided, to demonstrate compliance with CBC requirements, indicate the location and height of the parapets above the roof surface on the mechanical plans. (CBC 1013.5)

GENERAL CONDITIONS

1. Shall comply with the latest adopted edition of the following codes as applicable:
 - a. California Building Code
 - b. California Residential Code
 - c. California Electrical Code
 - d. California Mechanical Code
 - e. California Plumbing Code
 - f. California Energy Code
 - g. California Fire Code
 - h. California Green Building Standards Code
 - i. Pico Rivera Municipal Code

2. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.
3. All lot lines, easement lines, etc. shall be located in such a manner as to not cause any structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

1. Plans shall be approved by City of Pico Rivera Building, Planning, and Public Works Departments as well as the Los Angeles County Fire Department, and where applicable Los Angeles County Department of Public Works – Industrial Waste Unit and the Los Angeles County Health Department prior to the issuance of building permits for this project.

Los Angeles County Fire Department

5823 Rickenbacker Rd.
Commerce, CA 90040
(323) 890-4125

**Los Angeles County Department of
Public Works**

900 S Fremont Ave.
Alhambra, CA 91803
(626) 458-5100 Ext. 3517

**Los Angeles County Health
Department**

5050 Commerce Dr.
Baldwin Park, CA 91706
(626) 430-5560

2. Development Fees will be required to be paid to both the School District and the Los Angeles County Sanitation Department prior to issuance of Building Permits.
3. The following items shall be completed and/or submitted to Building & Safety – as applicable – prior to the issuance of building permits for this project:
 - a. Precise grading plans shall be approved
 - b. Rough grading completed
 - c. Compaction certification
 - d. Pad elevation certification
 - e. Rough grade inspection signed off by a City Inspector

DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM

DATE: January 27, 2022
TO: Planning Division
FROM: Engineering Division
**SUBJECT: CONDITIONS OF APPROVAL FOR PROPOSED DEVELOPMENT
AT 8825 WASHINGTON BLVD – APN 6370-027-018**

The Public Works Department has reviewed the proposed development and provides the following conditions of approval pertaining to the subject project:

GENERAL

1. Pay permit and inspection fees associated with this project in accordance with the latest fee schedule at the time of permit issuance and inspection.
2. Developer shall deposit \$20,000 with the City to cover the City's costs incurred in reviewing the project plans, including the costs of traffic, civil, planning and environmental consultants.
3. Comply with the City's Community Development Ordinance pertaining to construction debris recycling. Contact the Building Division to obtain a Construction & Demolition Debris Waste Reduction Recycling Plan form(s).
4. Developer shall coordinate with NASA Services at (888) 888-0388 to provide proper construction waste disposal container(s), including facilities for recycling.
5. Developer must comply with all applicable South Coast Air Quality Management District (AQMD) regulations.
6. Sight distance lines shall meet AASHTO guidelines and shall be shown on the improvement plans at intersections and/or driveways.
7. All public and private signage and markings for vehicular traffic shall conform to the provisions of the California Manual on Uniform Traffic Control Devices (CA-MUTCD).

GRADING AND DRAINAGE

8. Grading and drainage plans shall be prepared by a Registered Civil Engineer to the

satisfaction of the Public Works Department and Building Division. The project shall drain to the street through a parkway drain(s) or storm drain system whenever possible. Show all existing and proposed driveways, curb & gutter, sidewalks, handicap ramps, street trees, tree wells, street lights, street signs, power poles, fire hydrants, bus stop furnishings, utility boxes, meters, traffic signal poles and cabinets, parkway drains, etc. on the plans.

9. Submit a Geotechnical Report with recommendations for grading, compaction, and remedial measures for seismic hazards including liquefaction.
10. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which establishes regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.
11. Comply with the City's Storm Water Management Ordinance and SUSMP requirements. Implement all NPDES requirements and Best Management Practices during and after construction. Provide and obtain approval of a site-specific Erosion Control Plan and/or Storm Water Pollution Prevention Plan (SWPPP) from the City's plan-check consultants.
12. As this project falls under one of the SUSMP planning priority categories, a Standard Urban Stormwater Mitigation Plan must be prepared for this site. All runoff up to the first 0.75 inches of rainfall must be treated/infiltrated. The Los Angeles Regional Water Quality Control Board has instructed the City that infiltration BMPs will be a required component of the SUSMP.
13. Construct entire site with permeable asphalt concrete pavement or approved equal. A soils test shall be completed to ensure soil permeability rate is adequate. The design shall be approved by the City.
14. All catch basins and on-site storm drain inlet facilities shall be stenciled with the appropriate "No Dumping" message.
15. Historical or existing storm water flow from adjacent property(ies) must be received and directed by gravity to the street, a public drainage facility, or an approved drainage easement.
16. Developer shall submit design and calculations, and obtain permit and inspection for all development perimeter and retaining walls from the Building Division.
17. Dust control operations shall be performed by the developer at the time, location and in the amount required and as often as necessary to prevent the excavation or fill work, demolition operation, or other activities from producing dust in amounts harmful to people or causing a nuisance to persons living nearby or occupying buildings in the vicinity of the work. The developer is responsible for compliance with Fugitive Dust Regulations issued by the Air Quality Management District (AQMD).

18. Control of dust shall be by sprinkling of water, use of approved dust preventatives, modifications of operations or any other means acceptable to the City Engineer, City of Pico Rivera, the Regional Water Quality Control Board (RWQCB), the AQMD, and any Health or Environmental Control Agency having jurisdiction over the area. The City Engineer shall have the authority to suspend all construction operations if, in his opinion, the developer fails to adequately provide for dust control.
19. A Commercial/Industrial LID Project must incorporate one or more LID system(s) in the project design. The system(s) must be shown on the plans submitted to the City. Pico Rivera's Low Impact Development Guidance Manual (attached) is provided as reference on potential LID systems.
20. Where redevelopment results in an alteration to more than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, the entire project must be mitigated.
21. Where redevelopment results in an alteration of less than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, only the alteration must be mitigated, and not the entire development.
22. Surface water generated shall not drain over the sidewalk or driveway into the gutter on Washington Blvd. A parkway drain is required.

RIGHT-OF-WAY DEDICATION AND EASEMENTS

23. Submit a copy of the title report of the property for street right of way verification.
24. Submit ALTA Survey showing all existing utility easement.
25. Easement(s) shall be dedicated to the City of Pico Rivera for all-public sewer and water systems not located within the public right-of-way.
26. Dedication of vehicular rights of ingress and egress to and from adjacent parcels is required.

STREET IMPROVEMENTS

27. All public works improvements shall be constructed in accordance with the latest edition of the APWA Standard Specifications for Public Works Construction ("Green Book") and Pico Rivera City Standards, and to the satisfaction of the Director of Public Works/City Engineer.
28. Submit street improvement and striping plans prepared by a Registered Civil and Traffic Engineer, respectively, for review and approval. The plans must clearly

identify all existing and proposed street improvements, including curb cuts and median openings.

29. All deficient public improvements shall be upgraded to current City Standards and to the satisfaction of the City Engineer.
30. Existing curb, gutter and sidewalk damaged during the project construction shall be reconstructed as required by the City Engineer.
31. Asphalt paving that is damaged during the project construction shall be reconstructed as required by the City Engineer.
32. Construct all new curb and gutter along the entire frontage of Washington Boulevard to match existing.
33. Construct all new full-width sidewalks along the entire frontage of Washington Boulevard to match existing.
34. Close existing driveway(s) or portion(s) thereof on Washington Boulevard, which will no longer be in use as part of the new development, with curb and gutter and full-width sidewalk to match existing.
35. Construct new driveways at least 5 feet away from any above-ground obstructions in the public right-of-way to the top of the driveway "X." Otherwise, the obstruction shall be relocated at the developer's expense. Ensure that each driveway provides proper pedestrian access across the driveway in compliance with the Americans with Disabilities Act (ADA). The final layout and site driveway design shall be subject to the review and approval of the City Engineer.
36. In accordance with California Building Code, Title 24 and the requirements of the Americans with Disabilities Act (ADA), handicap facilities shall be constructed and existing facilities shall be reconstructed within the project limits, as necessary, in locations specified by the Public Works Director/City Engineer.
37. Where utility cuts on concrete pavement are proposed, the entire concrete panel shall be removed and reconstructed.
38. Protect existing street trees and/or construct new tree wells and plant new 24-inch boxed street trees on Washington Boulevard per approval of Street Improvements Plan. The species of any new street trees to be planted shall be in accordance with the Citywide Tree Master Plan. Location of trees to be determined upon submittal of plans.
39. Remove and reconstruct the asphalt street pavement adjacent to the edge of the gutter along Washington Boulevard from property line to centerline. The new pavement structural section shall match the existing pavement in thickness and composition. Remove and repair any failures in the underlying base material within

this area as required by the City Engineer. Restore pavement markings as necessary. Repair any visible utility-cut pavement failures up to the street centerline.

40. Construct landscape and hardscape in the public right-of-way to the satisfaction of the Public Works Director/City Engineer. Construct irrigation system to adequately irrigate proposed landscaping improvements. Construction of irrigation system shall include, but is not limited to, installation of water lateral to main line, irrigation controller, service pedestal, etc.
41. All on-site parking and circulation areas shall be paved as required by a pavement engineering or geotechnical report prepared by a Registered Civil Engineer, subject to the review and approval of the Public Works and Community Development Departments.
42. Centerline ties and benchmark monuments shall be preserved. In the event that ties and benchmark monuments are disturbed, a licensed Land Surveyor shall be secured for their reestablishment. All documentation shall be submitted to the City for record keeping.
43. Preserve survey monuments (property corners, centerline ties, etc) in the public right-of-way. All disturbed and removed survey monuments in the public right-of-way shall be re-established and a record of survey shall be filed with the County Surveyor in accordance with applicable provisions of the state law.
44. Developer shall prepare a covenant, subject to City Engineer's approval, for ingress and egress, utility and drainage easement, fire lane, and maintenance of the private driveway.

UTILITIES

45. All utility companies (for non-City owned utilities) shall be contacted to establish appropriate easements to provide services.
46. Developer is responsible for research on private utility lines (Gas, Edison, Telephone, Cable, Irrigation, etc.) to ensure there are no conflicts with the site.
47. All existing on-site utility lines and existing utility lines serving the proposed development, that conflict with this project, shall be relocated, removed, or sealed at the developer's expense to the satisfaction of the City Engineer.
48. Remove any encroachments or interfering facilities from the public right-of-way as directed by the City Engineer.
49. The subject property shall be served by underground utilities (SCE, Telephone, and Cable TV).
50. All overhead utility services within the perimeter of the project shall be placed

underground.

51. Relocation of any public water or sewer lines shall be subject to approval by the City Engineer.
52. All proposed on-site sewer, water, and drainage facilities shall be private system(s) maintained by the property owner unless otherwise approved by the City as public system(s).

SEWER

53. Conduct a sewer capacity study and provide a copy to the Engineering Division subject to City Engineer's approval. In the event that proposed sewer discharge from the development exceeds the existing sewer system capacity, developer shall upgrade existing sewer system. The limits of the upgrade shall be to the downstream point of connection to where sufficient capacity exists.
54. Install adequate sewer lateral(s) as necessary to serve the proposed development, and abandon any existing sewer laterals that will not be used, to the satisfaction of the Building Division.
55. Secure and provide copy of sewer connection permit from Los Angeles County Sanitation District at 1955 Workman Mill Road, Whittier, CA (562) 698-7411. Contractor License "A" and Public Works permit required.
56. Easements may be required and shall be subject to review by the City Engineer to determine the final locations and requirements.

TRAFFIC SAFETY

57. A traffic circulation study shall be prepared by a Registered Traffic Engineer and submitted to the Public Works Department for review and approval.
58. A focused traffic study shall be prepared by a Registered Traffic Engineer and submitted to the Engineering Division for review and approval. The study shall focus on access locations, inbound/outbound turning movements, internal circulation, and parking operations, to determine the need for additional striping, pavement markings, and signage that will improve motor vehicle and pedestrian safety.
59. Ingress and egress on Washington Boulevard to/from the northwest driveway shall be restricted to right-turn only.
60. A Signage and Striping Plan shall be prepared by a Registered Traffic Engineer and submitted to the Public Works Department for review and approval.
61. Clear unobstructed sight distances shall be provided at all site driveways.

62. Submit a complete set of plans prepared by a civil/traffic engineer to scale and a traffic impact report. Final conditions and comments cannot be determined until plans are submitted that is sufficiently complete.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: FLDU2021011764 PROJECT NUMBER: CUP746
CITY/COMMUNITY: Pico Rivera STATUS: Cleared
PROJECT ADDRESS: 8825 E Washington Boulevard DATE: 09/14/2022
Pico Rivera, CA 90660

CONDITIONS

1. The submittal for review of Conditional Use permit 746, Zone Reclassification No. 325, Zone Code Amendment No. 187 and General Plan Amendment No. 57 has satisfied the County of Los Angeles Fire Department Fire Prevention Division Land Development Unit review.
2. Provide a reciprocal access easement for all lots that share Fire Department access. Submit a copy of the required reciprocal access easement agreement prior to the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit prior to building permit issuance.

For any questions regarding the report, please contact Nancy Rodeheffer at (323) 890-4243 or Nancy.Rodeheffer@fire.lacounty.gov.

OFFICERS
DAVID R. GONZALES, PRESIDENT
VICTOR CABALLERO, VICE PRESIDENT
MARK J. GRAJEDA, GEN. MGR./SECRETARY
LORRAINE D. LAIBLE, TREASURER

Pico Water District

P.O. BOX 758 4843 CHURCH ST.
PICO RIVERA, CALIFORNIA 90660
TEL: (562) 692-3756 FAX: (562) 695-5627
www.picowaterdistrict.net

DIRECTORS
VICTOR CABALLERO
DAVID R. GONZALES
ROBERT A. MARTINEZ
E. A. "PETE" RAMIREZ
RAYMOND RODRIGUEZ

November 12, 2021

Julia Gonzalez, Deputy Director
Community & Economic Development Department
City of Pico Rivera
6615 Passons Boulevard
Pico Rivera, CA 90660

Subject: Conditional Use Permit #746

Dear Ms. Gonzalez:

Pico Water District (District) has reviewed the information the City of Pico Rivera's Planning Division has provided and has no comments at this time for the city, however as for the developer of this project the District will need demand calculations for fire flow, potable water and irrigation needs. Also, to meet the needs for fire flow requirements and potable water demands the District may require that a hydraulic analysis be performed to make sure that water mains in the general area of this planned project can meet the requirements of the development.

If you should have any questions regarding this letter, please don't hesitate to give me a call.

Sincerely,



Mark Grajeda
General Manager



Michael L. Garcia
Director

City of Pico Rivera
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT

6615 Passons Boulevard · Pico Rivera, California 90660

(562) 801-4332

Web: www.pico-rivera.org

e-mail: communitydevelopment@pico-rivera.org

City Council

Raul Elias

Mayor

Dr. Monica Sánchez

Mayor Pro Tem

Gustavo V. Camacho

Councilmember

Andrew C. Lara

Councilmember

Erik Lutz

Councilmember

DATE: October 21, 2021

FROM: CITY OF PICO RIVERA - PLANNING DIVISION

SUBJECT: REQUEST FOR COMMENTS/CONDITIONS/SERVICE

LOCATION: 8825 WASHINGTON BOULEVARD, PICO RIVERA, CA 90660

APPLICATION: **CONDITIONAL USE PERMIT NO. 746, ZONE CODE AMENDMENT NO. 187, ZONE RECLASSIFICATION NO. 325 AND GENERAL PLAN AMENDMENT NO. 57**

The site is approximately 2.85 acres at 8825 Washington Boulevard, with Assessor's Parcel Number (APN) 6370- 027-018. The site is adjacent to, and will become part of the Pico Rivera Marketplace, a larger commercial site with a broad range of retail services that has been owned and operated for over ten years by the project applicant, Optimus Properties LLC. Adjacent commercial services are a Wells Fargo Bank on Washington Boulevard to the west, a McDonalds on Washington Boulevard to the east and a LA Fitness to the north.

The building is a "wrap" style of building that "wraps" an internal, above and below ground parking structure with retail and residential in such a way that the parking is obscured from public view. The first floor is a mix of retail, residential, and a main lobby/leasing office. Subterranean levels are parking. Exterior areas include an outdoor public seating area. The roof deck of the parking structure includes a pool and recreation facilities. The building height is six (6) stories reduced to five (5) stories at the northwest corner where it interfaces with the adjacent residential community to the northwest. The building has a total gross area of approximately 488,000 square feet of which the primary components are:

- 255 apartments
- 13 apartments dedicated as affordable
- 5,420 square feet of retail
- 1,450 square feet of ground-level lobby and leasing space
- 13,340 square feet rooftop recreation and pool deck
- 189,800 square feet of parking (approximately 427 spaces)

PLANNER: Julia Gonzalez
(562) 801-4447
juliagonzalez@pico-rivera.org

APPLICANT: Jerome Mickelson
Mercury Bowl, LLC: Green Rivera, LLC
1801 Century Park East, Suite 2100
Los Angeles, CA 90067

PLANS: Development Plans

INSTRUCTIONS: Please review and provide comments/conditions of approval by **Thursday, November 11, 2021.**

-
- I have reviewed the plans and I have no comments.
 - I have reviewed the plans and attached the comments.
 - This project does not need to be reviewed by our department.



Signature

11/21/21

Date

ROUTE TO:

- Pico Water District
- Pico Rivera – Public Works – Engineering Division
- Los Angeles County Fire Department/Land Development
- Southern California Edison
- Pico Rivera – Building & Safety Division.
- Southern California Gas Company
- Los Angeles County Sanitation Department
- Pico Rivera Sheriff's Department

cc: Project Folder

OFFICERS
DAVID R. GONZALES, PRESIDENT
VICTOR CABALLERO, VICE PRESIDENT
MARK J. GRAJEDA, GEN. MGR./SECRETARY
LORRAINE D. LAIBLE, TREASURER

Pico Water District

P.O. BOX 758 4843 CHURCH ST.
PICO RIVERA, CALIFORNIA 90660
TEL: (562) 692-3756 FAX: (562) 695-5627
www.picowaterdistrict.net

DIRECTORS
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DAVID R. GONZALES
ROBERT A. MARTINEZ
E. A. "PETE" RAMIREZ
RAYMOND RODRIGUEZ

November 12, 2021

Julia Gonzalez, Deputy Director
Community & Economic Development Department
City of Pico Rivera
6615 Passons Boulevard
Pico Rivera, CA 90660

Subject: Conditional Use Permit #750

Dear Ms. Gonzalez:

Pico Water District (District) has reviewed the information the City of Pico Rivera's Planning Division has provided and has no comments at this time for the city, however as for the developer of this project the District will need demand calculations for fire flow, potable water and irrigation needs. Also, to meet the needs for fire flow requirements and potable water demands the District may require that a hydraulic analysis be performed to make sure that water mains in the general area of this planned project can meet the requirements of the development.

If you should have any questions regarding this letter, please don't hesitate to give me a call.

Sincerely,



Mark Grajeda
General Manager



Michael L. Garcia
Director

City of Pico Rivera
**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

6615 Passons Boulevard · Pico Rivera, California 90660

(562) 801-4332

Web: www.pico-rivera.org

e-mail: communitydevelopment@pico-rivera.org

City Council

Raul Elias

Mayor

Dr. Monica Sánchez

Mayor Pro Tem

Gustavo V. Camacho

Councilmember

Andrew C. Lara

Councilmember

Erik Lutz

Councilmember

DATE: October 25, 2021

FROM: CITY OF PICO RIVERA - PLANNING DIVISION

SUBJECT: REQUEST FOR COMMENTS/CONDITIONS/SERVICE

LOCATION: 6605 ROSEMEAD BOULEVARD, PICO RIVERA, CA 90660

APPLICATION: **CONDITIONAL USE PERMIT NO. 750, ZONE CODE AMENDMENT NO. 189, ZONE RECLASSIFICATION NO. 327 AND GENERAL PLAN AMENDMENT NO. 60**

The site is approximately 28,208 square feet (0.65 acres) at 6605 Rosemead Boulevard, with Assessor’s Parcel Number (APN) 6370- 013-014. The project is seeking approval of a General Plan Amendment, Zone Code Amendment, Zoning Reclassification, and Conditional Use Permit to allow for the new construction of a new self-storage facility. The site is currently a vacant parcel with direct access to the site provided via Rosemead Boulevard. Immediate adjacent uses and services are Single-family residential to the west, a motel (Angels) to the south, a liquor store (Mr. Ed’s) and Pico Water district Well 11 to the east and a Residential Care facility (Pico Rivera Gardens) to the north.

The building will be four stories with a maximum height of 52 feet with a total net floor area of 63,066 square feet which results in a Floor Area Ratio (“FAR”) of approximately 2.25. The project includes seven vehicular parking spaces and three loading bays in a surface parking lot that will be accessed via a driveway located at the southwest corner of the site on Rosemead Boulevard and is also accessible by pedestrians via an accessible path adjacent to the driveway. The staffed hours of storefront operation will be from 8:00 am to 6:30 pm with customer access available from 5:00 am to 10:00 pm via a smartphone app and/or a physical keypad with a unique code assigned to each customer. The facility is designed with all storage units accessible from secured, interior corridors.

The primary components of the building are:

- 66,066SF in total building area
- 4 stories/52’ in total height
- 7 vehicular spaces with 3 loading bays in surface lot
- 900 square foot ancillary leasing office

PLANNER: Michael Rocque, Contract Senior Planner
c/o Julia Gonzalez, Deputy Director
(562) 801-4447
mrocque@rinconconsultants.com
juliagonzalez@pico-rivera.org

APPLICANT: Adam Lentz
Madison Capital Group, LLC
6805 Morrison Blvd. Ste. 250
Charlotte, NC, 28211

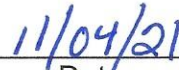
PLANS: Development Plans

INSTRUCTIONS: Please review and provide comments/conditions of approval by **Thursday, November 11, 2021.**

-
- I have reviewed the plans and I have no comments.
 - I have reviewed the plans and attached the comments.
 - This project does not need to be reviewed by our department.



Signature



Date

ROUTE TO:

- Pico Water District
- Pico Rivera – Public Works – Engineering Division
- Los Angeles County Fire Department/Land Development
- Southern California Edison
- Pico Rivera – Building & Safety Division.
- Southern California Gas Company
- Los Angeles County Sanitation Department
- Pico Rivera Sheriff's Department

cc: Project Folder

WASHINGTON and ROSEMEAD MIXED-USE

8825 Washington Blvd.
Pico Rivera, CA 90660



Sign Program

MAY 5RD, 2021

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SIGNAGE CRITERIA

PURPOSE

This sign program provides regulation for the overall quantity, size, placement and materials of all signs in the *WASHINGTON AND ROSEMEAD MIXED-USE*. Any sign that does not conform to this sign program may be allowed by the City Planning and ownership on a case by case basis. Tenants are allowed to use their own corporate fonts, colors and logos on signs. The sign program for *WASHINGTON AND ROSEMEAD MIXED-USE* will be used to inform its patrons of its many retail offerings and locations, provide way finding for guests. The signage criteria has been created for the purpose of ensuring functional and coordinated graphics for tenant identification.

INTENT

The guidelines of the program are designed to complement the architectural elements of the buildings and coordinate the type, placement, and physical dimensions of the signage. Tenants are advised to contact the ownership tenant coordinator with any questions or design specific issues before commencing work on design drawings. Prior to fabrication, tenants are required to submit to the ownership for approval (4) copies of detailed drawings indicating: the location, size, copy layouts, colors, materials, finishes, illumination, and method of attachment. The ownership would serve as the administrator of this sign program and will be the final arbitrator regarding compliance.

APPROVAL AND PERMITTING

This criteria complied with the regulations of the City of Pico Rivera but does not imply automatic approval from any governmental agency. Tenants are solely responsible for obtaining approvals from government agencies and all necessary permits from Pico Rivera at their expense prior to installation.

This program will be strictly enforced. All building signs shall be designed, constructed, installed, and maintained to Tenant's sole expense. All signs shall be designed by professionals (e.g. architects, design firms, or sign manufacture). All nonconforming or unapproved signs must be corrected by the tenant, at tenant's expense. The ownership, ownership's representative, and/or the city of Pico Rivera reserve the right to review the aesthetic design and/or overall quality of all signage.

GENERAL LANDLORD/TENANT REQUIREMENTS:

1. Prior to city submittal or sign fabrication each tenant shall submit to ownership for written approval, fully detailed shop drawings of their proposed sign indicating conformance with the sign criteria herein outlined.
2. The ownership and the city shall determine and approve the availability and position of a tenant name on any ground sign(s).
3. The tenant shall pay for all signs, related materials and installation fees in (Including all inspection costs).
4. The tenant shall be responsible for fulfillment of all requirements of this sign criteria.
5. It is the responsibility of the tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
6. Should a sign be removed, it is the tenant's responsibility to patch and paint all holes to match finish and color of adjacent surfaces.
7. The ownership may, at his sole discretion and at tenant's expense correct, replace, or remove any sign that is installed without written approval and/or is deemed unacceptable pertaining to the sign criteria.
8. If the tenant chooses to change his exterior sign at any time during the term of his/her lease, then the tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign criteria after the execution of his/her lease agreement. A new permit must be obtained for modification of an approved sign.

DESIGN CRITERIA

1. All signs shown meet or exceed all applicable codes.
2. All signs shall meet all requirements of the state of California and the city of Pico Rivera.
3. Tenant is allowed a maximum square footage of 20 sq.ft. per location.
4. Letter height not to exceed 14” maximum.
5. Logo height not to exceed 14”.
6. Letters and logos are 3/4” push thru translucent acrylic. Direct to print or a digital print may be mounted for logos and letters.
7. Letters and logos will be lit via existing LED’S with in the structure.
8. Text and design must be approved by ownership.
9. All exposed fasteners are to be painted to match background surface.
10. All raceways, transformers, electrical boxes, wiring, conduit, and access doors shall be concealed from view.
11. All tenant signs attached to building wall or fascia shall be connected to a junction box provided by landlord, with the final electrical hook up and connections by Tenant's sign contractor. All Tenant signs shall be connected to a time clock, within the electrical room, with the hours as determined by the ownership.
12. All penetrations of the building structure by Tenant's sign contract are required for sign installation shall be neatly sealed and water tight.
13. All identification labels shall be concealed, except ones required by code. Underwriters Label is required on all the electrical signage.
14. Sign contractor shall repair any damage to common area property caused by their work. Damage to structure that is not repaired by the sign contractor shall become the Tenant's responsibility to correct.
15. Tenant shall be fully responsible for the operation of their sign contractor, and shall indemnify, defend, and hold the ownership, ownership’s representative, and all parties harmless from damage or liabilities on account there of.
16. Sign surfaces that are intended to be flat shall be without oil canning, or other visual deformities.
17. All exposed welded seams and joints shall be finished smooth.
18. The general location of wall signs shall be centered vertically and horizontally on fascias, unless otherwise specified. Signs shall not cover or interrupt major architectural features unless approved by ownership.
19. All supporting structures and background materials for signs shall be opaque and non reflective.
20. Every part of the light source of any illuminated sign allowed by this signage criteria shall be concealed from the view from vehicular traffic in the public right-of way, and the light shall not travel from the light source directly to vehicular traffic in the public right of way but instead shall be visible only from a reflecting or diffusing surface.

PROHIBITED SIGNS

1. No sign shall be installed, relocated, or maintained so as to prevent entry or exit out of any door. No sign shop shall create a safety hazard by obstructing view of pedestrian and vehicular traffic.
2. No signs shall be located within a required easement, unless an encroachment permit has been authorized by the affected utility.
3. No sign shall obstruct access to fire hydrants, fire department connection, or fire department access roads.
4. Signs on/or affixed two trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to use or activity not related to its lawful making of deliveries or sales of merchandise or rendering of services from such vehicles are prohibited when such vehicles are located on the Shopping Center property.
5. Signs, which audibly advertise, identify, or provide direction to a use or activity are prohibited.
6. It is unlawful for any Tenant to exhibit, post or display or cause to be exhibited, posted or displayed upon any sign, any content of an obscene, indecent, or immoral nature or unlawful activity.
7. Painted wall signs are prohibited.

8. Cabinet wall signs are prohibited, except for logos which shall be constructed in a manner similar to channel letter construction unless approved by the ownership.
9. Permanent advertising devices such as attraction boards, posters, banners, and flags are prohibited, except where approved by the ownership.
10. Window signs except where approved by the ownership.
11. All signs prohibited under and subject to the Pico Rivera Ordinance.

ADMINISTRATION

1. The hours per day during which signs can be illuminated shall be determined and controlled by the ownership.
2. The ownership may hire an independent electrical engineer at Tenant's expense to inspect the installation all signs and may require any sign program and or code violations to be corrected at Tenant's expense.
3. The sign contractor shall carry a Worker's Compensation and Public Liability insurance against all damage suffered or performed against any and all persons or property while engaged in the construction or erection of signs in the amount of \$5,000,000 per occurrence prior to commencing signage installation.
4. At the expiration or early termination of Tenant's lease, Tenant shall be required to remove their sign, off electrical connection, patch the fascia, and paint the entire fascia to match the surrounding areas at Tenant's Expense within seven (7) days.
5. Sign contractors shall be advised by the Tenant that no substitutions will be expected whatsoever unless indicated in the specifications and approved by the ownership. Any deviation from the specific patient may result in rejection of the signed by the ownership.
6. Tenant shall maintain their sign in a clean, professional, and functioning matter. Any damage, electrical problems, wear and tear, or other breakage to Tenant signs shall be repaired by tenant within 10 consecutive days from such event.

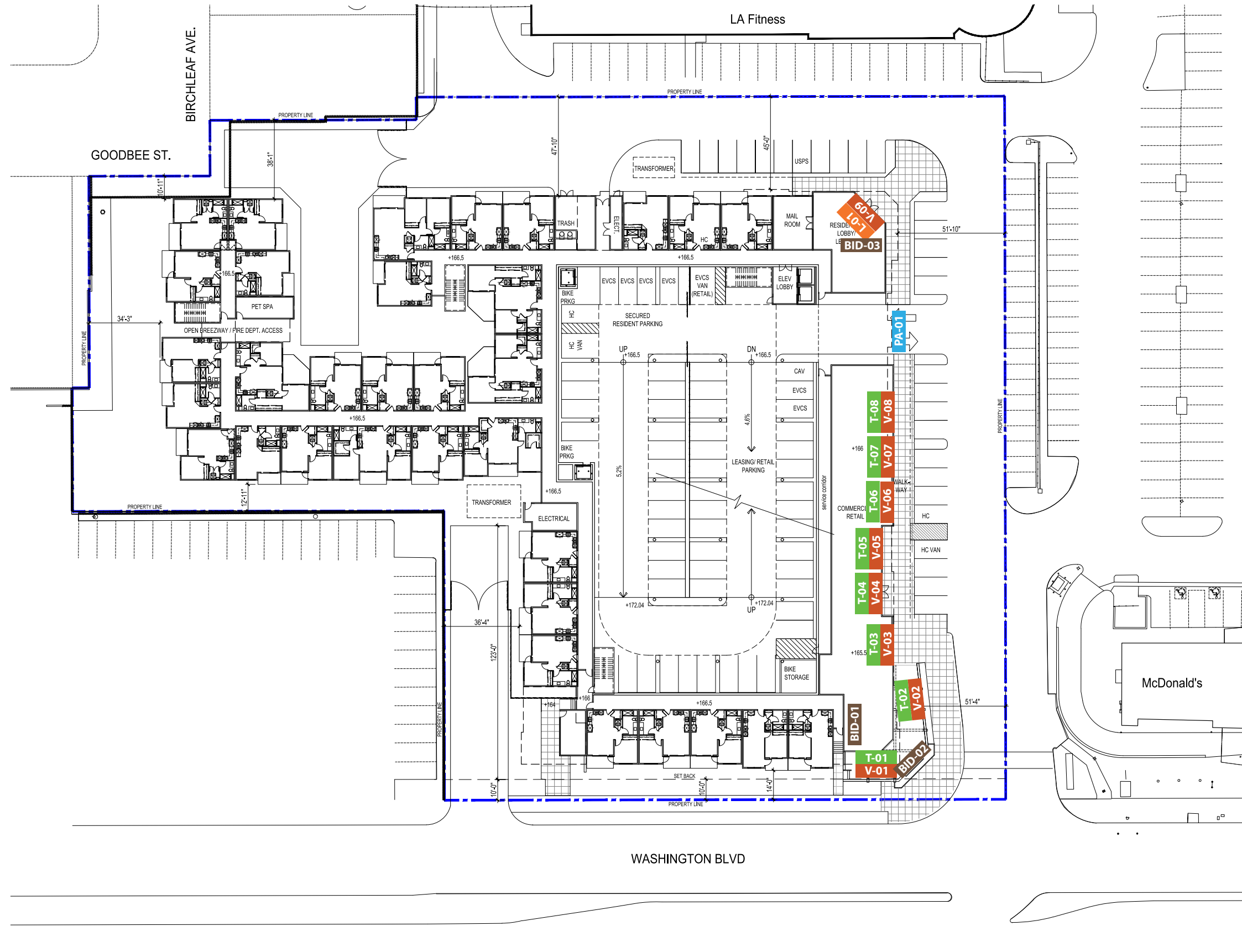
TEMPORARY SIGNS

SMMC Section 9.61.160 Authorized Temporary Signage in Any Commercial Zone. In any commercial or industrial zone, temporary signage shall be allowed for each and every lot without issuance of a permit and shall not affect the amount or type of signage otherwise allowed by this Code. This signage shall not be restricted by content, but is usually and customarily related to an event such as areal estate sale, construction or remodeling, etc. The signage shall be allowed for each lot as follows:

1. One temporary on-premises sign which is located on the building that is for sale, lease, or rental, not exceeding 24 square feet each, are not higher than 30 inches above the 2nd floor line, and which are limited to one sign for each building, and must be attached to the building, provided said signs are removed within 15 days from the sale, lease or rental of the property. Properties with a lot width of 50 feet or less shall be limited to 16 square feet per site. An additional sign of the same size may be erected if the property borders a second street and the signs are not visible simultaneously.
2. One temporary on-premises sign on property that is ongoing construction or remodeling not exceeding 24 square feet each in area and not more than 6 feet in height above grade and limited to one sign for each street frontage provided the sign is removed within 7 days of completion of any construction or remodeling.
3. One temporary on-premises banner on a business that is newly opened not exceeding 20 percent of a business' front building façade area or one 100 square feet, whichever is less, not extending above the second floor line, and limited to one 60-day period.
4. One temporary on-premises banner on a business where, due to construction activities, the front façade to the building is blocked from the street by barricades or related construction materials or equipment, not exceeding 20 percent of a business' front building façade area or 100 square feet, whichever is less, not extending above the second-floor floor line, and limited to the time that the front façade is blocked from the street.
5. Temporary signs not exceeding 16 square feet in area erected at the same time as the temporary uses allowed by Pico Rivera Municipal Code Section [9.31.360](#), or any successor legislation thereto. The signage shall be allowed for the same duration as the temporary use.
6. Temporary window signs not to exceed twenty percent of the first floor's total frontage glass area and limited to two thirty-day periods in any calendar year for each site. Temporary window signs shall not extend above the second floor line.

SITE PLAN/ SIGN LOCATIONS

- BID-01-03 Building ID Signage
- T-01-08 Tenant Signage
- V-01-09 Vinyl Text & Graphics
- L-01 Leasing Sign
- PA-01 Parking Sign

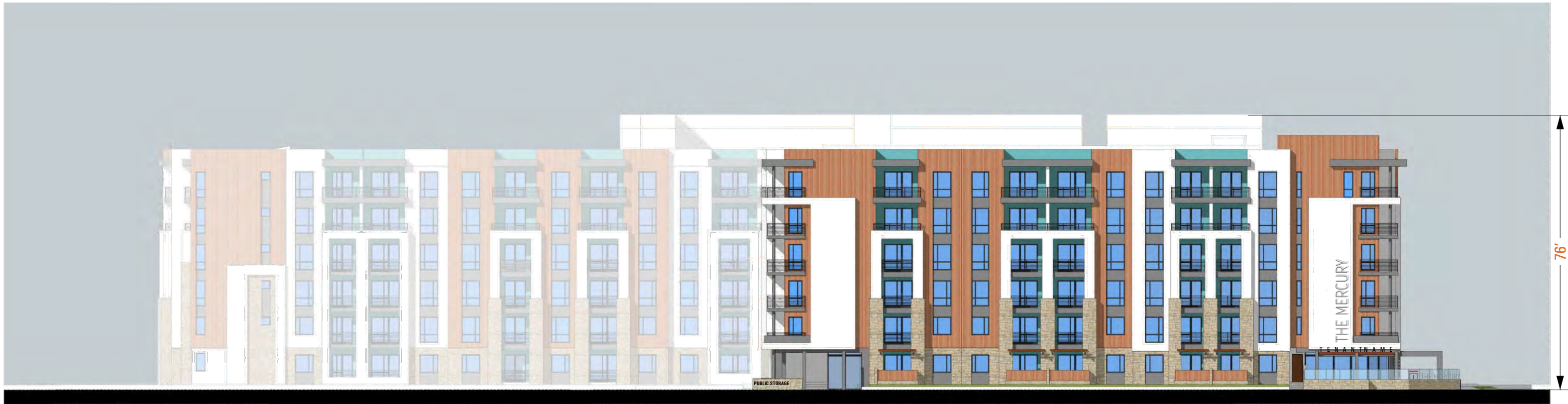


LEGEND

- PROPERTY LINE
- SETBACK

0' 10' 20' 40'

SCALE 3/64" = 1'-0"



194'

76'

SOUTH ELEVATION (WASHINGTON BLVD)

SIGN HEIGHTS ON PAGE 8

T-01
 2 SIGNS
 1'- 4"(h) X 10'(w) X 3"(d)
 TENANT SIGNAGE
 26.6 sq.ft.

Maximum Allowance: 20 sq.ft.

B-01
 23'(h) X 3'-4"(w) X 5"(d)
 BUILDING ID SIGN
 76 sq.ft.

B-01 76 sq.ft. + B-02 47 SQ.FT.TOTAL: 123 sq.ft.

Maximum Allowance: 175 sq.ft.

B-02
 16'-6"(h) X 2'-8"(w) X 3"(d)
 MONUMENT SIGN
 47 sq.ft.

The measurements are approximate
 We will finalize once we have the
 dimensions of the water feature and
 wall on which the sign will sit.



SOUTH ELEVATION (WASHINGTON BLVD)



EAST ELEVATION SIGN HEIGHTS ON PAGE 10

BID-01, 02 & 03 SIGN AREA CALCULATIONS

B-01 SOUTH ELEVATION - Sign 23'h x 3'-4"w=76sq.ft.
 B-02 SOUTH ELEVATION - Sign 16'-6h x 2'-8"w=47sq.ft.

B-03 EAST ELEVATION - Sign 17'-1"h x 2'-5"w= 43sq.ft.

BID-01-02 - TOTAL SQ.FT. USED (123sq.ft.) TOTAL ALLOWANCE (175sq.ft.)
 BID-03 - TOTAL SQ.FT. USED (43sq.ft.) TOTAL ALLOWANCE (175sq.ft.)

South (193.75' x 3sq.ft.=581s.q.ft.) East (221' x 3sq.ft.=663sq.ft.)

T-01 SIGN AREA CALCULATIONS

6 Signs 1'-4"h x 15' w= 20sq.ft.
 6 x 20sq.ft.=120sq.ft.
 4 Signs 1'-4h x 10'w= 13.5sq.ft.
 4 x 13.5sq.ft.= 54sq.ft.

L-01 SIGN AREA CALCULATIONS

1 Sign 7"h x 7'w= 4.1sq.ft.

PA-01 SIGN AREA CALCULATIONS

1 Sign 1'-8"h X 26'-6"h= 44sq.ft.

T-x 6
 1'- 4(h) X 15'(w) X 3"(d)
 TENANT SIGNAGE
 20 sq.ft.

Maximum Allowance:
 20 sq.ft.

P-01
 1'- 4(h) X 26'-7-1/2"(w) X 3"(d)
 TENANT SIGNAGE
 35'-7" sq.ft.

Maximum Allowance:
 60 sq.ft.

B-03
 17'-1"(h) X 2'-5"(w) X 5"(d)
 BUILDING ID SIGN
 43 sq.ft.

Maximum Allowance:
 175 sq.ft.





1'-4"(h) x 15'(w) = 20sq.ft. - Maximum Allowance: 20 sq.ft.

RESTAURANT/ CAFÉ SIGNAGE



2 Signs - 1'-4"(h) x 20'(w) = 13.3sq.ft.
 2 x 13.3sq.ft. = 26.6sq.ft.
 Maximum Allowance: 40 sq.ft.

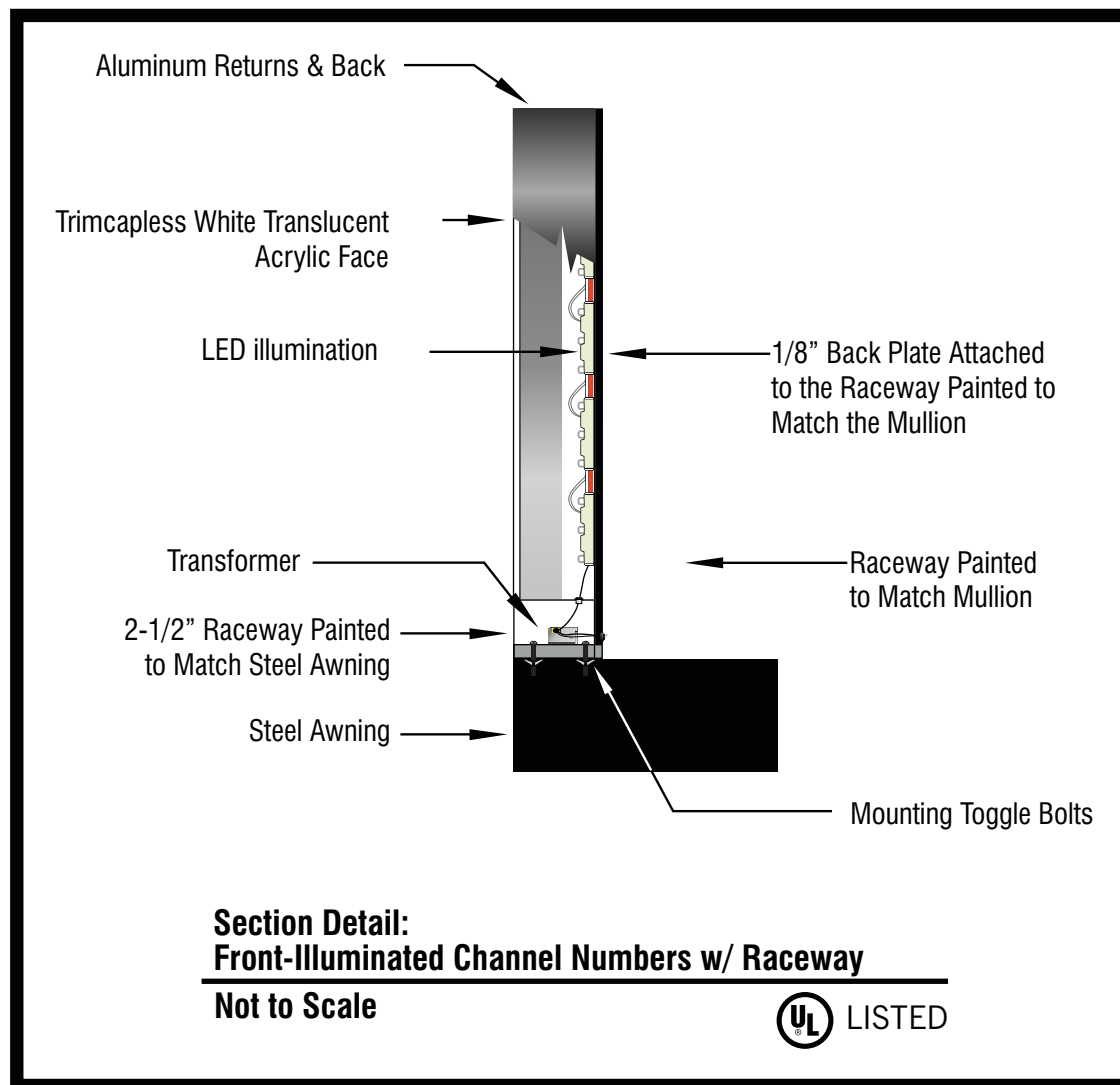


FOR SIGN DETAILS PLEASE SEE PG. 12

TENANT SIGN SPECIFICATIONS

T-01-08 - FRONT- LIT ILLUMINATED TRIMCAPLESS CHANNEL LETTERS & LOGO

1. Tenant is allowed a maximum square footage of 20 sq.ft per location
2. Letter height not to exceed 16”.
3. Logo height not to exceed 16”.
4. Letters and logos are front-lit. Direct to print or a digital print may be mounted for logos and letters.
5. Letters and logos lit with (White LED illumination only)
6. Text and design must be approved by ownership and the City of Pico Rivera.



Example of Front Lit Channel letter

VINYL TEXT & GRAPHICS SPECIFICATIONS

V-01 - INFORMATIONAL VINYL SIGN

1. Copy should consist of tenant name, business hours, directional and similar information only.
2. All text and logos/graphics will be self adhesive vinyl decals.
3. Maximum size of total vinyl allowed is 2 sq.ft.
4. Text and logos/graphics must be approved by ownership.
5. (1) sign is allowed per tenant storefront where there is an entrance and limited to one per building facade.
6. Dimensions below are for illustration purposes only. Size and location of vinyl text and graphics will vary. Location must be on or adjacent to the entrance and may not exceed the top of the doorway. (Ownership to approve location and size.)

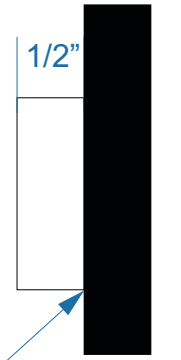


EXAMPLE OF WHERE THE INFORMATIONAL VINYL COULD BE PLACED ON DOORS.



FRONT VIEW

7"(h) X 7'(w) X 1/2"(d) (4sq.ft.)



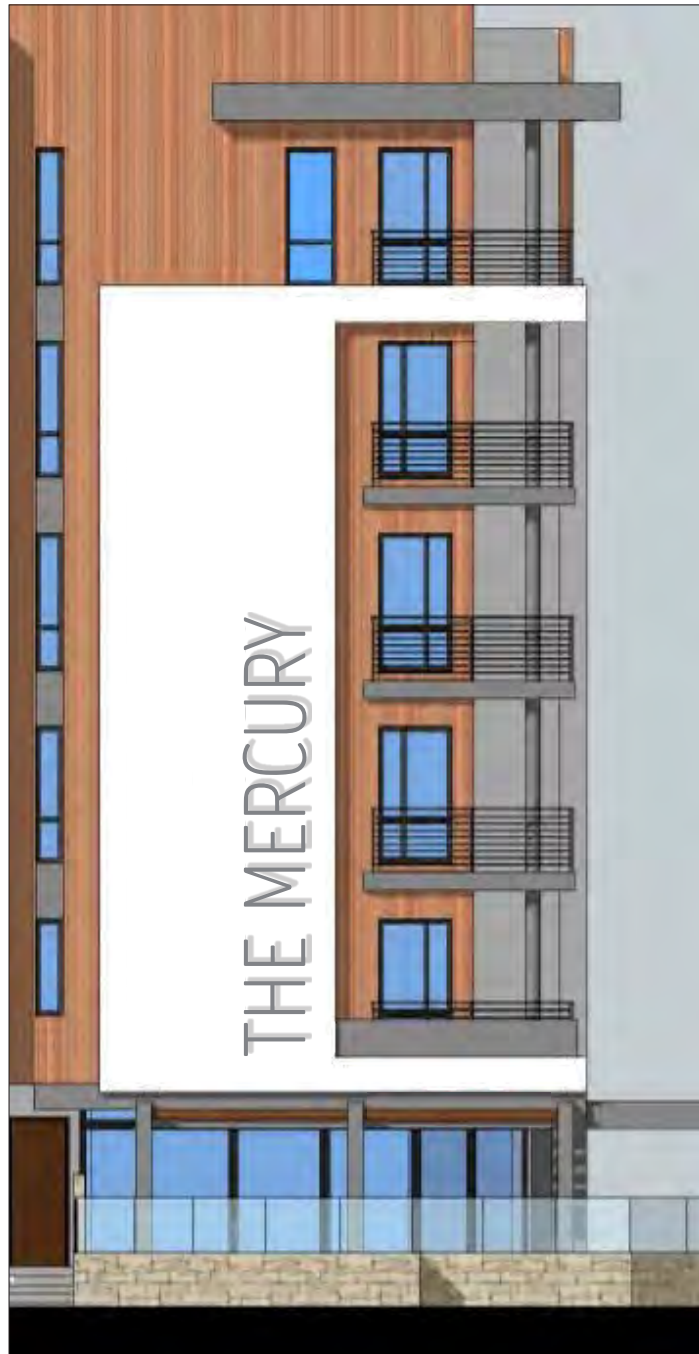
SIDE VIEW

Installed w/
Tape and Silicone



BUILDING ID SIGNS

B-01 & 03 - HALO-LIT ILLUMINATED REVERSE CHANNEL LETTERS w/ 3500K LED'S



B-01-SOUTH ELEVATION (WASHINGTON BLVD)



B-03-EAST ELEVATION

FOR SIGN DETAILS PLEASE SEE PG. 16

BUILDING ID SIGNS

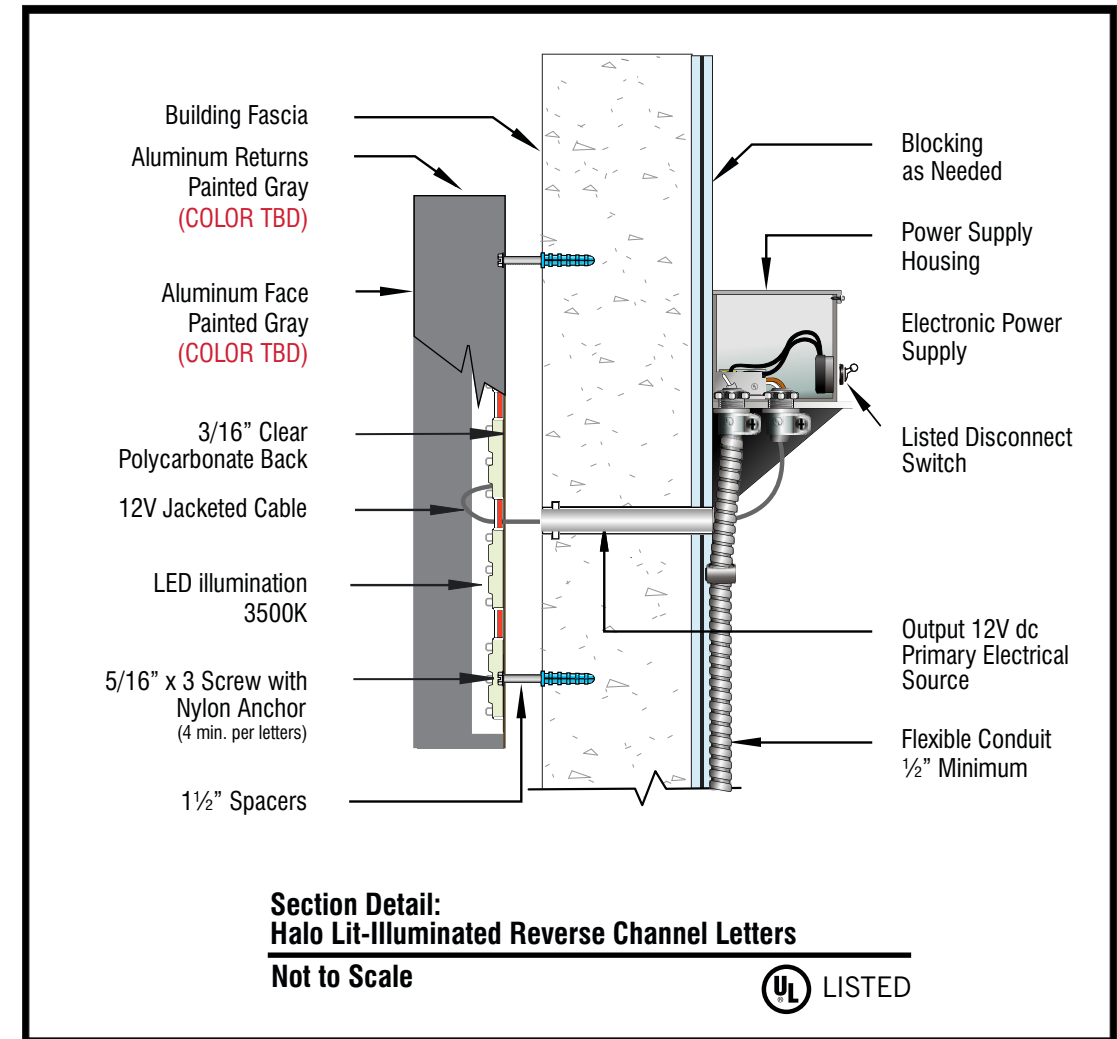
B-02 & 03 - HALO-LIT ILLUMINATED REVERSE CHANNEL LETTERS w/ 3500K LED'S



B-01-SOUTH ELEVATION (WASHINGTON BLVD)



B-03-EAST ELEVATION



EXAMPLE OF HALO ILLUMINATION

WATER FEATURE BUILDING ID SIGN

B-02 - NON-ILLUMINATED CUSTOM FABRICATED CHANNEL LETTERS



B-02 SOUTH ELEVATION (WASHINGTON BLVD)

FOR SIGN DETAILS PLEASE SEE PG. 18

WATER FEATURE BUILDING ID SIGN

B-02 - NON-ILLUMINATED CUSTOM FABRICATED CHANNEL LETTERS





FRONT VIEW

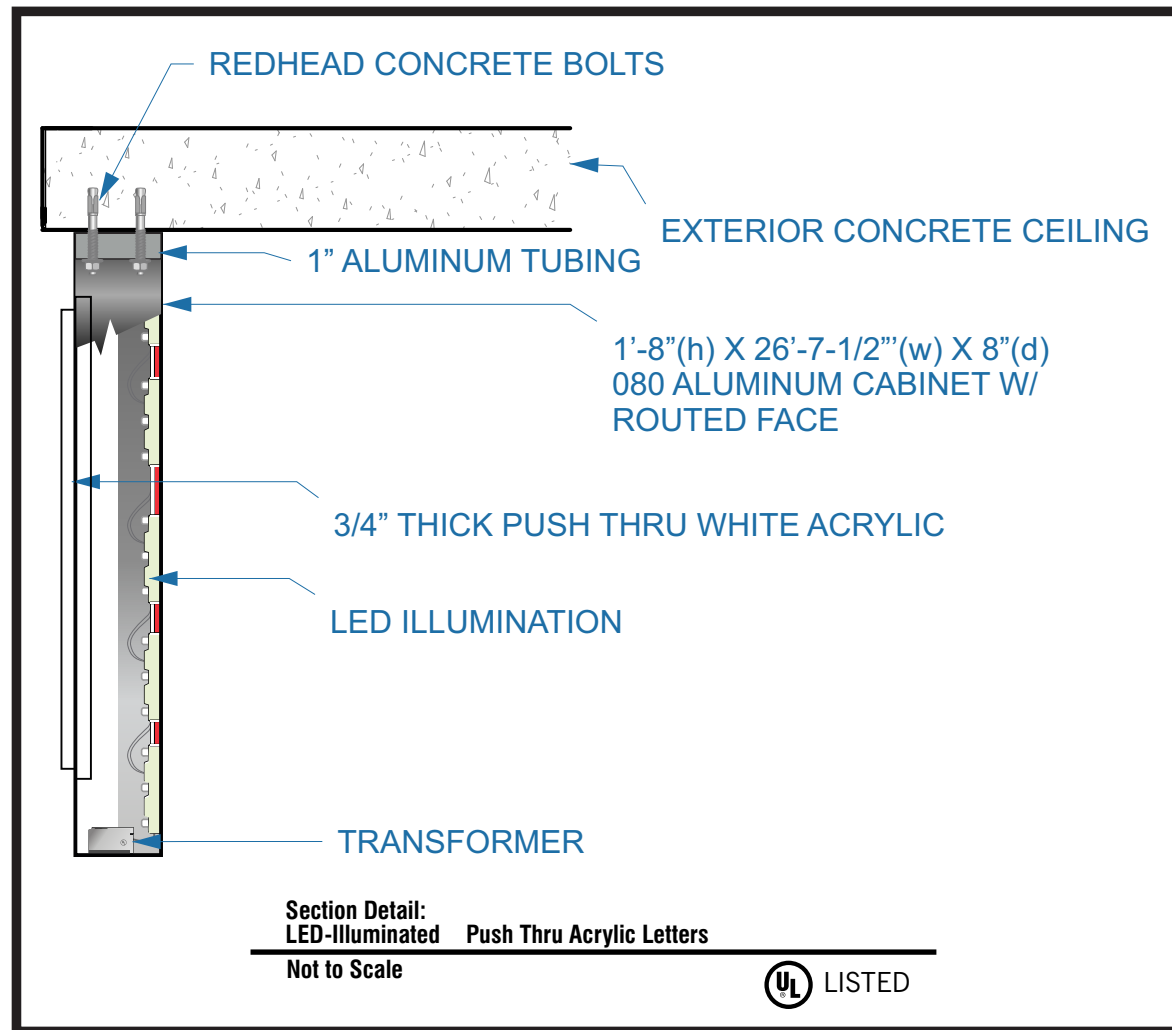
1'-8"(h) X 26'-7-1/2"(w) X 8"(d) (44.6 sq.ft.)



FOR SIGN DETAILS PLEASE SEE PG. 20

PARKING ENTRANCE SIGN

PA-01 - ILLUMINATED PUSH THRU TRANSLUCENT ACRYLIC LETTERS &



December 6, 2021

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
3.3 AIR QUALITY				
AQ-1 The construction contractor(s) shall only use interior paints with a VOC (volatile organic compound) content of 0 grams per liter (g/L) to reduce VOC emissions. All building and site plans shall note use of paints with a VOC content of 0 g/L. Prior to construction, the construction contractor(s) shall ensure that all construction plans submitted to the City's Building Division clearly show the requirement for use on interior paint with a VOC content of 0 g/L for the specified buildings, herein.	Construction Contractor	Prior to construction	City of Pico Rivera Planning Division	
3.4 BIOLOGICAL RESOURCES				
BIO-1 Preconstruction Avian Survey. If project construction-related activities take place during the nesting season (February through August), preconstruction surveys for nesting birds and raptors (birds of prey) within the existing trees onsite, which would be removed during construction, shall be conducted by a qualified biologist 14 days prior to the commencement of the tree removal or site grading activities. If any bird listed under the Migratory Bird Treaty Act is found to be nesting within the project site or within the area of construction-related activities, an adequate protective buffer zone shall be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 75 feet from the project activities for passerine birds and a minimum of 200 feet for raptors. The distance shall be determined by a qualified biologist based on the site conditions (topography, if the nest is in a line of sight of the construction, and the sensitivity of the birds nesting). Additional protective measures shall include establishment of clearly delineated exclusion zones (i.e., demarcated by identifiable fencing, such as orange construction fencing or equivalent) around each nest location as determined by a qualified biologist, taking into account the species of birds nesting, their tolerance for disturbance, and proximity to existing development. The nest site(s) shall be monitored by a qualified biologist periodically to see if the birds are stressed by the	Qualified Biologist	Prior to construction	City of Pico Rivera Planning Division	

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site(s).</p>				
3.5 CULTURAL RESOURCES				
<p>CUL-1 Prior to issuance of grading permits, a qualified archaeological monitor shall be identified to be on call during ground-disturbing activities. If archeological resources are discovered during excavation and/or construction activities, construction shall stop within 25 feet of the find, and the qualified archaeologist shall be consulted to determine whether the resource requires further study. The archaeologist shall make recommendations to the applicant to protect the discovered resources. Archaeological resources recovered shall be provided to the South Central Coast Information Center (SCCIC) and Los Angeles Natural History Museum, or any other local museum or repository willing and able to accept and house the resource to preserve for future scientific study.</p>	<p>Qualified Archaeological Monitor</p>	<p>Prior to issuance of grading permits</p>	<p>City of Pico Rivera Planning Division</p>	
3.13 NOISE				
<p>N-1 Prior to issuance of demolition, grading, and/or building permits, a note shall be provided on construction plans indicating that during grading, demolition, and construction, the project applicant shall be responsible for requiring contractors to implement the following measures to limit construction-related noise:</p> <ul style="list-style-type: none"> ■ Per City requirements, construction activity shall be limited to the hours of 7:00 a.m. and 7:00 p.m.; ■ During the entire active construction period, equipment and trucks used for project construction shall use the best available noise-control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible; ■ Require that impact tools (e.g., jack hammers and hoe rams) be hydraulically or electrically powered wherever possible. Where 	<p>Construction Contractor</p>	<p>Prior to issuance of demolition, grading, and/or building permits</p>	<p>City of Pico Rivera Planning Division</p>	

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools;</p> <ul style="list-style-type: none"> ■ Stationary equipment such as generators, air compressors shall be located as far as feasible from nearby noise-sensitive residential uses to the north and west; ■ Stockpiling of materials shall be located as far as feasible from nearby noise-sensitive residential receptors to the north and west; ■ At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, they shall investigate, take appropriate corrective action, and report the action to the City; ■ Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes; ■ During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level, or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws; and 				

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> ■ Erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors) to maintain construction noise levels at or below the performance standard of 80 dBA L_{eq} at the property line of nearby residences to the north and west. Barriers shall be constructed with a solid material that has a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier. 				
<p>N-2 If paving activity during construction is required within 135 feet of nearby residential structures, use of a static roller in lieu of a vibratory roller shall be employed. Grading and earthwork activities within 15 feet of nearby residential structures shall be conducted with off-road equipment that is limited to 100 horsepower or less.</p>	Construction Contractor	During paving activities	City of Pico Rivera Planning Division	
3.18 TRIBAL CULTURAL RESOURCES				
<p>TCR-1 Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities</p> <ul style="list-style-type: none"> ■ The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” associated with the construction of the proposed project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. ■ A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. 	Project Applicant, Native American Monitor	Prior to commencement of ground-disturbing activities	City of Pico Rivera Planning Division	

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> <li data-bbox="264 342 873 740">■ The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered tribal cultural resources, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe. <li data-bbox="264 773 873 1081">■ On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs. <li data-bbox="264 1114 873 1390">■ Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes. 				

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TCR-2	<p>Unanticipated Discovery of Human Remains and Associated Funerary Objects</p> <ul style="list-style-type: none"> ■ Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. ■ If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed. ■ Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). ■ Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).) ■ Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any 	County Coroner, Native American Monitor/Qualified Archaeologist	Discovery of Human Remains and Associated Funerary Objects	City of Pico Rivera Planning Division	

Table 1 Mitigation Monitoring Requirements

	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.</p> <ul style="list-style-type: none"> ■ Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance. 				
<p>TCR-3 Procedures for Burials and Funerary Remains</p> <ul style="list-style-type: none"> ■ As the Most Likely Descendant (“MLD”), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. ■ If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created. ■ The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials. 	<p>Native American Monitor, Qualified Archaeologist</p>	<p>If Burial and Funerary Remains are Discovered</p>	<p>City of Pico Rivera Planning Division</p>	

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> ■ In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed. ■ In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. ■ Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered. ■ The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the 				

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
Tribe and the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.				