



8825 Washington Boulevard- Mercury Project

1. **Include the changes to the Specific Plan as included in the report and resend.**
 - a. **Include a maximum Floor Area Ratio and building lot coverage.**
 - i. Included text regarding maximum Floor Area Ratio (F.A.R.) and building coverage under "4.2.3 Commercial Standards" page 4-9
 - b. **Include a minimum of 4,785 square feet of retail development.**
 - i. Added text for minimum retail square footage under section "2.6 Local Serving Retail" page 2-3, section "4.2.1 Site Development" page 4-1 and section "4.2.3 Commercial Standards" page 4-9
 - c. **Title the specific plan as "Mercury Specific Plan".**
 - i. Updated through out the Specific Plan document
 - d. **Prohibit the use of portable signage such as A-frames, inflatable air dancers, or similar type of signage.**
 - i. Added to section "4.2.4 Sign Program" list for "Prohibited Signs" on page 4-12
2. **Provide a response as to the area between Goodbee St. and Birchleaf Ave . The resident that spoke yesterday called me and wanted to know how this little pocket will be addressed and maintained. There was an elevation the applicant provided that showed some landscaping here. Is this a pocket that the applicant would be willing to maintain?? She also stated that people use this area for parties and wanted to prohibit this use perhaps via landscaping.**
 - a. DA did not include this as part of any site plan study or in Specific Plan since this area is outside of the property boundary of the project. We only own a small portion of this area and a barrier wall will be going up where our property line ends. As such, with the barrier wall, none of our tenants would be able to access or use this space.
3. **Please provide info on general maintenance schedule for the landscaping.**
 - a. The landscaper would be a licensed professional with insurance and with experience with large assets of this nature. In addition, the property managers onsite and the maintenance techs would be monitoring the landscaping to ensure a well manicured property at all times. The landscaping company would also trim and lace large trees once or twice a year depending on need.
4. **Please provide response on how the applicant would deal with vermin due to the trees located in the northern area.**
 - a. Pest and rodent control will be a contract service by a licensed professional with insurance that will service the property at least once a month. This will include treatment of the exterior perimeter for ants, roaches, general pest and bait stations for vermin and rodents. Treatment throughout exterior landscaping, trash areas, parking lot, and all other common areas will be included. Additionally, there will be an option for the onsite staff and residents to contact pest control directly at any time to request additional treatments/service if needed.



5. Please provide information on the hours the Parking Ombudsman would be available.

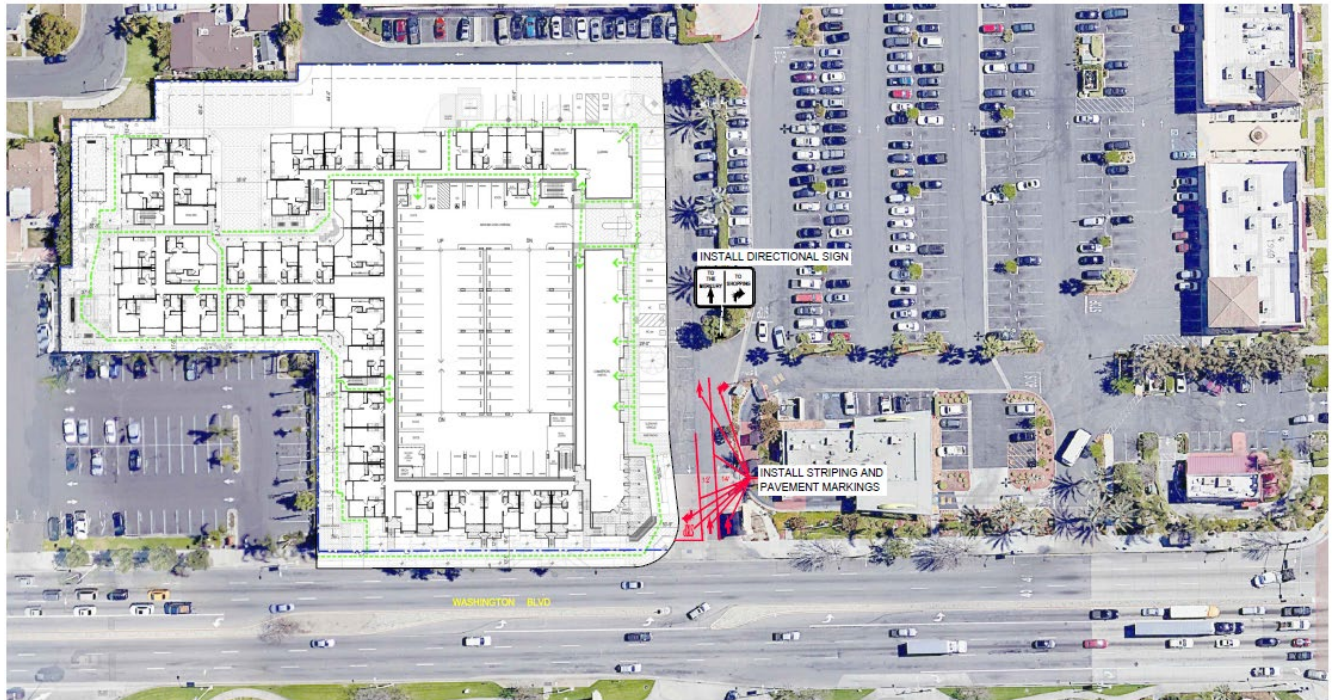
a. The telephone number and email address of the parking ombudsman will be disseminated to the surrounding communities. The parking ombudsman could be reached during the leasing office hours and a voicemail system would be set up to accept messages during non-business hours. In addition the number would be posted in the lobby of the building. The building will have 24/7 hour emergency response so the community could reach that number after hours.

6. Please provide a response by your marketing analysis group regarding any anticipated changes to property values.

a. A question regarding impact of a new development on adjacent property values is a complex issue and would depend on what alternatives are you comparing the proposed Project to ? If it is a vacant lot or a 99 cent store that is permitted by zoning - then market rate apartments can provide more activity in the area and spur higher values. A project such as this would attract new residents to the city and new businesses to the city. When new residents and businesses are attracted to a city, it helps bring values up. In addition, a development of this size increases the tax basis for the city allowing the city to provide more services to its residents and thus helps raise the value of properties, as cities with better city services have higher property values.

7. Please provide a response regarding the issues involving queuing for McDonalds.

a. The existing eastbound left-turn movement into the site from Washington Boulevard will continue to be facilitated by the existing eastbound left-turn lane/pocket and median break at this location. The eastbound left-turn pocket is approximately 150 feet long and was determined to be of adequate length to accommodate the proposed Project. Operations at the Washington Boulevard driveway will be enhanced with the restriping of the driveway to accommodate one outbound right-turn lane and two inbound lanes - one right-turn lane for the existing Pico Rivera Marketplace and one through lane for the proposed project. We will continue to monitor the traffic in and out of McDonalds to make changes as needed.



8. Please provide a response regarding ingress/egress, traffic flow issues should the light rail go through the City.

a. The Eastside Transit Corridor Phase 2 Project - Metro L Line extension is currently forecast to open and become operational in Year 2035, which is well beyond the opening date of the proposed Project. The potential impacts associated with any proposed elimination of existing access for the proposed Project and any other nearby affected parcels and/or changes in future intersection operations is the responsibility of Metro to assess and recommend mitigation measures should those impacts be significant. Should the existing eastbound left-turn pocket on Washington Boulevard be removed by Metro in the future after the construction of the proposed Project, it is envisioned that Project residents, employees and any visitors would be able to access this driveway by conducting an eastbound U-turn at the signalized Rosemead Boulevard/Washington Boulevard intersection and then enter the site via a right-turn maneuver. Should this subject U-turn traffic movement be prohibited in the future, access would be available via the existing signalized Rosemead Boulevard driveway.

9. Please confirm security cameras will be installed. We will add as condition of approval in CUP.

a. Yes, the property will have security cameras installed of the exterior, parking and all common areas that all onsite staff and management will always have access to directly and remotely. Footage will backup to a



cloud drive so it can be provided upon request if necessary.

10. Should rents not be achieved, what would be the alternative?

- a. We have provided a number of market studies showing what the rents are and what the comp set looks like. We will be actively managing the leasing of the property to ensure that the rentals are hit. As with any market, rents go up and down based on economic circumstances but given the low vacancy rate in the City of Pico Rivera (which is lower than even the City of Los Angeles), the units will lease for our market rents.

11. Parking fee was mentioned to be \$100 to \$150/month. Please confirm.

- a. Julia, there was some miscommunication on parking at the planning commission. Kamyar believes you had said that we would charge for parking. However, parking will be included one space per studio and one space per bedroom of each other unit. Given that parking would be included with the lease, why would any tenant not park right outside of their apartment unit? *If a tenant wanted more parking, than what was provided, we would have additional parking available. We would anticipate charging \$100 per additional space, subject to change as the market changes.*