

CITY OF HAWAIIAN GARDENS

AGENDA PACKET

PLANNING COMMISSION

| | |
|-----------------------|-------------------------|
| SAMMY SO | CHAIRMEMBER |
| GRANT WINFORD | VICE CHAIRMEMBER |
| PRISCILLA KWAN | COMMISSIONER |
| ANNA RODRIGUEZ | COMMISSIONER |
| DONNA SCHULTZE | COMMISSIONER |

REGULAR MEETING
WEDNESDAY, JANUARY 22, 2020
6:00 PM

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AGENDA

CITY OF HAWAIIAN GARDENS PLANNING COMMISSION

REGULAR MEETING

WEDNESDAY, JANUARY 22, 2020 AT 6:00 P.M.

Meeting Location: City Council Chambers, 21815 Pioneer Blvd., Hawaiian Gardens, CA 90716

Please Note: The City of Hawaiian Gardens complies with the provisions of the Americans with Disabilities Act (ADA). Anyone needing special assistance please contact the Community Development Department at (562) 420-2641 ext. 208, at least one business day prior to the meeting so that we may accommodate you.

CALL TO ORDER

FLAG SALUTE

ROLL CALL

| | |
|-------------------------|-----------------------|
| Chairmember | Sammy So |
| Vice Chairmember | Grant Winford |
| Commissioner | Priscilla Kwan |
| Commissioner | Anna Rodriguez |
| Commissioner | Donna Schultze |

- 1. REORGANIZATION OF MEMBERS OF THE PLANNING COMMISSION**
- 2. AGENDA ORGANIZATION**

This is the time for the Planning Commission to discuss any changes in the order of agenda items

- 3. ORAL COMMUNICATIONS**

This is the time reserved for those in the audience to address the Planning Commission regarding any subject that is not a public hearing item. (Time Limit: Maximum of three (3) minutes per speaker; total time allocated is 15 minutes.)

- 4. MINUTES**

4a. Approval of the minutes for the Regular Planning Commission meetings of November 13, 2019.

RECOMMENDATION: Approve the minutes as presented

5. PUBLIC HEARING(S)

- 5a. RESOLUTION NO. 2020-001/A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, CALIFORNIA ADOPT AN ORDINANCE AMENDING HAWAIIAN GARDENS MUNICIPAL CODE SECTION 18.80.010, CC-CARD CLUB OVERLAY ZONE TO COMPLY WITH CHANGES IN STATE LAW REGARDING WORK PERMIT AND MINIMUM AGE REQUIREMENTS FOR CARD CLUBS**

CEQA DETERMINATION: The proposed Ordinance is not subject to the requirements of the California Environmental quality Act (CEQA) for the following reason: First, this ordinance is not a "project" within the meaning of section 15378 of the State CEQA Guidelines because it has no potential for resulting in direct or indirect physical change in the environment; and second, this proposed ordinance is exempt under the section 15061, subdivision (b)(3), the general rule exemption, because it can be seen with certainty that there no possibility that this code amendment will have a significant effect on the environment; thereby staff feels the request qualifies for this exemption.

RECOMMENDATION: Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2020-001

- 5b. RESOLUTION NO. 2020-002/CASE NO. PLNG2019-0054GPA – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS CONSIDERING CASE NO. PLNG2019-0054 (GENERAL PLAN AMENDMENT), A REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FROM INTERMEDIATE DENSITY TO GENERAL COMMERCIAL/CASINO OVERLAY, FOR PROPERTY LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA**

CEQA DETERMINATION: The proposed project is Categorical Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15332 (Class 32-In-Fill Development Projects) of the CEQA guidelines. Based on Staff's

analysis and based on an assessment conducted by a professional environmental consultant, it has been determined that the project can be seen with clarity that it will not have a significant long-term effect on the environment. It is staff's opinion that the proposed project will not have significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all utilities.

RECOMMENDATION: Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2020-002, Approving Case No. PLNG2019-0054GPA

- 5c. **RESOLUTION NO. 2020-003/CASE NO. PLNG2019-0055ZC – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS CONSIDERING CASE NO. PLNG2019-0055 (ZONE CHANGE), A REQUEST TO REZONE A PROPERTY FROM R-3 (INTERMEDIATE DENSITY RESIDENTIAL) TO C-4 (GENERAL COMMERCIAL)/ CASINO OVERLAY, FOR PROPERTY LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA**

CEQA DETERMINATION: The proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15332 (Class 32-In-Fill Development Projects) of the CEQA guidelines. Based on Staff's analysis and based on an assessment conducted by a professional environmental consultant, it has been determined that the project can be seen with clarity that it will not have a significant long-term effect on the environment. It is staff's opinion that the proposed project will not have significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all utilities.

RECOMMENDATION: Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2020-003, Approving Case No. PLNG2019-0055ZC

- 5d. **RESOLUTION NO. 2020-004/CASE NO. PLNG2019-0076CUP – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS CONSIDERING CASE NO. PLNG2019-0076 (CONDITIONAL USE PERMIT), A REQUEST BY THE GARDENS CASINO TO CONSTRUCT AND OPERATE A NINE-UNIT PRIVATE HOTEL FACILITY AS AN ACCESSORY USE TO THE CASINO ON PROPERTY LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA**

CEQA DETERMINATION: The proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15332 (Class 32-In-Fill Development Projects) of the CEQA guidelines. Based on Staff's analysis and based on an assessment conducted by a professional environmental consultant, it has been determined that the project can be seen with clarity that it will not have a significant long-term effect on the environment. It is staff's opinion that the proposed project will not have significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all utilities.

RECOMMENDATION: Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2020-004, Approving Case No. PLNG2019-0076CUP

- 5e. **RESOLUTION NO. 2020-005/CASE NO. PLNG2019-0077ME – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS CONSIDERING CASE NO. PLNG2019-0077 (MINOR EXCEPTION), A REQUEST TO ALLOW A 9-UNIT HOTEL TO UTILIZE PARKING SPACES AT THE GARDENS CASINO'S PARKING LOT, IN THE CITY OF HAWAIIAN GARDENS, CALIFORNIA**

CEQA DETERMINATION: The proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15332 (Class 32-In-Fill Development Projects) of the CEQA guidelines. Based on Staff's analysis and based on an assessment conducted by a professional environmental consultant, it has been determined that the project can be seen with clarity that it will not

have a significant long-term effect on the environment. It is staff's opinion that the proposed project will not have significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all utilities.

RECOMMENDATION: Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2020-005, Approving Case No. PLNG2019-0077ME

- 5f. **RESOLUTION NO. 2020-006/CASE NO. PLNG2019-0078DRB – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS CONSIDERING CASE NO. PLNG2019-0078 (DESIGN REVIEW BOARD), A REQUEST TO APPROVE THE ARCHITECTURAL DESIGN OF A NEW 9-UNIT HOTEL PROJECT LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA**

CEQA DETERMINATION: The proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15332 (Class 32-In-Fill Development Projects) of the CEQA guidelines. Based on Staff's analysis and based on an assessment conducted by a professional environmental consultant, it has been determined that the project can be seen with clarity that it will not have a significant long-term effect on the environment. It is staff's opinion that the proposed project will not have significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all utilities.

RECOMMENDATION: Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2020-006, Approving Case No. PLNG2019-0078DRB

5g. **RESOLUTION NO. 2020-007/CASE NO. PLNG2019-0080ZCA – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS CONSIDERING CASE NO. PLNG2019-0080 (ZONING CODE AMENDMENT), A REQUEST TO AMEND CHAPTER 18.60.050 (USES PERMITTED IN NON-RESIDENTIAL ZONES) OF THE HAWAIIAN GARDENS MUNICIPAL CODE TO ALLOW A HOTEL TO HAVE A KITCHEN IN GUESTS’ ROOMS FOR A PROPERTY LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA**

CEQA DETERMINATION: The proposed project is Categorical Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15332 (Class 32-In-Fill Development Projects) of the CEQA guidelines. Based on Staff’s analysis and based on an assessment conducted by a professional environmental consultant, it has been determined that the project can be seen with clarity that it will not have a significant long-term effect on the environment. It is staff’s opinion that the proposed project will not have significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all utilities

RECOMMENDATION: Conduct Public Hearing. Waive further reading and Adopt Resolution No. 2020-007, Approving Case No. PLNG2019-0080ZCA

- 6. **ORAL STAFF REPORTS**
- 7. **ORAL COMMISSIONER REPORTS**
- 8. **ADJOURNMENT**

To the regular Planning Commission meeting of February 12, 2020 at 6:00 p.m.

MINUTES

**CITY OF HAWAIIAN GARDENS
PLANNING COMMISSION**

REGULAR MEETING

WEDNESDAY, NOVEMBER 13, 2019 AT 6:00 P.M.

CALL TO ORDER

The Regular meeting of the Planning Commission of the City of Hawaiian Gardens was called to order by Acting-Chair member Kwan on Wednesday, November 13, 2019 at 6:02 PM in the City Council Chambers, 21815 Pioneer Boulevard, Hawaiian Gardens, California.

FLAG SALUTE

The Flag Salute was led by Commissioner Schultze.

ROLL CALL

PRESENT:

| | |
|---------------------|-----------------------|
| Commissioner | Priscilla Kwan |
| Commissioner | Anna Rodriguez |
| Commissioner | Donna Schultze |

| | | |
|----------------|--------------------------|-------------------------------|
| ABSENT: | Chair member | Sammy So (absent) |
| | Vice Chair member | Grant Winford (absent) |

Brenda Becerra, Planning Secretary, announced a quorum.

EXCUSED ABSENCE OF CHAIR SO AND VICE CHAIR WINFORD

Commissioner Rodriguez made a motion to excuse both Chair member So and Vice Chair member Winford, second by Commissioner Schultze motion carried by voice vote.

1. AGENDA ORGANIZATION

There were no changes to the Agenda Organization.

2. ORAL COMMUNICATIONS

No one addressed the Planning Commission.

3. APPROVE THE PLANNING COMMISSION MINUTES:

It was moved by Commissioner Schultze, seconded by Commissioner Rodriguez and approved by voice vote to approve the minutes of October 9, 2019 and October 23, 2019.

Planning Commission Minutes
Meeting of November 13, 2019

Motion carried, 3-0-2

4. PUBLIC HEARINGS

There were no Public Hearing Items

5. RESOLUTIONS

There were no Resolution items.

6. ORAL STAFF REPORTS

There were no Oral Staff Reports.

7. COMMISSIONER REPORTS

Acting-Chair member Kwan reported that during a recent city tour with the Community Development Director she noted some unsightly areas along with some exterior color of houses that are not earth tone colors and requested clarification if it's something that is still being enforced, she has some pictures which she will forward to Associate Planner and Code Enforcement. She also reported that Waba Grill was open and requested any updates from staff regarding any previously approved projects.

Kevin Nguyen, Associate Planner II, gave an update and indicated City Council has approved the one-year extension on the 18-unit condos, the 7-eleven project and Storage Project are both in plan check. He did not have an update on the Hospital, but he will speak with Jamie Donaldson, Community Development Specialist and will report back at the next meeting. He also addressed her concern regarding the unsightly properties.

Planning Commission Minutes
Meeting of November 13, 2019

8. ADJOURNMENT

Commissioner Schultze made a motion to adjourn the meeting at 6:15 p.m., seconded by Commissioner Rodriguez to the next scheduled meeting of November 27, 2019. Carried by voice vote.

Respectfully submitted:

Brenda Becerra
Planning Secretary

APPROVED:

Chairperson

ATTEST:

Brenda Becerra
Planning Secretary



**CITY OF HAWAIIAN GARDENS
PLANNING COMMISSION
STAFF REPORT**

Agenda Item No.: 5A
Meeting Date: 01-22-2020
CD Director: JC

TO: Honorable Chairman and Members of the Planning Commission

THRU: Joseph Colombo, Director of Community Development

FROM: David Pierucci, Interim Assistant City Attorney

SUBJECT: RESOLUTION NO. 2020-001; A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING HAWAIIAN GARDENS MUNICIPAL CODE SECTION 18.80.010 (CC-CARD CLUB OVERLAY ZONE) TO COMPLY WITH CHANGES IN STATE LAW REGARDING WORK PERMIT AND MINIMUM AGE REQUIREMENTS FOR CARD CLUBS, AND FIND THAT THE AMENDMENT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW.

DATE: January 22, 2020

SUMMARY

The City of Hawaiian Gardens Community Development Department recommends that the Planning Commission adopt a resolution recommending to the Hawaiian Gardens City Council ("City Council") to adopt the proposed draft Ordinance, amending Hawaiian Gardens Municipal Code Section 18.80.010 (CC-Card Club Overlay Zone) to comply with changes in state law regarding work permit and minimum age requirements for card clubs, and find that the amendment is exempt from further environmental review.

BACKGROUND AND DISCUSSION

The California Gambling Control Act (Bus. & Prof. Code § 19800 *et seq.*, hereinafter the "Act") establishes, among other things, work permit and minimum age requirements applicable to card clubs in the State of California (e.g., the Gardens Casino). On or about October 2, 2019, the Governor signed into law Assembly Bill 649 ("AB 649"), which amends the Act (specifically, Bus. & Prof. Code §§ 19859, 19911, 19912, 19914, 19921, and 19941) regarding these matters. AB 649 becomes effective on January 1, 2020.

Before AB 649, the Act generally required that card club employees both (i) be at least 21 years of age and (ii) obtain a work permit. After AB 649, along with other related changes, the Act also allows persons (a) from the ages of 18 to 20 to be employed in limited positions at card clubs and without a work permit in card clubs, and (b) ages 21 and older to begin work in limited positions pending approval of a work permit.

The Hawaiian Gardens Card Club Ordinance (HG Muni. Code, ch. 5.92) and Card Club Overlay Zone (HG Muni. Code, § 18.80.010) regulate card clubs in the City's jurisdiction. The Card Club Ordinance includes the City's operational standards and requirements for card clubs. In a separate ordinance, the City Council amended the Card Club Ordinance to comply with AB 649.

The Card Club Overlay is part of the City's Zoning Code and regulates the land use of card clubs, and includes development standards and approval procedures. The Card Club Overlay also includes references to the minimum age requirements set by the Card Club Ordinance. Consistent with AB 649, the proposed ordinance would amend subsections C.6, C.12, and D.3.b to generally reference the new requirements in the Card Club Ordinance.

GENERAL PLAN

Staff recommends that the Planning Commission find that this Ordinance is consistent with the General Plan. The General Plan provides for the Casino Overlay, the purpose of which is to allow certain gaming uses in compliance with State law and with the City's business and land use regulations. The Card Club Overlay Zone in the City's Zoning Code implements the Casino Overlay in the General Plan. The updates in the Ordinance would bring the Card Club Overlay Zone into compliance with AB 649's amendments to the California Gambling Act and with City's associated amendments to the Hawaiian Gardens Card Club Ordinance (Muni. Code, § 5.92.)

ENVIRONMENTAL

Staff has determined that the proposed ordinance is not subject to the requirements of California Environmental Quality Act ("CEQA") for the following reasons: First, this ordinance is not a "project" within the meaning of section 15378 of the State CEQA Guidelines, because it has no potential for resulting in direct or indirect physical change in the environment; and second, this proposed ordinance is exempt under section 15061, subdivision (b)(3), the general rule exemption, because it can be seen with certainty that there is no possibility that this code amendment will have a significant effect on the environment.

FISCAL IMPACT

Adoption of this proposed ordinance will have virtually no fiscal impact on the City.

RECOMMENDATION

It is recommended that the Planning Commission, after a public hearing, recommend to the City Council:

1. Find that the proposed draft Ordinance is exempt from the California Environmental C P . 6 Act (CEQA)
2. Recommend the City Council approve the proposed draft Ordinance as contained in this report.

ATTACHMENTS

- Attachment 1: Proposed Resolution No. 2020-001
- Attachment 2: Draft Ordinance (included as an attachment to the resolution)
- Attachment 3: AB 649 showing changes to current law

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, CALIFORNIA ADOPT AN ORDINANCE AMENDING HAWAIIAN GARDENS MUNICIPAL CODE SECTION 18.80.010, CC – CARD CLUB OVERLAY ZONE TO COMPLY WITH CHANGES IN STATE LAW REGARDING WORK PERMIT AND MINIMUM AGE REQUIREMENTS FOR CARD CLUBS

WHEREAS, the California Gambling Control Act (Bus. & Prof. Code, § 19800 *et seq.*, hereinafter the “Act”) establishes, among other things, work permit and minimum age requirements applicable to card clubs;

WHEREAS, effective January 1, 2020, Assembly Bill 649 (“AB 649”) will amend the Act (specifically, Bus. & Prof. Code, §§ 19859, 19911, 19912, 19914, 19921, and 19941) regarding the matters above;

WHEREAS, before the effectiveness of AB 649, the Act generally required that card club employees be at least 21 years of age and obtain a work permit;

WHEREAS, after the effectiveness of AB 649, along with other related changes, the Act will allow persons (i) from the ages of 18 and 20 be employed in limited positions and without a work permit in card clubs and (ii) ages 21 and older to begin work in limited positions pending approval of a work permit;

WHEREAS, the Hawaiian Gardens Card Club Ordinance (HG Muni. Code, ch. 5.92) and Card Club Overlay Zone (HG Muni. Code, § 18.80.010) regulate card clubs in the City’s jurisdiction;

WHEREAS, on December 10, 2020, the City Council adopted Ordinance No. 586 to update the Card Club Ordinance to comply with the Act as amended by AB 649;

WHEREAS, the City wishes to update the Card Club Overlay Zone to also comply with AB 649 and to be consistent with the Card Club Ordinance;

WHEREAS, attached as Exhibit “A” hereto is an ordinance for the City Council of Hawaiian Gardens (“City Council”) amending the City’s Card Club Overlay Zone regulations to comply with AB 649 and be consistent with the Card Club Ordinance (hereafter the “Ordinance”);

WHEREAS, because the Ordinance amends the City’s Zoning Code, Hawaiian Gardens Municipal Code section 18.100.140 requires the Planning Commission for the City of Hawaiian Gardens (“Planning Commission”) to hold a public hearing in order to receive and consider evidence presented for and against the Ordinance and, thereafter, make a recommendation to the City Council;

WHEREAS, on January 22, 2020, the Planning Commission held a duly noticed public hearing and considered all evidence presented by staff and the public concerning the Ordinance;

NOW, THEREFORE, after consideration of the staff report and all of the information, testimony, and evidence presented at the January 22, 2020 Planning Commission hearing, the Planning Commission does hereby resolve, determine, find and order as follows:

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SECTION 1. RECITALS. The foregoing recitals are true and correct and incorporated fully herein this resolution.

SECTION 2. CEQA. The Planning Commission finds that the Ordinance is not subject to the requirements of the California Environmental Quality Act ("CEQA") for the following reasons: This Ordinance is (1) not a "project" within the meaning of section 15378 of the State CEQA Guidelines, because it has no potential for resulting in direct or indirect physical change in the environment; and (2) exempt under section 15061(b)(3), the general rule exemption, because it can be seen with certainty that there is no possibility that this code amendment will have a significant effect on the environment.

SECTION 3. GENERAL PLAN CONSISTENCY. The Planning Commission finds that this Ordinance is consistent with the General Plan. The General Plan provides for the Casino Overlay, the purpose of which is to allow certain gaming uses in compliance with State law and with the City's business and land use regulations. The Card Club Overlay Zone in the City's Zoning Code implements the Casino Overlay in the General Plan. The updates in the Ordinance would bring the Card Club Overlay Zone into compliance with AB 649's amendments to the California Gambling Act and with City's associated amendments to the Hawaiian Gardens Card Club Ordinance (Muni. Code, § 5.92.)

SECTION 4. PLANNING COMMISSION ACTIONS. The Planning Commission hereby takes the following actions:

1. Recommends that the City Council adopt an ordinance that is substantially similar to the Ordinance attached hereto as Exhibit "A."
2. Recommends that the City Council find that the Ordinance is not subject to the requirements of CEQA for the reasons provided in Section 2 herein.
3. Recommends that the City Council direct staff to prepare, execute and file a Notice of Exemption with the Los Angeles County Registrar-Recorder/County Clerk within five (5) working days after the passage of this Ordinance.
4. Recommends that the City Council find that the Ordinance is consistent with the General Plan for the reasons provided in Section 3 herein.

PASSED, APPROVED AND ADOPTED by the Hawaiian Gardens Planning Commission on January 22, 2020.

, Chairmember

ATTEST:

Brenda Beccera, Planning Secretary

TO WIT:

I, BRENDA BECERRA, Secretary to the Planning Commission of the City of Hawaiian Gardens, do hereby certify that Resolution No. 2020-001 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on January 22, 2020, by the following roll call vote as the same appears on file and of record in the Community Development Department.

AYES:

NOES:

ABSENT:

ABSTAIN:

BRENDA BECERRA
PLANNING SECRETARY

DRAFT ORDINANCE "EXHIBIT A"

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS, CALIFORNIA, AMENDING HAWAIIAN GARDENS MUNICIPAL SECTION 18.80.010, CC—CARD CLUB OVERLAY ZONE TO COMPLY WITH CHANGES IN STATE LAW REGARDING WORK PERMIT AND MINIMUM AGE REQUIREMENTS FOR CARD CLUBS

WHEREAS, the California Gambling Control Act (Bus. & Prof. Code, § 19800 *et seq.*, hereinafter the "Act") establishes, amongst other things, work permit and minimum age requirements applicable to card clubs;

WHEREAS, effective January 1, 2020, Assembly Bill 649 ("AB 649") will amend the Act (specifically, Bus. & Prof. Code, §§ 19859, 19911, 19912, 19914, 19921, and 19941) regarding the matters above;

WHEREAS, before the effectiveness of AB 649, the Act generally required that card club employees be at least 21 years of age and obtain a work permit;

WHEREAS, after the effectiveness of AB 649, along with other related changes, the Act will allow persons (i) from the ages of 18 and 20 be employed in limited positions and without a work permit in card clubs and (ii) ages 21 and older to begin work in limited positions pending approval of a work permit;

WHEREAS, the Hawaiian Gardens Card Club Ordinance (HG Muni. Code, ch. 5.92) and Card Club Overlay Zone (HG Muni. Code, § 18.80.010) regulate card clubs in the City's jurisdiction;

WHEREAS, on December 10, 2020, the City Council adopted Ordinance No. 586 to update the Card Club Ordinance to comply with the Act as amended by AB 649;

WHEREAS, the City wishes to update the Card Club Overlay Zone to also comply with AB 649 and to be consistent with the Card Club Ordinance;

WHEREAS, on January 22, 2020, the Planning Commission reviewed and recommended approval of this zoning amendment; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWAIIAN GARDENS DOES ORDAIN AS FOLLOWS:

Section 1. Recitals

The City Council hereby finds and determines that the Recitals above are true

and correct and are incorporated herein.

Section 2. Amending Section 18.80.010

Hawaiian Gardens Municipal Code section 18.80.010, subsections C.6, C.12, and D.3.b are hereby amended to read as follows (additions shown in underline, deletions shown in ~~strikeout~~):

18.80.010 CC—Card Club Overlay Zone.

...

C. Development Standards. Gaming facilities within the CC overlay zone are subject to the development standards for the General Commercial zone contained in Section 18.60.020 C-4 - General Commercial Zone, Chapter 18.70 Non-Residential Regulations, Chapter 18.90 Supplemental Regulations, and other applicable standards for the General Commercial zone. Gaming facilities shall also comply with the following additional standards, and, to the extent the following standards conflict with other applicable standards, the following standards shall prevail.

...

6. Entry Sign. The building entrance to a gaming facility shall be clearly and legibly posted with a notice indicating that persons under the age of 21 are prohibited from entering the premises, except for ~~dining areas, restrooms, and separate rooms for recreation or entertainment in~~ areas expressly authorized for access by such persons per Hawaiian Gardens Municipal Code chapter 5.92. This sign shall comply with the sign regulations of the City and Section 18.90.050 Signs and Advertisements of this Zoning Code.

...

12. Age Requirement. It is unlawful to permit patrons or employees under the age of 21 in a structure occupied by a gaming facility, except for ~~dining areas, restrooms or rooms for recreation or entertainment~~ areas expressly authorized for access by such persons per Chapter 5.92.

...

D. Application Procedure.

...

3. Conditions of Approval. A Site Plan Approval for a gaming facility shall include, at a minimum, the following conditions:

...

- b. The business shall not employ persons under the age of 21, except as expressly authorized by Chapter 5.92.

Section 3. Findings

The City Council finds that this Ordinance is consistent with the General Plan. The General Plan provides for the Casino Overlay, the purpose of which is to allow certain gaming uses in compliance with State law and with the City's business and land use regulations. The Card Club Overlay Zone in the City's Zoning Code implements the Casino Overlay in the General Plan. The updates in the Ordinance would bring the Card Club Overlay Zone into compliance with AB 649's amendments to the California Gambling Act and with City's associated amendments to the Hawaiian Gardens Card Club Ordinance (Muni. Code, § 5.92.)

Section 4. Environmental

The City Council finds that this ordinance is not subject to the requirements of California Environmental Quality Act ("CEQA") for the following reasons: This Ordinance is (1) not a "project" within the meaning of section 15378 of the State CEQA Guidelines, because it has no potential for resulting in direct or indirect physical change in the environment; and (2) exempt under section 15061(b)(3), the general rule exemption, because it can be seen with certainty that there is no possibility that this code amendment will have a significant effect on the environment.

Section 5. Notice of Exemption.

The City Council hereby directs staff to prepare, execute and file a Notice of Exemption with the Los Angeles County Registrar-Recorder/County Clerk within five (5) working days after the passage of this Ordinance.

Section 6. Severability

If any section, subsection, subdivision, sentence, clause, or phrase of this Ordinance, or any part thereof is for any reason held to be unconstitutional, such decisions shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional.

Section 7. Certification

The City Clerk of the City of Hawaiian Gardens shall certify the passage and adoption of this Ordinance and shall cause the same, or a summary thereof, to be published and/or posted in the manner required by law.

Section 8. Effective Date

This Ordinance shall become effective thirty (30) days from the date of its adoption.

PASSED, APPROVED, AND ADOPTED BY at a regular meeting of the City Council of the City of Hawaiian Gardens, California, held on the ____ day of _____, 2019, by the following vote:

- Ayes:
- Noes:
- Absent:
- Abstain:

Jesse Alvarado, Mayor

ATTEST:

Lucie Colombo, CMC, CPMC
City Clerk



**CITY OF HAWAIIAN GARDENS
PLANNING COMMISSION
STAFF REPORT**

Agenda Item No.: 5b-5g
Meeting Date: 1-22-2020
CD Director: JC

TO: Honorable Chairman and Members of the Planning Commission

THRU: Joseph Colombo, Director of Community Development

FROM: Kevin Nguyen, Associate Planner II

SUBJECT: RESOLUTION NO. 2020-002 OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS CONSIDERING CASE NO. PLNG2019-0054 (GENERAL PLAN AMENDMENT), A REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FROM INTERMEDIATE DENSITY TO GENERAL COMMERCIAL/ CASINO OVERLAY, FOR PROPERTY LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA

RESOLUTION NO. 2020-003 OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS CONSIDERING CASE NO. PLNG2019-0055 (ZONE CHANGE), A REQUEST TO REZONE A PROPERTY FROM R-3 (INTERMEDIATE DENSITY RESIDENTIAL) TO C-4 (GENERAL COMMERCIAL)/ CASINO OVERLAY, FOR PROPERTY LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA

RESOLUTION NO. 2020-004 OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS CONSIDERING CASE NO. PLNG2019-0076 (CONDITIONAL USE PERMIT), A REQUEST BY THE GARDENS CASINO TO CONSTRUCT AND OPERATE A NINE-UNIT PRIVATE HOTEL FACILITY AS AN ACCESSORY USE TO THE CASINO ON PROPERTY LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA

RESOLUTION NO. 2020-005 OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS CONSIDERING CASE NO. PLNG2019-0077 (MINOR EXCEPTION), A REQUEST TO ALLOW A 9-UNIT HOTEL TO UTILIZE PARKING SPACES AT THE GARDENS CASINO'S PARKING LOT, IN THE CITY OF HAWAIIAN GARDENS, CALIFORNIA

RESOLUTION NO. 2020-006 OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS CONSIDERING CASE NO. PLNG2019-0078 (DESIGN REVIEW BOARD), A REQUEST TO APPROVE THE ARCHITECTURAL DESIGN OF A NEW 9-UNIT HOTEL PROJECT LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA

RESOLUTION NO. 2020-007 OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS CONSIDERING CASE NO. PLNG2019-0080 (ZONING CODE AMENDMENT), A REQUEST TO AMEND CHAPTER 18.60.050 (USES PERMITTED IN NON-RESIDENTIAL ZONES) OF THE HAWAIIAN GARDENS MUNICIPAL CODE TO ALLOW A HOTEL TO HAVE A KITCHEN IN GUESTS' ROOMS FOR PROPERTY LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA

DATE: January 22, 2020

SUMMARY

On July 26, 2019, a representative for The Gardens Casino submitted applications for a General Plan Amendment (PLNG2019-0054) and a Zone Change (PLNG2019-0055) proposing to re-classify the current land use designation of a property located at 21623 Juan Avenue from Medium Density Residential to General Commercial/Casino Overlay and to rezone the property from R-3 (Intermediate Density Residential) to C-4 (General Commercial)/ Casino Overlay.

On September 18, 2019, the applicant submitted the additional applications for the development of a three-story 9-unit private hotel which will be a dedicated ancillary use to the existing Gardens Casino:

1. PLNG2019-0076 (Conditional Use Permit) – A request to construct and operate a 9-unit hotel as an ancillary use to the existing Gardens Casino.
2. PLNG2019-0077 (Minor Exception) – A request to allow the hotel to utilize parking spaces at the casino's parking lot.
3. PLNG2019-0078 (Design Review) – A request to approve the architectural design, color and building materials of a proposed 9-unit hotel project.
4. PLNG2019-0080 (Zoning Code Amendment) – A request to amend the zoning code to allow a hotel to have a kitchen in guests' rooms.

The proposed three-story 11,874 square foot hotel will be constructed on a 9,807 square foot vacant parcel located on Juan Avenue. The site is part of a thirteen parcel Lot Tie for the Gardens Casino. It appears the parcel has frontage on Juan Avenue, but the parcel has been part of the potential development for the Gardens Casino. If approved, the proposed hotel will only be available to patrons of the casino during their temporary stay.

BACKGROUND

The subject property is located on the west side of Juan Avenue, just north of Carson Street. Being generally rectangular in shape the site exhibits a width of approximately 50.88 feet of frontage on Juan Avenue and a depth of 193.66 feet. The site has a total land area of approximately 9,807 square feet. The site is surrounded primarily by residential uses to the north, south, and east, with the Gardens Casino to the west.

The project site is located within the R-3 (Intermediate Density Residential) Zoning District, with a General Plan designation of "Medium Density Residential". This site is situated on one of the thirteen parcels comprised of 19.72 acres. In June 2013, the City Council approved various entitlements and an Environmental Impact Report (EIR) for the construction and operation of The Gardens Casino on the lots. In March 2016, the approximately 182,000 square feet casino facility was completed and opened for business. The remaining subject parcel, on the other hand, has been sitting vacant and undeveloped for many years.

After a review of the submitted entitlements, staff deemed the project incomplete on August 23, 2019 and again on October 10, 2019. On November 20, 2019, the City hired Blodgett Baylosis Environmental Planning (BBEP) to conduct California Environmental Quality Act (CEQA) categorical exemption analysis of the project. The document was reviewed by the City Attorney's office and it was determined that the proposed hotel is categorically exempted and qualified under Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The detail of the categorical exemption analysis will be discussed in the "CEQA" portion of the staff report.

On January 8, 2020 staff deemed the project complete. On January 9, 2020, staff mailed a notice of the pending public hearing to all property owners within 300 feet of the subject site and the notice was published in the *Los Cerritos Community News*.

DISCUSSION/ ANALYSIS

The applicant is the property owner of all thirteen parcels including the subject parcel at 21623 Juan Avenue. If the requests for a General Plan Amendment, Zone Change, Zoning Code Amendment, Conditional Use Permit, Minor Exception and Design Review are granted, the applicant intends to develop the parcel with a 9-unit hotel facility as ancillary use for the Casino. Plans for the hotel development have been reviewed to ensure the project will be in compliant with the C-4 development standards. It is important to note that the Planning Commission will make decision on the project; however, HG Municipal Code Section 18.100.020(D) stipulates that the final decision on the combined entitlements shall be made by the Hawaiian Gardens City Council as the highest decision-making authority. Following is a discussion for each aspect of the proposed entitlements for the hotel project.

General Plan Amendment

According to State Law, the General Plan (GP) serves as a guide to the long-term physical development and growth of a community in 20 to 30 year increments. The plan identifies issues confronting the community and outlines the long-term goals to address them with policies and programs as steps to accomplish the goals of the plan. Processing of amendments to the General Plan must follow the standards found in the California Government Code Section 65300, which states:

“Each planning agency shall prepare and the legislative body of each city shall adopt a comprehensive, long term general plan for the physical development of the county or city, and any land outside its boundaries which in the planning agency’s judgment bears relation to its planning.”

Since land use decisions, zoning regulations, and other policies by the City are required to be consistent with the General Plan, it is imperative that the General Plan be updated to reflect the changing concerns and needs of the community. The City of Hawaiian Gardens’ General Plan was first adopted in 1973 and was last updated in 2010.

Based on staff’s analysis of the subject property and the area surrounding it, it seems the site in question has been sitting vacant for many years and it has been a part of the casino’s development. According to the applicant, there is no plan for residential development at the location. A zone change to General Commercial/Casino Overlay would allow the Applicant the ability to continue providing casino’s amenities such as hotel at a lower density than R-3 and without the need to provide additional on-site parking.

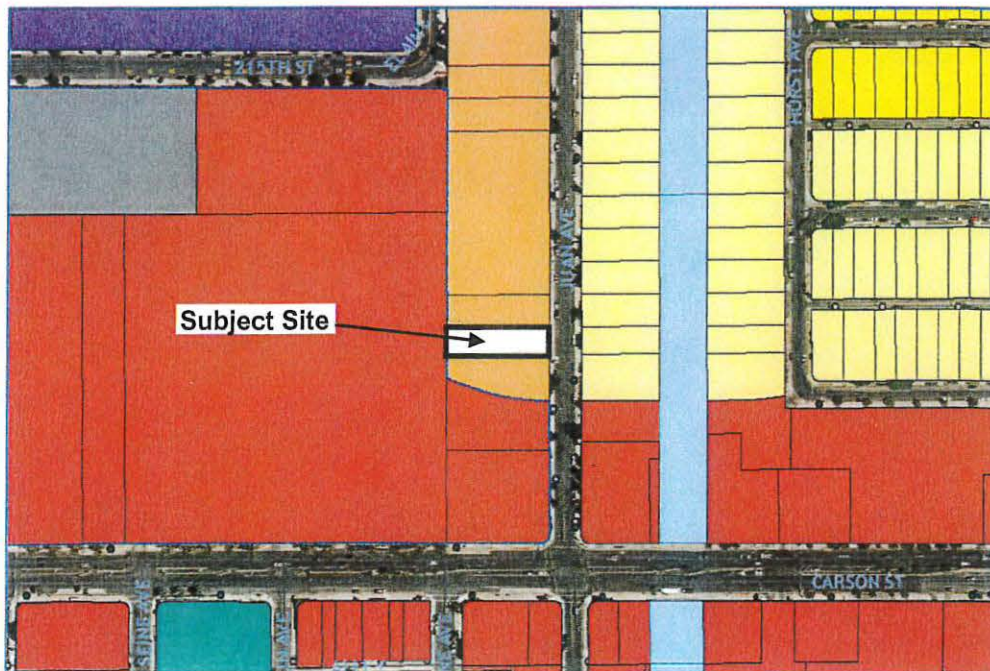


Figure 1 – Existing General Plan Map

The request to amend this designation from Intermediate Density Residential to General Commercial/Casino Overlay would provide a hotel development as ancillary use to the existing casino. Furthermore, Policy ED-1.2 (Economic Development) of the General Plan states, "Encourage ancillary retail and personal service uses to develop near the future expansion of the Hawaiian Gardens Casino to benefit from the visitor base drawn by the casino." This request is a good opportunity to comply with this intention, as the proposed hotel project is in adjacent to the casino the hotel use will provide a service that has never been offered at the casino.

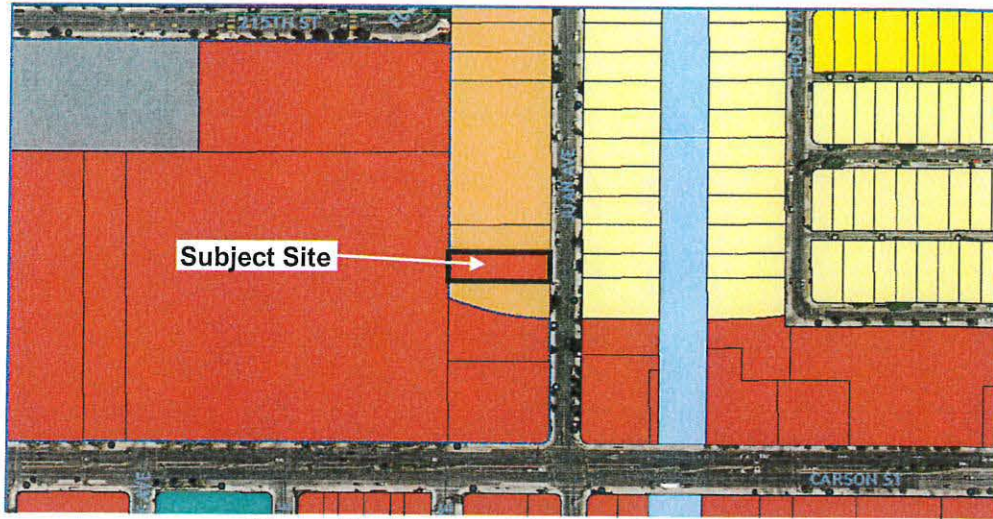


Figure 2 – Proposed General Plan Map

Zoning Change

In an effort to create consistency with the proposed General Plan Land Use designation for the development of a new hotel, the applicant is requesting to rezone the subject lot from R-3 to C-4/Casino Overlay zone.

The Hawaiian Gardens Municipal Code implements the objectives of the GP by adopting regulations that seek to accomplish the goals of the GP. As such, the zoning designations that are outlined in the Municipal Code and shown in the Zoning Map must be consistent with the GP Land Use Designation. According to the GP, the General Commercial designation is implemented when a property is zoned C-4. As previously stated, this would allow the Applicant to build a 9-unit private hotel on the lot, complete with access from the casino facility. This is less impactful than the current zoning, wherein an R-3 development would require on-site parking and would generate traffic impacts on Juan Avenue. Also, the C-4/Casino Overlay development is subject to the development standards adopted in the Zoning Code, such as uses, setbacks, height, and parking. This will ensure minimal impacts on the adjacent uses.

As mentioned earlier, a General Plan Amendment application is being considered concurrently with the subject proposal, anticipating approval, the proposed zoning designation will be consistent with the General Plan Land Use Designation.

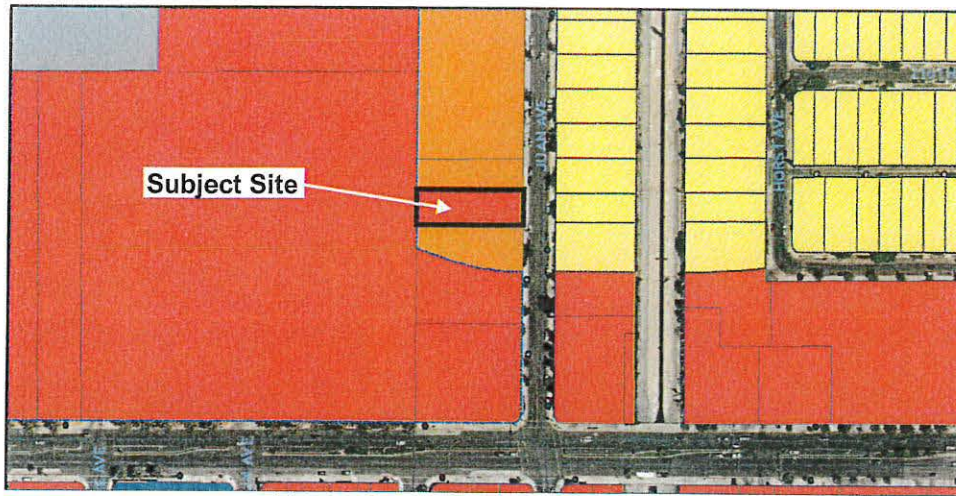


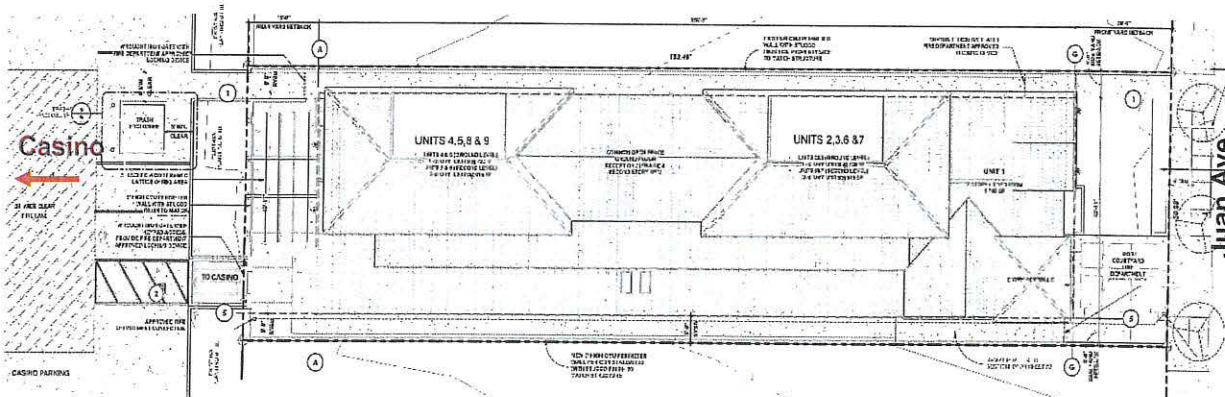
Figure 3 – Proposed Zoning Map

Conditional Use Permit

The C-4 zone allows hotels/motels with the approval of a conditional use permit. Though, the applicant stated that the proposed private hotel is ancillary use in conjunction with the existing Gardens Casino. As previously stated, the applicant is also requesting to amend the zoning code to allow the proposed hotel to have a kitchen or kitchenette in guests' rooms.

The proposed hotel will be three-story tall and include 9 units. The building consists of three distinct plans: two-story three-bedroom VIP villa (unit 1) within approximately 1,746 square feet, one-story one-bedroom (units 2 to 5) within 720 square feet of area, and two-story one-bedroom (units 6 to 9) within 915 square feet. In addition, the first floor includes a reception desk and a guest lounge area. The second floor will have a common exercise area for hotel guests.

The proposed building, at its nearest point will be located five feet from the northerly and southerly property lines (interior side setbacks), 15 feet from the westerly (rear) property line and 20 feet from the easterly (front) property line. No vehicular access will be allowed from Juan Avenue. Guests at the hotel will be entering/exiting through the main parking lot from the Gardens Casino area.





View from Juan Avenue

According to the applicant, the proposed hotel is a 24/7 operation. Guest services and on-site amenities will be provided from the Gardens Casino. There will be no live entertainment allowed at the hotel facility. Security for the hotel will be provided by the Gardens Casino through their existing security personnel. Thus, it will help to prevent any potential problems relating to noise and misbehavior activities.

A summary of the development standards follows:

| Parcel Size | 9,807 sq. ft. | |
|-------------------------------|---|-------------------------|
| Current/ Proposed Zoning | R-3 (Intermediate Density Residential/ C-4 (General Commercial) | |
| Current General Plan | Intermediate Density | |
| Proposed General Plan | General Commercial/ Casino Overlay | |
| Development Standards | Required-Minimum / Maximum | Proposed |
| Lot Area | 10,000 sq. ft. Minimum | 9,807 sq. ft (existing) |
| Lot Width | 100 Feet Minimum | 50.88 Feet (existing) |
| Lot Depth | 100 Feet Minimum | 193.46 Feet (existing) |
| Parking | 1 per unit | 9* |
| Loading Space | 2 Minimum | 2 |
| Building Height | 45 Feet Maximum | 34 Feet 10 Inches |
| Lot Coverage (Footprint Area) | 70% Maximum | 65% |
| Front Setback | None Required | 20 Feet |
| Side Setback (interior) | None Required | 5 Feet |
| Rear Setback | None Required | 15 Feet |

*The applicant is requesting for a Minor Exception to allow the hotel to utilize the casino parking lot.

The project architect has made substantial efforts to design and create an aesthetically pleasing development. Massing of the building has been considered, with the bulk and volume of the building broken up by pop-outs and off-set planes, all helping to create a

linear inspired design common in Spanish architecture. Finishing colors and building materials will be discussed in the Design Review portion of the staff report.

In reviewing the use compatibility to the surrounding properties, staff believes that the proposed hotel would have minimal impacts. The hotel is a private ancillary use with primary access from the Gardens Casino. The hotel, at its nearest point will be located approximately one-hundred feet from a Mc Donald's Restaurant (across Juan Avenue) and 170-feet from a commercial development. Both businesses are fronting Carson Street with secondary access from Juan Avenue. Staff has added a condition of approval that requires the applicant to construct a six-foot high masonry block wall along the southerly (side) property line to limit any potential noise issues associated with activities at the hotel. The existing six-foot high masonry block wall located along the northerly (interior side) property line will also help reduce any potential noise issue at the site.

Findings (Conditional Use Permit)

Pursuant to HGMC Section 18.100.090D, there are three (3) findings that must be adopted prior to the Planning Commission approving the Conditional Use Permit. A discussion of the findings follows:

1. The proposed use is consistent with the General Plan.

The applicant is proposing to re-classify the General Plan Land Use designation for the subject property from "Intermediate Density" to "General Commercial". Thus, the proposed use will be consistent with the General Commercial designation. The intent of the land use designation is to provide commercial and service uses in the City that serve the broadest community and regional needs. This amendment will allow the construction of a hotel as ancillary use to the casino. It is staff's opinion that the proposed hotel will meet the intent of the land use designation by encouraging a land use that will generate jobs and encourage the grouping of adjoining small or odd shaped parcels in order to create more viable developments.

The General Plan of the City of Hawaiian Gardens poses certain objectives and policies, which reflect the expectations and wishes of the City with respect to land uses and infrastructure. Specifically, the project is consistent with the following:

Land Use Element-Policy 4.2- Encourage development of vacant and underutilized commercial parcels; and

The project will be constructed on a site that has been vacant for many years and it has been a part of the casino's development. The proposed improvements will not only upgrade the subject site by eliminating the unsightly overgrown vegetation but will serve to upgrade and add value to all of the surrounding properties, by enhancing the streetscape.

Land Use Element-Policy 4.4- Encourage the development of high-quality commercial projects.

The project will offer a well-designed hotel, that features a Spanish architectural style, a number of different finishes, colors, and materials, and will help improve the appearance of the area. Staff believes that the hotel will be complementary to the residential and other retail/commercial uses that are located in the vicinity of the project site.

- 2. The nature, condition, and the development of adjacent uses, buildings, and structures have been considered, and that the proposed conditional use will not adversely affect or be materially detrimental to adjacent uses, or structures, and will be compatible with the character of the surrounding area.**

The proposed hotel will include conditions of approval that will eliminate any negative impacts on surrounding properties. The hotel development will include a six-foot high masonry block wall along the interior side property line of the site to reduce any possible noise impacts the project may have on the residential neighborhood located on Juan Avenue. With the approval of a Minor Exception to allow hotel's guests to utilize parking spaces at the casino, the hotel complies with all development standards required of sites within the C-4/Casino Overlay zone, which are meant to limit any adverse effects on adjoining land uses, and to promote growth or development adjoining land uses by serving as a development catalyst for the area.

- 3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other land use development features in this Zoning Code and required by the Planning Commission or City Council in order to integrate the use with existing and planned uses within the City.**

The subject site is adequate in size and shape to allow adequately allow the development of the proposed hotel. The requested Minor Exemption is being considered concurrently, anticipating approval, will allow patrons to utilize the main parking at the casino; thus, maintain smooth traffic flow between Juan Avenue, Carson Street, and 214th Street, while developing a vacant site, which presently includes unsightly and overgrown vegetation.

Minor Exception - Parking

On March 27, 2018, the City Council adopted a Resolution No. 028-2018 approving a shared parking agreement between the Gardens Casino/Cerritos General Hospital Company and the American Specialty Management Group to use 200 parking spaces on the adjacent hospital property. A parking survey conducted by Gibson Transportation Consulting Inc. indicated that there is a total of 286 spaces currently available at the Hospital. This shared parking arrangement was contemplated by the Parking

Management Plan for the Casino that was approved via Resolution No. 086-2017 of the City Council on November 14, 2017.

Section 18.70.010 (Parking) of the Hawaiian Gardens Municipal Code requires one parking space per hotel guest room. This parking formula only applies for hotels/motels as a primary use. However, since the proposed private hotel will be ancillary use to the existing casino and will not be available to the public. Only guests at the casino who received reservations will be allowed to use the hotel during their temporary stay. Parking for the hotel will be provided for from the existing parking lot of the casino. Thus, the new hotel is not expected to create parking issue because it is an ancillary use that serves the same patrons which already utilize the casino facility. Guests will be transporting between the hotel and casino area in golf carts or similar shuttle carts. In addition, to comply with Americans with Disabilities Act (ADA) standards, a handicap stall will be provided and located adjacent to the hotel facility. This allows guests with disabilities to park close to the hotel building.

Findings (Minor Exception – Parking)

Pursuant to HGMC Section 18.100.060, there are three (3) findings that must be adopted prior to the Planning Commission approving the Variance. A discussion of the findings follows:

1. That the exception is consistent with the General Plan.

The applicant is proposing to re-classify the General Plan Land Use designation for the subject property from "Intermediate Density" to "General Commercial". Thus, the proposed use will be consistent with the General Commercial designation. The intent of the land use designation is to provide commercial and service uses in the City that serve the broadest community and regional needs. This amendment will allow the construction of a hotel as ancillary use to the casino. It is staff's opinion that the proposed hotel will generate jobs and encourage the grouping of adjoining small or odd shaped parcels in order to create more viable developments.

With parking to be allocated at the casino's main parking lot and with no vehicular access allowed from Juan Avenue, the project will create smooth traffic flow between Juan Avenue, Carson Street, and 214th Street.

2. That the exception is not contrary to the objectives of this Zoning Code or to the objectives of the applicable regulations.

The subject property is one of thirteen parcels that belongs to the casino's development. Because of the configuration of the lot, the applicant feels that it makes more sense to create a hotel project with the intent to serve patrons to the casino while preserving the existing traffic flow on Juan Avenue.

The proposed Minor Exception is not contrary to the objectives of the zoning code or to the objectives of applicable regulations since the proposed hotel is permitted within the commercial, allowing the hotel to use parking at the casino is minor in nature, and the findings for a Minor Exception have been met.

3. **The granting of the exception, with any conditions imposed, will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.**

The granting of a the proposed Minor Exception will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or the neighborhood in which the property is located because the request to utilize the parking lot at the casino is minor in nature since the same patrons at the casino will be staying at the hotel. It is staff's opinion that the site has historically not exhibited any negative impacts as related to parking.

Design Review Board

The proposed hotel will have a Spanish theme, with architecture features (colors and materials) that match with the Casino's plantation-style architecture. The building will be built with wood beams and concrete and finished with a smooth stucco exterior. As currently proposed, the project will entail the construction of a permanent hotel building as ancillary use for the Gardens Casino. The new structure as proposed will consist of three distinct plans: two-story three bedrooms VIP villa within approximately 1,746 square feet, one-story one-bedroom units within 720 square feet of area, and two-story one-bedroom units within 915 square feet. The building façades will include varying wall planes, heights, and rooflines, as well as contrasting colors and materials.

The building will incorporate some of the following colors and materials:

- Combination of crystal white/3-coat stucco
- Dark wood finish fascia board
- Dark bronze iron gates
- Vinyl framed windows with espresso finish
- Eagle's concrete tile roofing
- Aluminum half round profile gutter and downspout

The building's primary finish is a crystal white and gray plaster finish, with a dark brown (bear in mind) wood fascia board. The front elevation includes additional architectural features, such as Spanish wall mounted light fixture, recess windows in espresso vinyl frame, and dark bronze wrought iron gate. The west (rear), north and south (interior) elevations will include varying heights and wall plans, decorative and windows with Spanish archway design.

The proposed trash enclosure area will be located at the casino's parking area, adjacent to the west (rear) property line of the subject site. Staff has added a condition of

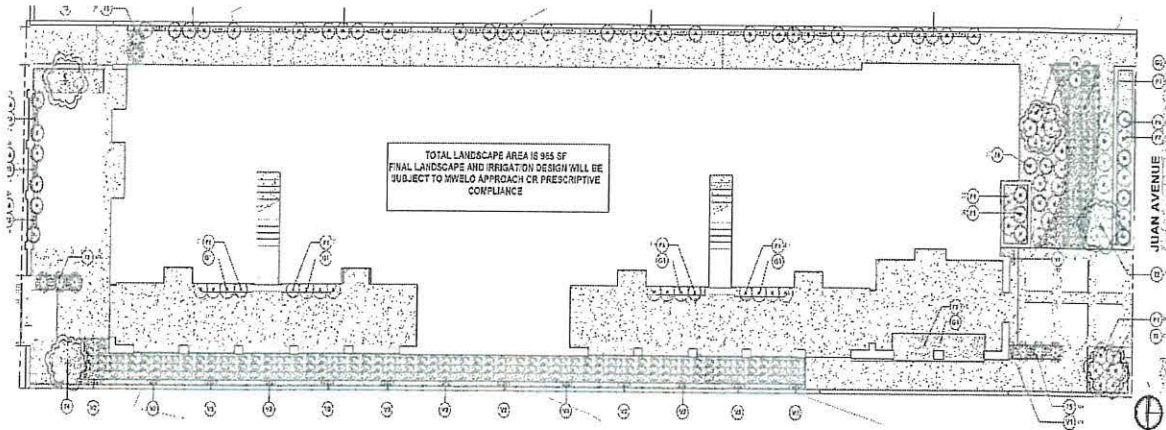
approval that requires the trash enclosure match the color and materials used on the hotel building.

The site will include a combination of block walls and wrought iron gates along the perimeter property lines. The northerly property line (interior side) already include a six-foot high block wall. This wall will be re-stucco and painted to match the new structure. As part of the mitigation requirements and conditions of approval, the applicant will be required to install a six-foot high masonry block wall along the south (interior) and west (rear) property lines. A section of the east (front) property line will be improved with a 24 inches tall decorative planter box.

The applicant is providing over 955 square feet of landscape area, which is located along the property lines, within the front and rear yard areas, and under the hotel's passageway. The proposed landscape palette includes five types of trees, a variety of shrubs, and ground cover, all of which are considered drought tolerant plants. The landscape plan is designed to meet the State of California's most stringent water efficiency guidelines or AB 1881, the State Model Water Efficient Landscape Ordinance.

The proposed landscape palette is as follows:

| Name | Size | Number |
|--|--------|-------------------|
| Tree | | |
| Desert Diva Willow (<i>chilopsis linearis</i>) | 24 gal | 2 |
| Palo Verde Low Branch (<i>cercidium desert museum</i>) | 15-gal | 1 |
| Mexican Palo Verde (<i>parkinsonia aculeata</i>) | 15-gal | 1 |
| Crepe Myrtle (<i>lagerstroemia</i>) | 15-gal | 1 |
| Italian Cypress (<i>Cupressus sempervirens</i>) | 5-gal | 6 |
| Shrubs | | |
| Cleveland Blue Sage (<i>salvia clevandi</i>) | 5-gal | 4 |
| Ferned-Leaved Thikseed (<i>bidens ferulifolia</i>) | 1-gal | 3 |
| Spanish Lavender (<i>Lavandula lavender</i>) | 5-gal | 10 |
| Purple Awn Grass (<i>arisida purpurea</i>) | 1-gal | 5 |
| Pink Muhly Regal Mist (<i>muhlenbergia capilars</i>) | 5-gal | |
| Bush Morning Glory (<i>convolvus cneorum</i>) | 1-gal | 20 |
| Autumn or Texas Sage (<i>Salvia greggi</i>) | 5-gal | 20 |
| Autumn Joy Sedum (<i>sedum autumn joy</i>) | 5-gal | 20 |
| New Zealand Flax (<i>phormium amazing red</i>) | 15-gal | 12 |
| Vines | | |
| Climbing Rose (<i>rosa climbing</i>) | 5-gal | 2 |
| Roger's Red Wild Grape (<i>vitis californica</i>) | 5-gal | 13 |
| Purple Chinese Wisteria (<i>wisteria sinensis</i>) | 5-gal | 6 |
| Ground Cover | | |
| Purple Lantana (<i>lantana montevidensis</i>) | flats | Plant at 12" o.c. |



Conceptual Landscaping Plan

Design Guidelines

The Hawaiian Gardens Municipal Code provides for broad discretion regarding the architectural look of commercial and residential buildings under the site plan approval process. Specifically, Section 18.100.040(E) of the Hawaiian Gardens Municipal Code (HGMC) provides the following:

The Community Development Director and Planning Commission may also consider and take into account the exterior architectural design, general exterior appearance, landscaping, texture of surface materials and exterior construction, shape and bulk, and other physical characteristics, including the location and type of public utility facilities; and if it is found that the proposed site plan, including the considerations enumerated, would interfere with the orderly development of the City, such site plan shall be rejected or shall be modified or conditioned before approval so as to remove such objections. These changes may include: A revised site plan, reduced building height, bulk or mass,



increased setbacks, changes in building materials, changes in roof lines, increased usable open space, increased screening of garages, trash receptacles, mechanical equipment, increased landscaping, change in color or any other changes or additions that the City feels necessary to further the goals of the site plan review process.

In addition, Section 18.70.090 of the HGMC indicates that design guidelines have been developed to promote high quality development, protect the City from the adverse effects of poor design, encourage originality, creativity, and compatibility within neighborhoods, and to enhance the beauty, livability and prosperity of the community. The proposed project is in compliance with the design guidelines as follows:

General Provisions (HGMC18.70.090.B)

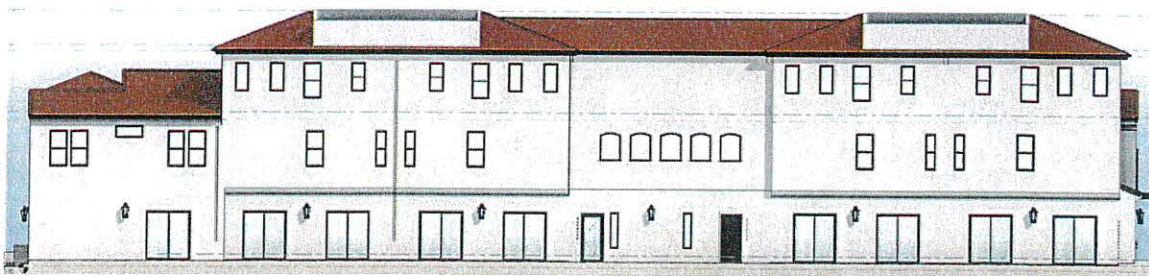
There are numerous General Provisions in the HGMC pertaining to design. Many of these provisions are required as part of the plan checking process and are not related to the architecture of the building. The following are the general provisions of which Staff believes the proposed project is consistent as related to the design of the building:

General Provision No. 1: Development shall be compatible with the character of the neighborhood and surrounding sites and shall not be detrimental to the orderly and harmonious development of the surrounding areas and of the City. The height and bulk of any proposed building and structure on site shall be in scale and proportion with surrounding structures and not dominate the site or neighborhood.

- *The design encompasses traditional design elements, including smooth stucco, wood accents, and concrete roofing designed to appear as Spanish tile roofing. The overall appearance takes massing into consideration by pushing the second and third story back, with the inclusion of a corridor and pop-out entries, thus creating a welcoming aesthetic for the front façade.*

General Provision No. 7: Commercial development shall not have significant adverse effects (such as lighting glare, traffic, building mass/scale, excessive noise) on residences in an abutting residential district.

- *The design incorporates building-mounted light fixtures on the first floor only to eliminate outdoor light glaring to the adjoining residences. Traffic on Juan Avenue has been considered by allowing guests to enter and exit the site through the casino's main parking lot. Thus, this will lessen noise and traffic problems to neighboring uses and public right-of-way along Juan Avenue.*

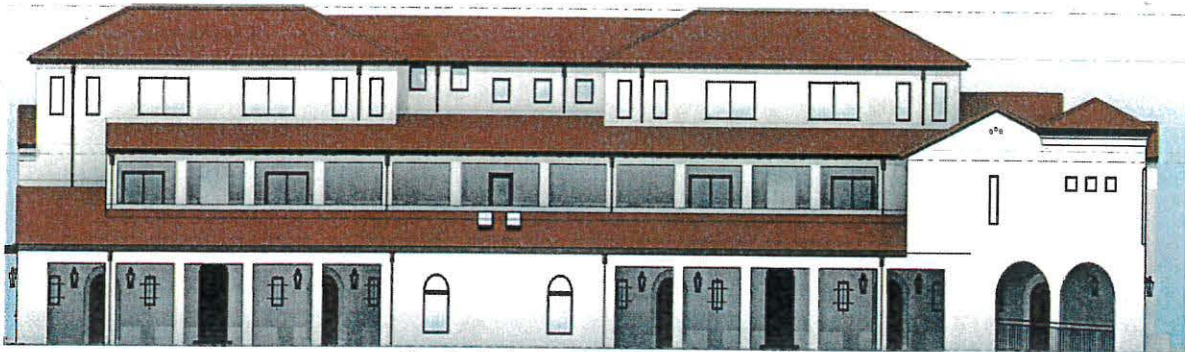


General Provision No. 9: Building elevations, design characteristics and other architectural and aesthetic features shall not be unsightly, undesirable, or obnoxious in appearance; shall create an orderly and aesthetically pleasing environment; and shall be harmonious and compatible with existing development in the area.

- *The building elevation creates a traditional architectural façade, avoiding modern architectural elements and thus, blending with the Spanish homes in the City of Hawaiian Gardens. The welcoming entrances (front and rear), with traditional elements and recessed second and third story, will help to achieve an aesthetically pleasing environment along this section of Juan Avenue.*

General Provision No. 10: New development and remodeling shall be designed in such a way to upgrade the appearance and quality of the area.

- *The new hotel will resemble new residential units on a lot that has been vacant for many years, thus upgrading this section of Juan Avenue.*



South (interior side) Elevation

Design Standards and Guidelines (HGMC18.70.090.C)

Guideline No. 1: In addition to the height and setback requirements for each zone, changes in material, height, projections in the vertical and horizontal plane or similar façade changes are required on visible exterior building walls.

- *The proposed hotel includes numerous offset planes with part of the second and third story pushed back at the exercise and maintenance rooms above the guest lounge, and the inclusion of a private corridor will provide a variation in the vertical and horizontal planes. Changes in building material including wood fascia board, smooth stucco, and iron gates are also included in the project.*

Guideline No. 6: Earth tone colors are required on all exterior finish, rather than bright or fluorescent colors.

- *The proposed hotel includes a crystal white and gray plaster finish for the building.*

Zoning Code Amendment

California Government Code Section 65850 requires Cities to adopt ordinances relating to the regulations for the following:

- Use of buildings and land as between business, residences, commercial and industrial uses.
- Size of lots, location, height, number stories, and size of buildings.
- Off-street parking and loading

Processing of amendments to the zoning code must follow the standards found in the California Government Code Section 65853. Some of the standards include but not limited to the noticing and public hearing by the planning commission (Section 65854), planning commission recommendation to legislative body (Section 65855) and noticing and public hearing by legislative body (Section 65856).

The Hawaiian Municipal Code was last updated in 2010, which allows hotels/motels as conditional uses. However, Chapter 18.20 (Definitions) of the Code does not specify the use of kitchen in any individual hotel room. As such, cooking in any hotel facility is prohibited by the zoning code. To conditionally allow the proposed hotel to have kitchens in guests' rooms, the zone code must be amended.

Permitted uses and conditionally permitted uses allowed in the C-4 zone are listed in the Municipal Code Section 18.60.050 (Uses Permitted in Non-Residential Zones) and under Section 18.20.030 (Definitions). In reviewing the request, staff is recommending an amendment to the definition of "Hotel" to include the use of kitchen facility in any individual hotel room. An amendment to the definition of "Hotel" to read as follows:

***"Hotel.** A building in which there are six or more guest rooms where lodging with or without meals is provided for compensation, and ~~where no provision is made for cooking in any individual room or suite~~ **is permitted**. This includes motels, auto cabins, and similar structures but does not include rooming or boarding houses, jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes, or other buildings where individuals are housed or detained under legal restraint."*

Bars and fully equipped kitchens are commonly found in relatively large and nationwide hotel chains. Homewood Suites, Residence Inn properties, and Staybridge Suites are some of the extended stay hotels that offer these features as ancillary uses. The applicant has indicated that all nine hotel units will include a kitchen sink countertop with a stovetop, a dishwasher, a microwave, and a full-sized refrigerator.

Staff is supportive of the zoning code amendment because it is staff's opinion that having a kitchen facility in hotel rooms will provide a convenience to patrons (if they choose to prepare their own meals) since they will not need to travel outside of the area to obtain this service during their temporary stay.

Environmental Review

Staff has determined that the proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Sections 15332 and 15061b(3) of CEQA Guidelines. Section 15061b(3) of the CEQA guidelines indicates that a project is not subject to CEQA review if it can be seen with clarity that the proposed project will not have a significant effect on the environment.

The City of Hawaiian Gardens adopted its current General Plan of which the Zoning Code is consistent with on January 10, 2010. The General Plan process included the preparation and approval of an Environmental Impact Report to analyze the potential for

environmental impacts associated with the approval of the plan. Thus, when the plan was approved, the City had already analyzed the potential impacts related to commercial development at the General Commercial level in this area.

Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines exempts projects from CEQA that meet certain qualifying criteria. Categorical exemptions apply to projects that have been determined not to have a significant effect on the environment and have thus been exempted from the requirements of the California Environmental Quality Act. The Class 32 exemption applies to projects characterized as in-fill developments where the project (1) is consistent with the applicable general plan designation and applicable zoning designation, (2) will be developed within city limits on a site of less than five acres substantially surrounded by urban uses, (3) would not result in any significant effects relating to traffic, noise, air quality, water quality, or endangered, rare or threatened species, and (4) can be adequately served by all utilities. The subject site meets all of these qualifications; as such, staff believes that the proposed project is eligible for the Class 32 exemption.

For the purposes of analyzing Categorical Exemption (CE) for the project, the City hired Blodgett Baylosis Environmental Planning (BBEP), a professional environmental consultant, to conduct a categorical exemption assessment for the project. Following, Staff is providing a more in-depth discussion of CE that may be of concern to the public:

Traffic

The applicant proposes no on-site parking for the hotel project. However, all parking will be provided at the Casino's parking lot. Only casino patrons will be allowed as guests for the hotel. All guests and their vehicles that stay at the hotel will be entering and exiting to and from the Casino's main parking lot fronting Carson Street. In addition, valet and shuttle services will always be provided to hotel's patrons.

The traffic assessment found that the proposed project's traffic impacts to Juan Avenue and Carson Street would be modest and less than significant. Using trip rates for density residential development, traffic for the proposed project would generate an estimated 53 daily trips, assuming 5.86 daily trips in the AM peak hours per unit and .52 trips in the PM peak hours per unit. In summary the proposed project is expected to generate only a modest number of daily vehicle trips. The report from BBEP concludes that the project does not create significant traffic impacts to the existing street system; accordingly, no mitigation measures are required.

Construction (Short-Term) Noise

It is anticipated that demolition and construction activities associated with the proposed project would result in temporary impacts associated with the use of construction equipment and construction vehicle trips. The City of Hawaiian Gardens Noise Ordinance specifically exempts noise emissions associated with the construction of any real property, so long as the construction activities occur between the hours of 7:00 AM

and 7:00 PM on weekdays and 9:00 AM to 5:00 PM on Saturdays, with no construction allowed on Sundays and legal holidays. Thus, noise related to construction activities on the subject property would be temporary in nature and would not change the ambient noise levels in the area.

Long Term (Operational) Noise

Relatedly, the proposed project must comply with the Municipal Code's noise ordinance. The nearest sensitive receptor to the project site includes residential development to the north, south and east of the site. An Extech Digital Sound Meter was used to conduct the noise measurements. A series of 100 discrete noise measurements were recorded along Juan Avenue frontage. The results of the survey indicated the median ambient exterior noise level (L50) was 51.5 dBA and the average ambient noise level was shown at 53.2 dBA (Attachment B, page 29). According to the City's noise regulations, exterior noise levels should not exceed 60 dBA between 7:00 AM and 10:00 PM and 55 dBA between 10:00 PM and 7:00 AM.

Interior noise levels would be reduced by complying with 2019 California Green Building Code. According to BBEP, the use of energy efficient windows and insulation will significantly reduce interior noise levels by a minimum of 10.0 dBA. Once occupied, the overall increase in noise level would not be easily noticeable to people with normal hearing. However, to mitigate potential noise generating from inside the hotel rooms, staff recommends a condition to require the installation of sound absorption products (i.e. acoustic fabric panels, high-density fiberglass or acoustic foam) that serves as an additional buffer between walls. Staff believes compliance with such condition of approval will maintain noise levels associated with project at less than significant levels.

Air Quality/ Gas Emissions

As discussed above, a project of this size and scope has been considered in the General Plan EIR and thus no air quality impacts are anticipated. Project construction may have the potential to generate dust and fine particulates that may be objectionable to nearby residents. Staff proposes that the following condition be imposed to alleviate any potential for construction related air quality impacts:

“Contractor specifications for dust-generating activities (such as fine grading and trenching) shall include watering of earth-disturbing areas at least twice per day, as necessary, to prevent visible dust from leaving the project site. Implementation of this measure shall be performed in compliance with the recommended control measures and regulations of South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), as applicable to the project.”

In addition to construction related air quality, BBEP conducted an assessment on long-term operational emissions for the project. It indicated that the maximum long-term emissions are below thresholds considered to represent a significant impact since the project area is located in a non-attainment area for ozone and particulates. However, BBEP is recommending a condition to require the applicant to ensure that contractors to

adhere to all pertinent provisions of SCAQMD Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces.

CONCLUSION

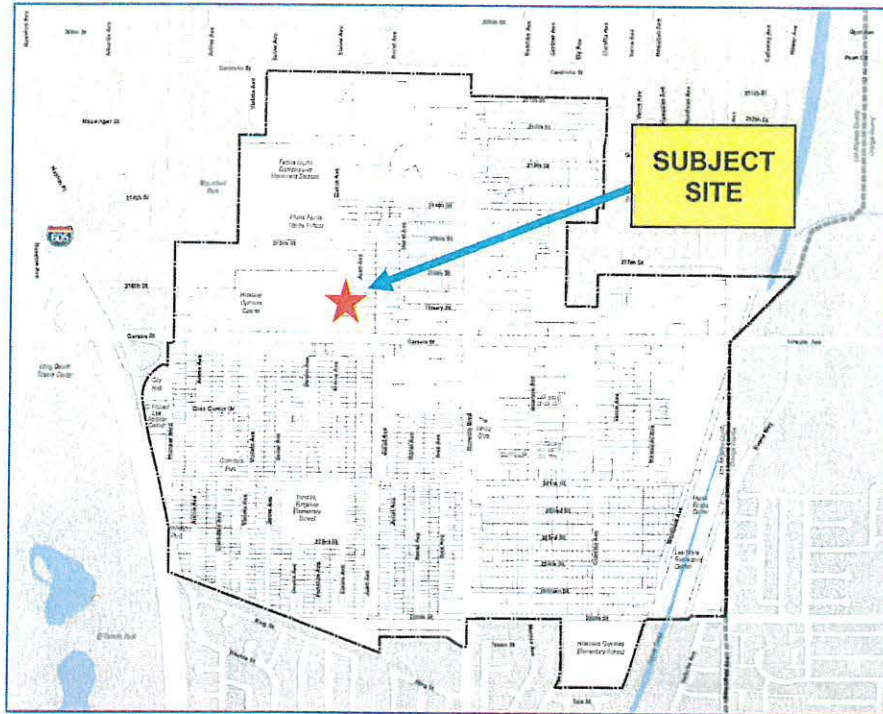
After consideration of all evidence presented during the public hearing, it is recommended that the Planning Commission:

1. Adopt Resolution Number 2020-002 for Case Number PLNG2019-0054 (General Plan Amendment), thereby recommending approval of re-classifying the General Plan Land Use Designation from Medium Density Residential to General Commercial/Casino Overlay to the Hawaiian Gardens City Council.
2. Adopt Resolution Number 2020-003 for Case Number PLNG2019-0055 (Zone Change), thereby recommending approval of rezoning a property from R-3 to C-4/Casino Overlay to the Hawaiian Gardens City Council.
3. Adopt Resolution Number 2020-004 and associated conditions of approval for Case Number PLNG2019-0076 (Conditional Use Permit), thereby approving a three-story 9-unit hotel project on property located 21623 Juan Avenue.
4. Adopt Resolution Number 2020-005 and associated conditions of approval for Case Number PLNG2019-0077 (Minor Exception), thereby the reduction of on-site parking for the proposed hotel project.
5. Adopt Resolution Number 2020-006 and associated conditions of approval for Case Number PLNG2019-0078 (Design Review Board), thereby approving the architectural design of a new 9-unit hotel project.
6. Adopt Resolution Number 2020-007 and associated conditions of approval for Case Number PLNG2019-0080 (Zoning Code Amendment), thereby recommending approval of amendment to the zoning code to allow a hotel to have kitchen in guests' rooms for the proposed hotel project to the Hawaiian Gardens City Council.

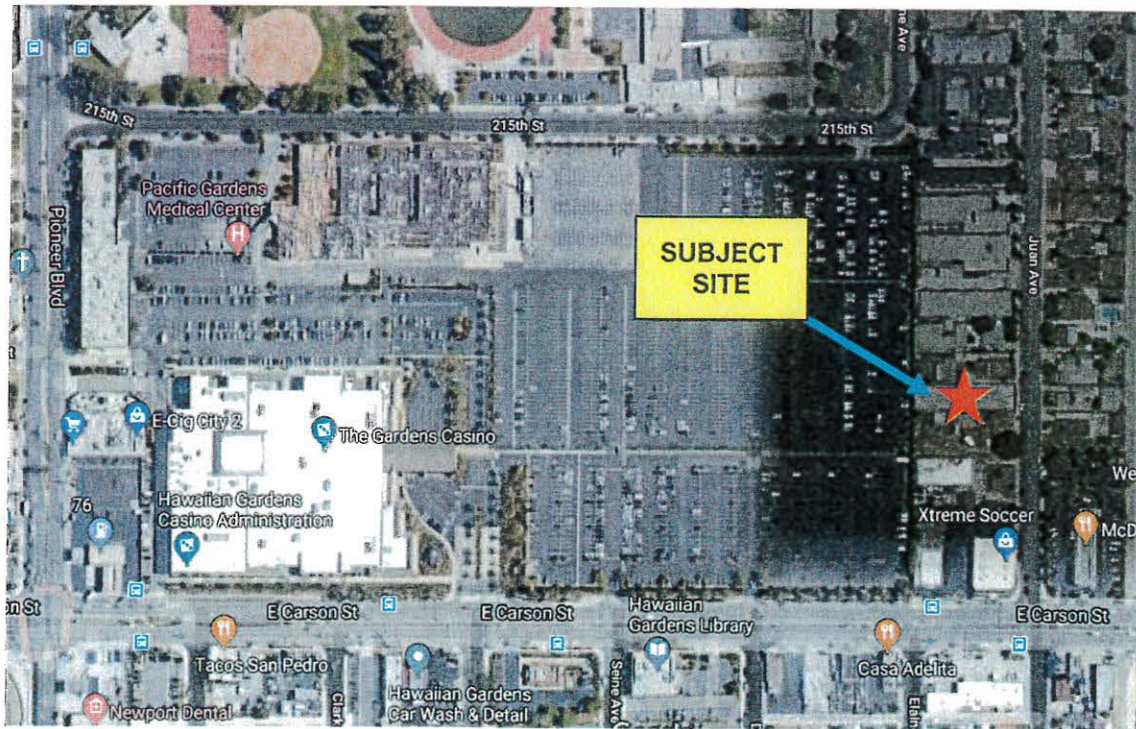
EXHIBITS

1. Vicinity Map and Aerial Photograph
2. Resolution No. 2020-002 (PLNG2019-0054-GPA)
3. Resolution No. 2020-003 (PLNG2019-0055-ZC)
4. Resolution No. 2020-004 (PLNG2019-0076-CUP)
5. Resolution No. 2020-005 (PLNG2019-0077-ME)
6. Resolution No. 2020-006 (PLNG2019-0078-DRB)
7. Resolution No. 2020-007 (PLNG2019-0080-ZCA)
8. Attachment A. / Standard List of Conditions
9. Attachment B – CEQA Categorical Exemption Analysis by BBEP
10. Project Design Package:
-Site plan, elevations, floor plan, landscaping, preliminary utility plan

EXHIBIT – 1



Vicinity Map



Aerial Photograph

RESOLUTION NO. 2020-002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING PLNG2019-0054 (GENERAL PLAN AMENDMENT), THEREBY RE-CLASSIFYING THE GENERAL PLAN LAND USE DESIGNATION FROM INTERMEDIATE DENSITY TO GENERAL COMMERCIAL/ CASINO OVERLAY, FOR PROPERTY LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA

WHEREAS, the Gardens Casino has submitted an application for an amendment to the general plan land use designation for property (Project) located at 21623 Juan Avenue (Property); and,

WHEREAS, the Property is currently located within the R-3 (Intermediate Density Residential) zoning district and is designated as Intermediate Density on the City of Hawaiian Gardens Land Use Map of the City's General Plan; and,

WHEREAS, a Zone Change for the project is concurrently being processed (Case No PLNG2019-0055) to rezone the property from R-3 to C-4/Casino Overlay; and,

WHEREAS, a Conditional Use Permit for the project is concurrently being processed (Case No PLNG2019-0076) to establish and operate a 9-unit private hotel facility as ancillary use to the existing Gardens Casino; and,

WHEREAS, a Minor Exception for the project is concurrently being processed (Case No PLNG2019-0077) to allow a hotel to utilize parking spaces at the Gardens Casino's parking lot; and,

WHEREAS, a Design Review Board for the project is concurrently being processed (Case No PLNG2019-0078) to approve the architectural design, color and building materials of a proposed 9-unit hotel project; and,

WHEREAS, a Zoning Code Amendment for the project is concurrently being processed (Case No PLNG2019-0080) to amend the zoning code to allow a hotel to have a kitchen in guests' rooms; and,

WHEREAS, on January 10, 2020, an advertisement was published in the Los Cerritos Community News; and notices were placed at the City Hall, Lee Ware Park, and Lakewood Mobile Home Park; and notices were mailed to property owners within 300 feet of the subject property specifying the date, time and location of the public hearing; and,

WHEREAS, Section 65300 of the California Government Code requires that each planning agency shall prepare and the legislative body of each city shall adopt a comprehensive, long term general plan for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning; and,

WHEREAS, Section 65300 of the California Government Code requires that Cities shall prepare, adopt, and amend general plans and elements for those general plans in the manner provided for in the Government Code; and,

WHEREAS, The Planning Commission held a duly noticed public hearing on January 22, 2020, and fully considered all oral and written testimony, facts, and opinions offered at the aforesaid public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Hawaiian Gardens as follows:

SECTION 1. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2019-0054-GPA is categorically exempt per CEQA Guidelines as follows:

Per Section 15332 (Class 32 – In-Fill Development) from the requirements of the California Environmental Quality Act based on a determination that the request is exempt from the requirements of the California Environmental Quality Act (CEQA) per Sections 15332 and 15061b(3) of CEQA Guidelines. Section 15061b(3) of the CEQA guidelines indicates that a project is not subject to CEQA review if it can be seen with clarity that the proposed project will not have a significant long-term effect on the environment. A Categorical Exemption analysis for the project was conducted by an environmental consultant and it was determined that the project will not have significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all utilities.

SECTION 2. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2019-0054-GPA meets the requirements of Sections 65300 and 65350, as it relates to the adoption of General Plan Amendments.

SECTION 3. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2019-0054-GPA conforms to and is consistent with other elements of the City of Hawaiian Gardens General Plan:

1. The proposed General Plan Land Use Amendment meets the requirements of Section 65300 and Section 65350 of the California Government Code as it relates to the adoption of General Plan Amendments. The General Plan Land Use Element Amendment also conforms to and is consistent with other elements of the City's General Plan. The proposed location of the development and proposed conditions under which it will be operated or maintained is consistent with the goals and policies embodied in the General Plan and other applicable plans and policies adopted by the Council. The proposed use would be consistent with commercial uses (casino, retail) located on the west side of the subject site. This amendment will allow the construction of a 9-unit private hotel as ancillary use to the existing Gardens Casino. Approval of this amendment will provide the applicant an opportunity to offer additional on-site amenity (hotel service) to those who play and stay at the casino. The proposed hotel will not only upgrade the site by eliminating the unsightly vacant site but will serve to upgrade the surrounding properties, by enhancing the streetscape.

- 2. The amendment to the current General Plan Land Use Designation for the site is necessary and desirable for the continual development of the community. While the availability of hotel is not rare within the area, there are limited options available to guests at the casino who wish to play and stay on the same premises. A review of the area has shown that only one hotel (La Quinta Inn & Suites) is within one-half mile of the project site. The availability of hotels is a critical factor in improving the City's economy.

SECTION 4. The Planning Commission of the City of Hawaiian Gardens HEREBY RECOMMENDS Case Number PLNG2019-0054-PGA to the Hawaiian Gardens City Council for approval.

SECTION 5. The Planning Commission Chairperson of the City of Hawaiian Gardens is hereby authorized to affix his signature to this resolution signifying its adoption by the Planning Commission. The Planning Secretary is directed to attest thereto.

PASSED, APPROVED, AND ADOPTED by the Hawaiian Gardens Planning Commission on this 22nd day of January 2020.

CHAIRPERSON

ATTEST:

BRENDA BECERRA
PLANNING SECRETARY

I, Brenda Becerra, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2020-002 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 22nd day of January 2020, by the following roll call vote as the same appears on file and of record in Office of the Community Development Department.

AYES:
NOES:
ABSENT:
ABSTAIN:

BRENDA BECERRA
PLANNING SECRETARY
CITY OF HAWAIIAN GARDENS

RESOLUTION NO. 2020-003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING PLNG2019-0055 (ZONE CHANGE), THEREBY REZONING A PROPERTY FROM R-3 (INTERMEDIATE DENSITY RESIDENTIAL) TO C-4 (GENERAL COMMERCIAL)/CASINO OVERLAY, FOR PROPERTY LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA

WHEREAS, the Gardens Casino has submitted an application to rezone a property to develop a private hotel on property (Project) at 21623 Juan Avenue (Property); and,

WHEREAS, the Property is currently located within the R-3 (Intermediate Density Residential) zoning district and is designated as Intermediate Density on the City of Hawaiian Gardens Land Use Map of the City's General Plan (GP); and,

WHEREAS, a General Plan Amendment for the project is concurrently being processed (Case No PLNG2019-0054) to re-classify the GP Land Use designation of a property from Intermediate Density to General Commercial/Casino Overlay; and,

WHEREAS, a Conditional Use Permit for the project is concurrently being processed (Case No PLNG2019-0076) to establish and operate a 9-unit private hotel as ancillary use to the existing Gardens Casino; and,

WHEREAS, a Minor Exception for the project is concurrently being processed (Case No PLNG2019-0077) to allow a hotel to utilize parking spaces at the Gardens Casino's parking lot; and,

WHEREAS, a Design Review Board for the project is concurrently being processed (Case No PLNG2019-0078) to approve the architectural design, color and building materials of a proposed 9-unit private hotel project; and,

WHEREAS, a Zoning Code Amendment for the project is concurrently being processed (Case No PLNG2019-0080) to amend the zoning code to allow a hotel to have a kitchen in guests' rooms; and,

WHEREAS, on January 10, 2020, an advertisement was published in the Los Cerritos Community News; and notices were placed at the City Hall, Lee Ware Park, and Lakewood Mobile Home Park; and notices were mailed to property owners within 300 feet of the subject property specifying the date, time and location of the public hearing; and,

WHEREAS, Section 65860 of the California Government Code requires City Zoning to be consistent with the adopted General Plan; and,

WHEREAS, Sections 65854 to 65857 of the California Government Code and Section 18.100.140 of the Hawaiian Gardens Municipal Code authorize the Planning Commission to consider and recommend proposed zone changes to the City Council; and,

WHEREAS, The Planning Commission held a duly noticed public hearing on January 22, 2020, and fully considered all oral and written testimony, facts, and opinions offered at the aforesaid public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Hawaiian Gardens as follows:

SECTION 1. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2019-0055-ZC is categorically exempt per CEQA Guidelines as follows:

Per Section 15332 (Class 32 – In-Fill Development) from the requirements of the California Environmental Quality Act based on a determination that the request is exempt from the requirements of the California Environmental Quality Act (CEQA) per Sections 15332 and 15061b(3) of CEQA Guidelines. Section 15061b(3) of the CEQA guidelines indicates that a project is not subject to CEQA review if it can be seen with clarity that the proposed request will not have a significant long-term effect on the environment. A Categorical Exemption analysis for the project was conducted by an environmental consultant and it was determined that the request will not have significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all utilities.

SECTION 2. Having considered all of the oral and written evidence presented to it at said public hearings regarding the zone change, the Planning Commission further finds, determines and declares that:

1. The proposed zoning designation, as proposed through Case PLNG2019-0055 is consistent with the General Plan Land Use Element. A General Plan Amendment application is being considered concurrently with the subject proposal, anticipating approval, the proposed zoning designation is consistent with the General Plan Land Use Designation. The proposed project would allow the construction of a 9-unit hotel facility. Furthermore, it is in the interest of the public health, safety, and general welfare in that it will provide more job opportunities, increase tax revenue for the City, and it will provide a use that has never been allowed at a casino property.
2. The proposed amendment is consistent with the purposes of Title 18 of the Hawaiian Gardens Municipal Code. The change will allow for a new hotel facility as ancillary use to the existing Gardens Casino. The change would bring the subject parcel into consistency with the adjoining C-4/Casino Overlay properties directly to the west of the site. The subject site a part of the casino's future development and there is no plan for residential development at the site. The proposed zoning designation allows establish a hotel with approval of a Conditional Use Permit, which is being processed concurrently.

SECTION 3. The Planning Commission of the City of Hawaiian Gardens HEREBY RECOMMENDS Case Number PLNG2019-0055-ZC to the Hawaiian Gardens City Council for approval.

SECTION 4. The Planning Commission Chairperson of the City of Hawaiian Gardens is hereby authorized to affix his signature to this resolution signifying its adoption by the Planning Commission. The Planning Secretary is directed to attest thereto.

PASSED, APPROVED, AND ADOPTED by the Hawaiian Gardens Planning Commission on this 22nd day of January 2020.

CHAIRPERSON

ATTEST:

BRENDA BECERRA
PLANNING SECRETARY

I, Brenda Becerra, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2020-003 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 10th day of January 22, 2020, by the following roll call vote as the same appears on file and of record in Office of the Community Development Department.

AYES:
NOES:
ABSENT:
ABSTAIN:

BRENDA BECERRA
PLANNING SECRETARY
CITY OF HAWAIIAN GARDENS

RESOLUTION NO. 2020-004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING PLNG2019-0076 (CONDITIONAL USE PERMIT), THEREBY ALLOWING THE CONSTRUCTION AND OPERATION OF A NINE-UNIT PRIVATE HOTEL FACILITY AS ACCESSORY USE TO THE CASINO ON PROPERTY LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA

WHEREAS, the Gardens Casino has submitted Conditional Use Permit application to develop a hotel on property (Project) located at 21623 Juan Avenue (Property); and,

WHEREAS, the Property is currently located within the R-3 (Intermediate Density Residential) zoning district and is designated as Intermediate Density on the City of Hawaiian Gardens Land Use Map of the City's General Plan (GP); and,

WHEREAS, a General Plan Amendment for the project is concurrently being processed (Case No PLNG2019-0054) to re-classify the GP Land Use designation of a property from Intermediate Density to General Commercial/Casino Overlay; and,

WHEREAS, a Zone Change for the project is concurrently being processed (Case No PLNG2019-0055) to rezone a property for the development of a hotel project; and,

WHEREAS, a Minor Exception for the project is concurrently being processed (Case No PLNG2019-0077) to allow a hotel to utilize parking spaces at the Gardens Casino's parking lot; and,

WHEREAS, a Design Review Board for the project is concurrently being processed (Case No PLNG2019-0078) to approve the architectural design, color and building materials of a proposed 9-unit private hotel project; and,

WHEREAS, a Zoning Code Amendment for the project is concurrently being processed (Case No PLNG2019-0080) to amend the zoning code to allow a hotel to have a kitchen in guests' rooms; and,

WHEREAS, on January 10, 2020, an advertisement was published in the Los Cerritos Community News; and notices were placed at the City Hall, Lee Ware Park, and Lakewood Mobile Home Park; and notices were mailed to property owners within 300 feet of the subject property specifying the date, time and location of the public hearing; and,

WHEREAS, Section 18.100.090 (D) of the Hawaiian Gardens Municipal Code authorizes the Planning Commission to hear and consider application for a conditional use permit; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on January 22, 2020, and fully considered all oral and written testimony, facts, and opinions offered at the aforesaid public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Hawaiian Gardens as follows:

SECTION 1. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2019-0076-CUP is categorically exempt per CEQA Guidelines as follows:

Per Section 15332 (Class 32 – In-Fill Development) from the requirements of the California Environmental Quality Act based on a determination that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Sections 15332 and 15061b(3) of CEQA Guidelines. Section 15061b(3) of the CEQA guidelines indicates that a project is not subject to CEQA review if it can be seen with clarity that the proposed project will not have a significant long-term effect on the environment. A Categorical Exemption analysis for the project was conducted by an environmental consultant and it was determined that the project will not have significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all utilities.

SECTION 2. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2019-0076-CUP will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

SECTION 3. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case Number PLNG2019-0076-CUP DOES satisfy the criteria of Section 18.100.090(D) of the City of Hawaiian Gardens Municipal Code in that:

1. The proposed use is consistent with the General Plan.

The applicant is proposing to re-classify the General Plan Land Use designation for the subject property from "Intermediate Density" to "General Commercial". Thus, the proposed use will be consistent with the General Commercial designation. The intent of the land use designation is to provide commercial and service uses in the City that serve the broadest community and regional needs. The amendment will allow the construction of a hotel as ancillary use to the casino. It is staff's opinion that the proposed hotel will meet the intent of the land use designation by encouraging a land use that will generate jobs and encourage the grouping of adjoining small or odd shaped parcels in order to create more viable developments.

The General Plan of the City of Hawaiian Gardens poses certain objectives and policies, which reflect the expectations and wishes of the City with respect to land uses and infrastructure. Specifically, the project is consistent with the following:

Land Use Element-Policy 4.2- Encourage development of vacant and underutilized commercial parcels; and

The project will be constructed on a site that has been vacant for many years and it has been a part of the casino's development. The proposed improvements will not only upgrade the subject site by eliminating the unsightly overgrown vegetation but will serve to upgrade and add value to the surrounding properties, by enhancing the streetscape.

Land Use Element-Policy 4.4- Encourage the development of high-quality commercial projects.

The project will offer a well-designed hotel, that features a Spanish architectural style, a number of different finishes, colors, and materials, and will help improve the appearance of the area. Staff believes that the hotel will be complementary to the residential and other retail/commercial uses that located in the vicinity of the project site.

- 2. The nature, condition, and the development of adjacent uses, buildings, and structures have been considered, and that the proposed conditional use will not adversely affect or be materially detrimental to adjacent uses, or structures, and will be compatible with the character of the surrounding area.**

The proposed hotel will include conditions of approval that will eliminate any negative impacts on surrounding properties. The hotel development will include a six-foot high masonry block wall along the interior side property line of the site to reduce any possible noise impacts the project may have on the residential neighborhood located on Juan Avenue. With the request for a Minor Exception to allow hotel's guests to utilize parking spaces at the casino, the hotel complies with all development standards required of sites within the C-4/Casino Overlay zone, which are meant to limit any adverse effects on adjoining land uses, and to promote growth or development adjoining land uses by serving as a development catalyst for the area.

- 3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other land use development features in this Zoning Code and required by the Planning Commission or City Council in order to integrate the use with existing and planned uses within the City.**

The subject site is adequate in size and shape to allow adequately allow the development of the proposed hotel. The request Minor Exemption, if approved, will allow patrons to utilize the main parking at the casino; thus, maintain smooth traffic flow between Juan Avenue, Carson Street, and 214th Street, while developing a vacant site, which presently includes unsightly and overgrown vegetation.

SECTION 4. The Planning Commission of the City of Hawaiian Gardens HEREBY APPROVES Case Number PLNG2019-0076, to allow a 9-unit private hotel development as ancillary use to the Gardens Casino, subject to the conditions found in the Standard List of Conditions and Attachment "A".

SECTION 5. The Planning Commission Chairperson of the City of Hawaiian Gardens is hereby authorized to affix his signature to this resolution signifying its adoption by the Planning Commission. The Planning Secretary is directed to attest thereto.

PASSED, APPROVED, AND ADOPTED by the Hawaiian Gardens Planning Commission on this 22nd day of January 2020.

CHAIRPERSON

ATTEST:

BRENDA BECERRA
PLANNING SECRETARY

I, Brenda Becerra, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2020-004 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 22nd day of January 2020, by the following roll call vote as the same appears on file and of record in Office of the Community Development Department.

AYES:

NOES:

ABSENT:

ABSTAIN:

BRENDA BECERRA
PLANNING SECRETARY
CITY OF HAWAIIAN GARDENS

RESOLUTION NO. 2020-005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING PLNG2019-0077 (MINOR EXCEPTION), THEREBY ALLOWING A HOTEL TO UTILIZE PARKING SPACES AT THE GARDENS CASINO'S PARKING LOT ON PROPERTY LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA

WHEREAS, the Gardens Casino has submitted Minor Exception application to develop a private hotel on property (Project) located at 21623 Juan Avenue (Property); and,

WHEREAS, the Property is currently located within the R-3 (Intermediate Density Residential) zoning district and is designated as Intermediate Density on the City of Hawaiian Gardens Land Use Map of the City's General Plan (GP); and,

WHEREAS, a General Plan Amendment for the project is concurrently being processed (Case No PLNG2019-0054) to re-classify the GP Land Use designation of a property from Intermediate Density to General Commercial/Casino Overlay; and,

WHEREAS, a Zone Change for the project is concurrently being processed (Case No PLNG2019-0055) to rezone a property for the development of a hotel project; and,

WHEREAS, a Conditional Use Permit for the project is concurrently being processed (Case No PLNG2019-0076) to allow the establishment of a 9-unit private hotel project as ancillary to the existing Gardens Casino; and,

WHEREAS, a Design Review Board for the project is concurrently being processed (Case No PLNG2019-0078) to approve the architectural design, color and building materials of a proposed 9-unit private hotel project; and,

WHEREAS, a Zoning Code Amendment for the project is concurrently being processed (Case No PLNG2019-0080) to amend the zoning code to allow a hotel to have a kitchen in guests' rooms; and,

WHEREAS, on January 10, 2020, an advertisement was published in the Los Cerritos Community News; and notices were placed at the City Hall, Lee Ware Park, and Lakewood Mobile Home Park; and notices were mailed to property owners within 300 feet of the subject property specifying the date, time and location of the public hearing; and,

WHEREAS, the Community Development Director deferred the approval of the Minor Exception application to the Planning Commission; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on January 22, 2020, and fully considered all oral and written testimony, facts, and opinions offered at the aforesaid public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Hawaiian Gardens as follows:

SECTION 1. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2019-0077-ME is categorically exempt per CEQA Guidelines as follows:

Per Section 15332 (Class 32 – In-Fill Development) from the requirements of the California Environmental Quality Act based on a determination that the request is exempt from the requirements of the California Environmental Quality Act (CEQA) per Sections 15332 and 15061b(3) of CEQA Guidelines. Section 15061b(3) of the CEQA guidelines indicates that a request is not subject to CEQA review if it can be seen with clarity that the proposed request will not have a significant long-term effect on the environment. A Categorical Exemption analysis for the project was conducted by an environmental consultant and it was determined that the project will not have significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all utilities.

SECTION 2. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case Number PLNG2019-0077-ME DOES satisfy the criteria of Section 18.100.060(C) of the City of Hawaiian Gardens Municipal Code in that:

1. That the exception is consistent with the General Plan.

The applicant is proposing to re-classify the General Plan Land Use designation for the subject property from "Intermediate Density" to "General Commercial". Thus, the proposed use will be consistent with the General Commercial designation. The intent of the land use designation is to provide commercial and service uses in the City that serve the broadest community and regional needs. This amendment will allow the construction of a hotel as ancillary use to the casino. It is staff's opinion that the proposed hotel will generate jobs and encourage the grouping of adjoining small or odd shaped parcels in order to create more viable developments.

With parking to be allocated at the casino's main parking lot and with no vehicular access allowed from Juan Avenue, the project will create smooth traffic flow between Juan Avenue, Carson Street, and 214th Street.

2. That the exception is not contrary to the objectives of this Zoning Code or to the objectives of the applicable regulations.

The subject property is one of thirteen parcels that belongs to the casino's development. Because of the configuration of the lot, the applicant feels that it makes more sense to create a private hotel project with the intent to serve patrons to the casino while preserving the existing traffic flow on Juan Avenue.

The proposed Minor Exception is not contrary to the objectives of the zoning code or to the objectives of applicable regulations since the proposed hotel is permitted within the commercial zone, allowing the hotel to use parking at the casino is minor in nature, and the findings for a Minor Exception have been met.

- 3. **The granting of the exception, with any conditions imposed, will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.**

The granting of a the proposed Minor Exception will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or the neighborhood in which the property is located because the request to utilize the parking lot at the casino is minor in nature since the same patrons at the casino will be staying at the hotel. It is staff's opinion that the site has historically not exhibited any negative impacts as related to parking.

SECTION 3. The Planning Commission of the City of Hawaiian Gardens HEREBY APPROVES Case Number PLNG2019-0077, to allow a hotel to utilize the parking spaces at the Gardens Casino's parking lot, subject to the conditions found in the Standard List of Conditions and Attachment "A".

SECTION 4. The Planning Commission Chairperson of the City of Hawaiian Gardens is hereby authorized to affix his signature to this resolution signifying its adoption by the Planning Commission. The Planning Secretary is directed to attest thereto.

PASSED, APPROVED, AND ADOPTED by the Hawaiian Gardens Planning Commission on this 22nd day of January 2020.

CHAIRPERSON

ATTEST:

BRENDA BECERRA
PLANNING SECRETARY

I, Brenda Becerra, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2020-005 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 22nd day of January 2020, by the following roll call vote as the same appears on file and of record in Office of the Community Development Department.

AYES:
NOES:
ABSENT:
ABSTAIN:

BRENDA BECERRA
PLANNING SECRETARY
CITY OF HAWAIIAN GARDENS

RESOLUTION NO. 2020-006**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING PLNG2019-0078 (DESIGN REVIEW BOARD) FOR THE ARCHITECTURAL DESIGN OF A NEW 9-UNIT PRIVATE HOTEL PROJECT LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA**

WHEREAS, the Gardens Casino has submitted Design Review Board application to consider architectural design of a private hotel project on property (Project) located at 21623 Juan Avenue (Property); and,

WHEREAS, the Property is currently located within the R-3 (Intermediate Density Residential) zoning district and is designated as Intermediate Density on the City of Hawaiian Gardens Land Use Map of the City's General Plan (GP); and,

WHEREAS, a General Plan Amendment for the project is concurrently being processed (Case No PLNG2019-0054) to re-classify the GP Land Use designation of a property from Intermediate Density to General Commercial/Casino Overlay; and,

WHEREAS, a Zone Change for the project is concurrently being processed (Case No PLNG2019-0055) to rezone a property for the development of a private hotel project; and,

WHEREAS, a Conditional Use Permit for the project is concurrently being processed (Case No PLNG2019-0076) to allow a 9-unit private hotel development as ancillary use to the existing Gardens Casino; and,

WHEREAS, a Minor Exception for the project is concurrently being processed (Case No PLNG2019-0077) to allow a private hotel to utilize parking spaces at the Gardens Casino's parking lot; and,

WHEREAS, a Zoning Code Amendment for the project is concurrently being processed (Case No PLNG2019-0080) to amend the zoning code to allow a private hotel to have a kitchen in guests' rooms; and,

WHEREAS, on January 10, 2020, an advertisement was published in the Los Cerritos Community News; and notices were placed at the City Hall, Lee Ware Park, and Lakewood Mobile Home Park; and notices were mailed to property owners within 300 feet of the subject property specifying the date, time and location of the public hearing; and,

WHEREAS, the Community Development Director deferred the approval of the proposed architectural design of the project to the Planning Commission; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on January 22, 2020, and fully considered all oral and written testimony, facts, and opinions offered at the aforesaid public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Hawaiian Gardens as follows:

SECTION 1. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2019-0078-DRB is categorically exempt per CEQA Guidelines as follows:

Per Section 15332 (Class 32 – In-Fill Development) from the requirements of the California Environmental Quality Act based on a determination that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Sections 15332 and 15061b(3) of CEQA Guidelines. Section 15061b(3) of the CEQA guidelines indicates that a project is not subject to CEQA review if it can be seen with clarity that the proposed project will not have a significant long-term effect on the environment. A Categorical Exemption analysis for the project was conducted by an environmental consultant and it was determined that the project will not have significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all utilities.

SECTION 2. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case Number PLNG2019-0078-DRB DOES satisfy the criteria of Section 18.70.090(C) based on compatibility with the following design guidelines:

General Provision No. 1: Development shall be compatible with the character of the neighborhood and surrounding sites and shall not be detrimental to the orderly and harmonious development of the surrounding areas and of the City. The height and bulk of any proposed building and structure on site shall be in scale and proportion with surrounding structures and not dominate the site or neighborhood.

- *The design encompasses traditional design elements, including smooth stucco, wood accents, and concrete roofing designed to appear as Spanish tile roofing. The overall appearance takes massing into consideration by pushing the second and third story back, with the inclusion of a corridor and pop-out entries, thus creating a welcoming aesthetic for the front façade.*

General Provision No. 7: Commercial development shall not have significant adverse effects (such as lighting glare, traffic, building mass/scale, excessive noise) on residences in an abutting residential district.

- *The design incorporates building-mounted light fixtures on the first floor only to eliminate outdoor light glaring to the adjoining residences. Traffic on Juan Avenue has been considered by allowing guests to enter and exit the site through the casino's main parking lot. Thus, this will lessen noise and traffic problems to neighboring residences and public right-of-way along Juan Avenue.*

General Provision No. 9: Building elevations, design characteristics and other architectural and aesthetic features shall not be unsightly, undesirable, or obnoxious in appearance; shall create an orderly and aesthetically pleasing environment; and shall be harmonious and compatible with existing development in the area.

- *The building elevation creates a traditional architectural façade, avoiding modern architectural elements and thus, blending with the Spanish homes in the City of Hawaiian Gardens. The welcoming entrances (front and rear), with traditional elements and recessed second and third story, will help to achieve an aesthetically pleasing environment along this section of Juan Avenue.*

General Provision No. 10: New development and remodeling shall be designed in such a way to upgrade the appearance and quality of the area.

- *The new hotel will resemble new residential units on a lot that has been vacant for many years, thus upgrading this section of Juan Avenue.*

Design Standards and Guidelines (HGMC18.70.090.C)

Guideline No. 1: In addition to the height and setback requirements for each zone, changes in material, height, projections in the vertical and horizontal plane or similar façade changes are required on visible exterior building walls.

- *The proposed hotel includes numerous offset planes with part of the second and third story pushed back at the exercise and maintenance rooms above the guest lounge, and the inclusion of a private corridor will provide a variation in the vertical and horizontal planes. Changes in building material including wood fascia board, smooth stucco, and iron gates are also included in the project.*

Guideline No. 6: Earth tone colors are required on all exterior finish, rather than bright or fluorescent colors.

- *The proposed hotel includes a crystal white and gray plaster finish for the building.*

SECTION 3. The Planning Commission of the City of Hawaiian Gardens HEREBY APPROVES Case Number PLNG2019-0078, for the architectural design of a proposed 9-unit hotel development, subject to the conditions found in the Standard List of Conditions and Attachment "A".

SECTION 4. The Planning Commission Chairperson of the City of Hawaiian Gardens is hereby authorized to affix his signature to this resolution signifying its adoption by the Planning Commission. The Planning Secretary is directed to attest thereto.

PASSED, APPROVED, AND ADOPTED by the Hawaiian Gardens Planning Commission on this 22nd day of January 2020.

CHAIRPERSON

ATTEST:

BRENDA BECERRA
PLANNING SECRETARY

I, Brenda Becerra, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2020-006 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 22nd day of January 2020, by the following roll call vote as the same appears on file and of record in Office of the Community Development Department.

AYES:
NOES:
ABSENT:
ABSTAIN:

BRENDA BECERRA
PLANNING SECRETARY
CITY OF HAWAIIAN GARDENS

RESOLUTION NO. 2020-007

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HAWAIIAN GARDENS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING PLNG2019-0080 (ZONING CODE AMENDMENT), THEREBY ALLOWING A HOTEL TO HAVE A KITCHEN IN GUESTS' ROOMS, ON PROPERTY LOCATED AT 21623 JUAN AVENUE, CITY OF HAWAIIAN GARDENS, CALIFORNIA

WHEREAS, the Gardens Casino has submitted a Zoning Code Amendment application to allow a hotel to have a kitchen in guests' rooms, on property (Project) located at 21623 Juan Avenue (Property); and,

WHEREAS, the Property is currently located within the R-3 (Intermediate Density Residential) zoning district and is designated as Intermediate Density on the City of Hawaiian Gardens Land Use Map of the City's General Plan (GP); and,

WHEREAS, a General Plan Amendment for the project is concurrently being processed (Case No PLNG2019-0054) to re-classify the GP Land Use designation of a property from Intermediate Density to General Commercial/Casino Overlay; and,

WHEREAS, a Zone Change for the project is concurrently being processed (Case No PLNG2019-0055) to rezone a property for the development of a hotel project; and,

WHEREAS, a Conditional Use Permit for the project is concurrently being processed (Case No PLNG2019-0076) to allow a 9-unit private hotel development as ancillary use to the existing Gardens Casino; and,

WHEREAS, a Minor Exception for the project is concurrently being processed (Case No PLNG2019-0077) to allow a private hotel to utilize parking spaces at the Gardens Casino's parking lot; and,

WHEREAS, a Design Review Board for the project is concurrently being processed (Case No PLNG2019-0078) to approve the architectural design, color and building materials of a proposed 9-unit hotel project.

WHEREAS, on January 10, 2020, an advertisement was published in the Los Cerritos Community News; and notices were placed at the City Hall, Lee Ware Park, and Lakewood Mobile Home Park; and notices were mailed to property owners within 300 feet of the subject property specifying the date, time and location of the public hearing; and,

WHEREAS, Section 18.100.140 of the Hawaiian Gardens Municipal Code authorizes the Planning Commission to hear and consider application for a zoning code amendment; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on January 22, 2020, and fully considered all oral and written testimony, facts, and opinions offered at the aforesaid public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Hawaiian Gardens as follows:

SECTION 1. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case No. PLNG2019-0080-ZCA is categorically exempt per CEQA Guidelines as follows:

Per Section 15332 (Class 32 – In-Fill Development) from the requirements of the California Environmental Quality Act based on a determination that the project is consistent with the applicable general plan and zoning designation regulations; is within the City limits on a site less than five acres, and surrounded by urban uses; the site has no habitat for endangered, rare or threatened species; the approval of the project will not have significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all utilities.

SECTION 2. The Planning Commission of the City of Hawaiian Gardens HEREBY FINDS AND DETERMINES that Case Number PLNG2019-0080-ZCA meets the requirements of Sections 65850 and 65853, as it relates to zoning code amendments.

SECTION 3. Having considered all of the oral and written evidence presented to it at said public hearings regarding the zoning code amendment, the Planning Commission further finds, determines and declares that:

The proposed code amendment is consistent with the purposes of Title 18 of the Hawaiian Gardens Municipal Code. The code amendment will allow a hotel to have kitchen in guests' rooms. The change would allow a convenience to patrons at the hotel during their temporary stay since they will not need to travel outside of the area to find meals. Bars and fully equipped kitchens are commonly found in relatively large and nationwide hotel chains such as Homewood Suites and Staybridge Suites.

SECTION 3. The Planning Commission of the City of Hawaiian Gardens HEREBY RECOMMENDS Case Number PLNG2019-0080-ZCA to the Hawaiian Gardens City Council for approval.

SECTION 4. The Planning Commission Chairperson of the City of Hawaiian Gardens is hereby authorized to affix his signature to this resolution signifying its adoption by the Planning Commission. The Planning Secretary is directed to attest thereto.

PASSED, APPROVED, AND ADOPTED by the Hawaiian Gardens Planning Commission on this 22nd day of January 2020.

CHAIRPERSON

ATTEST:

BRENDA BECERRA
PLANNING SECRETARY

I, Brenda Becerra, Planning Secretary to the City of Hawaiian Gardens Planning Commission, do hereby certify that Resolution No. 2020-007 was duly and regularly passed and adopted by the Planning Commission of the City of Hawaiian Gardens on the 22nd day of January 2020, by the following roll call vote as the same appears on file and of record in Office of the Community Development Department.

AYES:
NOES:
ABSENT:
ABSTAIN:

BRENDA BECERRA
PLANNING SECRETARY
CITY OF HAWAIIAN GARDENS

ATTACHMENT 'A'

Conditions of Approval

Case Number PLNG2019-0054 (General Plan Amendment)
Case Number PLNG2019-0055 (Zone Change)
Case Number PLNG2019-0076 (Conditional Use Permit)
Case Number PLNG2019-0077 (Minor Exception)
Case Number PLNG2019-0078 (Design Review Board)
Case Number PLNG2019-0080 (Zoning Code Amendment)

The Planning Commission hereby approves the above cases for the development of a 9-unit private hotel on property located at 21623 Juan Avenue, subject to the following conditions necessary to protect the public's health, safety, and general welfare.

Planning Division:

1. All of the conditions listed in the Standard List of Conditions and below shall be complied with by the applicant and all property owners of the subject property, including any heirs, successors or assigns of or to the applicant or property owners, respectively (collectively, the "Owner/Applicant") prior to the issuance of any occupancy permit and/or business license.
2. Approval of the General Plan Amendment allows the re-classification of the current land use designation of a property from Intermediate Density to General Commercial/ Casino Overlay.
3. Approval of the Zone Change allows the property to rezone R-3 (Intermediate Density Residential) to C-4 (General Commercial)/ Casino Overlay.
4. Approval of a Conditional Use Permit allows the construction and operation of a 9-unit private hotel as ancillary use to the existing Gardens Casino. Any changes to the project plans shall be subject to the approval of the Director of Community Development and/or the City of Hawaiian Gardens Planning Commission.
5. Approval of a Minor Exception allows a private hotel to utilize parking spaces at the casino's parking lot.
6. The Design Review Board approves the architectural design, color and building materials of a proposed 9-unit private hotel project.
7. Approval of a Zoning Code Amendment allows the amendment of the City's zoning code to allow a hotel to have a kitchen in guests' rooms.
8. The approval of PLNG2019-0076-CUP, PLNG2019-0077-ME, and PLNG2019-0078-DR shall not be valid until PLNG2019-0054-GPA, PLNG2019-0055-ZC, and PLNG2019-0080-ZCA are approved by the Hawaiian Gardens City Council. The denial of GPA, ZC, and ZCA by the Hawaiian Gardens City Council shall be deemed a denial of the entire project.
9. The owner/applicant shall construct a six-foot high block wall along the southerly and westerly property lines of the site. Said new block wall shall have architectural features and color that match the hotel building.

10. The owner/applicant shall re-stucco and re-paint the existing six-foot high block wall along the northerly property line. Said block wall shall have architectural features and color that match the hotel building.
11. Hotel's guests shall not be gathering in the front yard area facing Juan Avenue at any times.
12. No live entertainment and no live music (i.e. karaoke, live band, disc jockey, dancing, and coin-operated amusement devices) are allowed at the private hotel at any times.
13. The owner/applicant shall provide sufficient security personnel at the hotel at all times.
14. Alcohol shall not be served or consumed outside in the front yard area fronting Juan Avenue.
15. The owner/applicant shall not permit any loitering on the subject site and adjacent parking lot.
16. The owner/applicant shall always be responsible to transport hotel's guests between the private hotel and the casino area.
17. Approval of the above listed entitlements shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. Unless otherwise expressly specified, all other requirements of the Hawaiian Gardens Municipal Code shall apply.
18. All fire department related equipment, valves and apparatuses shall be screened and approved by the Planning Division prior to installation.
19. All roof-mounted mechanical equipment shall be screened from public view. The working drawings shall include a cross-section detail to illustrate that the height of the building parapet is sufficient to screen all roof-mounted equipment from the view of adjoining streets and neighboring properties.
20. The owner/applicant has submitted a color rendering for the subject proposal. Plans shall be in substantial compliance with the subject rendering to the satisfaction of the Director of Community Development, including, but not limited to, colors of the building, architectural details, building elevations, and landscaping.
21. Prior to issuance of the occupancy permit, the applicant shall request for an inspection by the Planning Division to determine the condition and height of the existing wall proposed to remain at the north (interior) side of the property. Should the wall be found structurally deficient or under the six-foot minimum, the Owner/Applicant shall construct a new six-foot wall that meets current's standards. Said block wall shall be stucco and located entirely on the subject site.
22. The new trash enclosure shall meet all City and Commercial Waste requirements. The design, colors and materials of trash enclosure shall match the hotel building. Trash must be picked up as necessary to ensure that the trash enclosure has adequate space to accommodate the needs of the site. No trash storage/disposal shall be placed in the public right-of-way. The applicant shall make every effort to secure the proposed enclosures to prevent dumping.

23. No parking allowed in the front yard area fronting Juan Avenue, except for temporary parking of emergency vehicles.
24. Prior to submittal to the Building and Safety Division the applicant shall provide final architectural plans to the City Planning Division with all applicable conditions of approval incorporated.
25. The owner/applicant shall include a copy of all conditions of approval within the final approved plans.
26. All transformer and utility equipment shall be located beyond the front setback of Juan Avenue. The Owner/Applicant shall work with Southern California Edison to find a suitable location with final locations subject to review and approval by the Community Development Department. The ground level transformer shall be screened from public view by using live planter materials.
27. No sales or advertising is permitted at the hotel facility and from public sidewalk.
28. All vehicles including employees and patrons at the hotel shall be parked at the casino's main parking lot areas and shall not otherwise be parked in a manner which hampers vehicular circulation on the subject site or the public right-of-way.
29. No outdoor storage of any kind is permitted at the subject site. Storage of all materials shall be located entirely within the enclosed building.
30. There shall be no loading or unloading of hotel's guests, hotel supplies or equipment on Juan Avenue. Loading and unloading shall only occur within the casino parking lot.
31. There shall be no permanent storage of motor vehicles, boats, trailers, equipment, or personal goods on the parking lot area adjacent to the hotel facility.
32. No hazardous materials (i.e., motor oils, gasoline, transmission fluids, household cleaning, gardening/landscaping products, etc.) shall be stored within the parking lot or trash enclosure area.
33. Except in the designated loading area at the casino parking lot, no vehicles shall park in front of any gates to the hotel facility, so as to block emergency ingress and egress.
34. The owner/applicant shall—at his, her, or its own expense— enter into an Indemnity Agreement with the City which shall provide at the City's sole and absolute discretion, amongst other things, that:
 - A. Owner/Applicant shall fully indemnify, protect, defend, and hold harmless the City of Hawaiian Gardens (City) and the City's agents, officers, employees, and attorneys (collectively, "Indemnified Parties") from and against any and all actual or alleged claims, actions and/or proceedings against the Indemnified Parties by third-parties that relate to or arise from any approval of the Project or any related approvals, including but not limited to (i) any California Environmental Quality Act ("CEQA") approvals, findings, and/or determinations, (ii) the approval of any permits (including any conditional use permits), variances, plot plans, design plans, maps (including any tentative parcel maps), licenses, or amendments, (iii) any challenge to the reasonableness, legality or validity of any of the conditions set forth herein, and (iv)

any other approvals or actions taken by the Indemnified Parties relating to the project (collectively, "Approvals"). The owner/applicant's indemnification obligation shall include, but shall not be limited to, any and all future third-party claims, actions, and/or proceedings against the Indemnified Parties (i) which seek to attack, set aside, void, or annul any of the Approvals; and/or (ii) which seek damages (including, without limitation, special and consequential damages and punitive damages) allegedly related to or arising from the Approvals (collectively, "Claims"). The owner/applicant's indemnification obligation shall further include, but shall not be limited to, any damages, fees (including attorney's fees), and or/costs either awarded against and/or incurred by the Indemnified Parties in connection with the Claims.

- B. The Indemnified Parties shall each have the absolute right to retain such legal counsel as they deem necessary and appropriate to defend against or otherwise address any Claims. While Indemnified Parties may, in its or their sole discretion, participate in the defense of any Claims, such participation shall not relieve Applicant of his, her, or its obligations under this condition. The owner/applicant shall reimburse each Indemnified Party for any and all reasonable attorneys' fees and costs incurred by the Indemnified Party as a result of any Claims. The owner/applicant shall reimburse each Indemnified Party for one hundred percent (100%) of the costs and expenditures incurred by the Indemnified Party relating to or arising from any of the Approvals, including all attorneys' fees, other legal fees (including costs and related expenses), and consultants' costs.
- C. The Owner and Applicant shall be jointly and severally liable for all obligations set forth herein.

Building & Safety Division:

1. Contractor specifications for dust-generating activities (such as fine grading and trenching) shall include watering of earth-disturbing areas at least twice per day, as necessary, to prevent visible dust from leaving the project site. Implementation of this measure shall be performed in compliance with the recommended control measures and regulations of South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), as applicable to the project.
2. If potential archaeological materials are uncovered during grading or other earth moving activities, the contractor shall be required to halt work in the immediate area of the find, and to retain a professional archaeologist to examine the materials to determine whether it is a "unique archaeological resource" as defined in Public Resources Code Section 21083.2(g). If this determination is positive, the scientifically consequential information shall be fully recovered by the archaeologist. Work may continue outside of the area of the find; however, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Community Development Department.
3. Prior to permit issuance the applicant shall provide a construction management plan which requires full compliance with AQMD Rule 403.
4. If applicable, prior to the issuance of grading permits, the project proponent shall submit a confirmation report by a qualified environmental professional to the Community Development Department indicating that the site does not contain a underground storage tank or that the tank has been removed; and that no soil contamination was present as a result of the tank, or all potential contamination has been remediated.

5. In accordance with Chapter 15.36 of the Hawaiian Gardens Municipal Code, for each new development, the applicant shall pay a growth requirements capital fee of four (4%) percent of the proposed project evaluation for the entire proposed development. Payment of said fee shall be a condition precedent to issuance of building permits.

Los Angeles County Fire Department:

1. Fire Department access shall comply with Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
2. A uniform access system (e.g., Knox box) shall be provided to permit access to the subject hotel facility by safety personnel (e.g., Los Angeles County Fire Department, Los Angeles County Sheriff's Department, etc.). Location and type of system shall be coordinated through these agencies.
3. Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

Drainage and Grading:

1. The project shall comply with the City's Stormwater Program and the Regional Water Board's NPDES permit, including the project complying with Low Impact Development standard and regulations.
2. Surface water generated from the project site shall not drain over the sidewalk or driveway into the gutter on Juan Avenue. A parkway drain is required for the street. All NPDES permit requirements need to be shown on final plans.
3. Historical or existing storm water flow from adjacent lots must be received and directed by gravity to the street, a public drainage facility, or an approved drainage easement. The applicant shall demonstrate that storm water flow will not impact the existing storm water drainage system to the satisfaction of the City Engineer.

Road:

1. The owner/applicant shall remove the shared driveway approach along Juan Avenue and shall replace with full curb, gutter and sidewalk in compliance with ADA standards.
 2. The owner/applicant shall repair any displaced, broken, or damaged curb, gutter, and pavement on street fronting this project and to the satisfaction of the City Engineer.
 3. If a section of street (Juan Avenue) in front of the project site is damaged during construction, the owner/applicant shall slurry seal the entire section of street fronting the project site. The area of removal and replacement of any damage or service cut shall be determined and approved by the Community Development Director.
1. The owner/applicant shall submit a copy of the sewer plans to the City and to the Los Angeles County Department of Public Works for review. Approval of flow capacity must be confirmed by L.A.C.P.W. prior to issuance of permits.
 2. The owner/applicant shall consult with the City Engineer to determine the sewer location and design requirements; the Owner/Applicant shall also show sewer connections on site plan.

3. The owner/applicant shall pay all sewer connection fees prior to permit issuance and all other applicable fees per Chapter 13.08 of the Hawaiian Gardens Municipal Code.
4. If applicable, the Owner/Applicant shall furnish and install sanitary sewer lateral(s) and associated facilities within the public right-of-way in accordance with the requirements of the City Engineer.

Utilities:

1. All existing above grade utilities including but not limited to power poles, overhead wires, telephone, and cable television service shall be undergrounded or removed from the property.
2. Any utilities that are in conflict with the development shall be relocated at the developer's expense.

Water:

3. Plans and specifications for the water system facilities shall be submitted for approval to the water company serving this land division. The Owner/Applicant shall submit an agreement and other evidence, satisfactory to the City Engineer, indicating that the applicant has entered into a contract with the servicing water purveyor guaranteeing payment and installation of the water improvements.
4. The owner/applicant shall comply with Section 6.47.010 (Water Runoff Control Findings) of the Hawaiian Gardens Municipal Code.

STANDARD LIST OF CONDITIONS

| | |
|------------------|---|
| DATE: | January 22, 2020 |
| OWNER(S): | Cerritos General Hospital |
| PERMITTEE: | |
| APPLICANT: | Keith Sharp, Gardens Casino General Council |
| PROJECT ADDRESS: | 21623 Juan Avenue Hawaiian Gardens, CA 90716 |

All projects approved by the City of Hawaiian Gardens shall meet the standard conditions that have been checked unless specifically exempted by the Hawaiian Gardens Municipal Code (HGMC). The standard conditions checked below must be complied with prior to the issuance of an occupancy permit or business license unless noted otherwise. Call the CDD if you have any questions concerning specific conditions on this list at (562) 420-2641.

Todos los proyectores aprobados por la Ciudad de Hawaiian Gardens deben cumplir las condiciones marcadas a menos de que sean específicamente exento por las reglas municipales de la Ciudad de Hawaiian Gardens. Las condiciones regulares mencionadas en los párrafos siguientes deben cumplirse antes de obtener un permiso para ocupar el negocio/residencia menos de que sea notado de otra manera. Llame al Departamento de Desarrollo de la Comunidad si tiene preguntas acerca de específico condiciones en esta lista llame al (562) 420-2641.

The Property Owner, Permittee and Applicant shall comply with all conditions of approval for the following entitlement (s):

| | | Case Number | Resolution Number | Approval Date |
|---|------------------------|---------------|-------------------|-------------------|
| X | General Plan Amendment | PLNG2019-0054 | 2020-002 | January 22, 2020* |
| X | Zone Change | PLNG2019-0055 | 2020-003 | January 22, 2020* |
| X | Conditional Use Permit | PLNG2019-0076 | 2020-004 | January 22, 2020 |
| X | Minor Exception | PLNG2019-0077 | 2020-005 | January 22, 2020 |
| X | Design Review | PLNG2019-0078 | 2020-006 | January 22, 2020 |
| X | Zoning Code Amendment | PLNG2019-0080 | 2020-007 | January 22, 2020* |
| | | | | |

* subject to the Hawaiian Gardens City Council approval

| REQUIRED | DONE | | |
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| I. GENERAL PROJECT CONDITIONS | | | |
| X | | A. | The approval is for a General Plan Amendment, Zone Change, Conditional Use Permit, Minor Exception, Design Review, Zoning Code Amendment to allow the development of a 9-unit private hotel as ancillary use to the existing Gardens Casino. The subject site is located at 21623 Juan Avenue. |
| X | | B. | Approval is based on Permittee's/Applicant's PRELIMINARY Site plan, Floor plan, Elevations, as presented to the Planning Commission and or City Council. The plans are part of the standard list of conditions and are approved only as a preliminary drawing. Final construction plans will require approval from the Community Development Director. If during plan check substantial corrections are made to the approved preliminary plans from the Building and Safety Division and Fire Department, the Community Development Director may cause the project to be null/voided or resubmitted for review at the discretion of the Lead Agency. |
| X | | C. | The development shall comply with the requirements of Hawaiian Gardens Municipal Code (HGMC), and the conditions as outlined in the Standard List of Conditions, and Attachment "A". The Standard List of Conditions and Attachment "A" shall prevail over any discrepancies regarding any approved plans. |
| X | | D. | Any revisions to the approved plans must be resubmitted for review and approval by the Community Development Department, prior to the issuance of an occupancy permit, business license, or sign off of a building permit. |
| X | | E. | Within sixty (60) days of approval of this entitlement, the Permittee shall submit to the Community Development Department for review and approval three (3) copies of revised plans, similar to those identified in Condition I.B., with any amendments required by these conditions of approval included. |
| X | | F. | Approval shall not take effect for any purpose until the Applicant, Permittee, business owner(s), and/or property owner(s) have filed with the City of Hawaiian Gardens an affidavit stating that he/she/they are aware of and accept all of the conditions set forth in the letter of approval, this standard list of conditions, any additional conditions of approval, and any environmental mitigation measures. The notarized affidavit (s) shall be submitted within THIRTY (30) calendar days of the date of approval of this application. If the notarized affidavit is not submitted within the identified days, such entitlement shall automatically become null and void, |
| X | | G. | Approval does not relieve the Permittee, business owner(s), property owner(s), and/or unit tenants from compliance with other Federal, State, Regional, County, and/or City requirements. |
| X | | H. | Applicant/Permittee is required to hire applicable state licensed contractors to perform the job as per the approved plans using standard conventional construction methods as accepted by the industry. All contractors and subcontractors are to obtain a business license from the business license clerk. A list of contractors with contact information is to be submitted to the business license clerk for reference and file prior to the issuance of a building permit. |
| X | | I. | Applicant/Permittee shall comply with the City of Hawaiian Gardens Business License Ordinance and cooperate with the City to obtain compliance by contractors and tenants. |
| X | | J. | The days and hours of operation of the hotel shall be 24 hours a day, 7 days a week |

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| X | | K. NO ISSUANCE OF A TEMPORARY PERMIT, AN OCCUPANCY PERMIT, A BUSINESS LICENSE, SIGN OFF OF A BUILDING PERMIT, OPERATION OF THE BUSINESS, OR LETTER OF PUBLIC CONVENIENCE OR NECESSITY, will be granted or allowed until ALL IMPROVEMENTS required by this approval have been completed, inspected, and approved by the appropriate departments. |
| X | | L. Violation of any of the conditions of this permit shall be cause for the issuance of a stop work order, citation, prosecution, and/or revocation of all rights there under by the City of Hawaiian Gardens. |
| X | | M. The City may inspect the subject site at least one time each year to review conformance with the project's conditions of approval and/or environmental mitigation measures. Findings of said investigation may be reported to the City Council for receipt and/or action. |
| X | | N. The Community Development Department shall have access to inspect subject establishment during all operating hours to ensure compliance with conditions of approval. |
| X | | O. Prior to the issuance of a building permit, the Applicant/Permittee shall provide documentation that they own all the property or have control of the property, that is part of these applications or have approval from the property owner(s) of the property for the proposed use. |
| X | | P. Prior to the submittal of an application for a grading permit, building permit, or encroachment permit, the Applicant/Permittee shall provide to the Director of Community Development three complete and final sets of construction related drawings. These drawings shall include structure design, foundation, and utility plans (to include location of any trenching and sources of utilities) and any changes made as part of these conditions of approval. |
| X | | Q. The Community Development Director is authorized to make minor modifications to the approved concept design plans or any of the conditions of approval if such changes shall achieve substantially the same results as would strict compliance with said plans and conditions. Any conflicts between the plans and conditions of approval shall be resolved by the Community Development Director. |
| X | | R. The property shall be developed and maintained and operated in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. |
| X | | S. Failure to conform to the any of these conditions of approval may result in code enforcement proceedings with fines upon conviction as provided by law. For more information contact the Community Development Department at (562) 420-2641 ext. 208. |
| X | | T. Due to the nature of the proposed use, unforeseen impacts may be created which may necessitate additional conditions of approval that could limit the activity or business. Additional conditions of approval may be imposed by the Community Development Director. Any conditions of approval imposed by the Community Development Director shall be agreed to by the project applicant/ or Owner and/or tenant(s). If no agreement is reached, the matter can be appealed to the City Council. Until such appeal, the new condition shall remain in effect until a decision is rendered by the City Council. If no agreement is reached after presentation to the City Council, the land use entitlement(s) shall be subject to a revocation hearing, where it may be determined to be null and void. |
| | | U. No business shall locate on the premises or attempt to conduct business without first securing a business license, approved by the Community Development Director. |

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| X | | V. | All business operations conducted on the property shall not cause excessive noise, in violation of the City Noise Ordinance (Chapter 9.29). Violation of the City Noise Ordinance shall be cause for the issuance of a citation or prosecution of the responsible person or business, and/or revocation of this conditional use permit by the City of Hawaiian Gardens. |
| X | | W. | If during the term of this entitlement, there is a change in operation, fact, policy or method that would substantially alter the information given in the application, such entitlement shall be deemed terminated and a new entitlement application must be submitted to continue operation. |
| X | | X. | The Applicant/Permittee shall defend, indemnify, and hold harmless the City of Hawaiian Gardens, its agents, its officers, and employees from any claim, action, or proceeding against the City of Hawaiian Gardens or its agents, its officers, and employees to attack, set aside, void, or annul this approval. |
| X | | Y. | In the event that any claim, action, or proceeding described above is filed against the City of Hawaiian Gardens, the Applicant/Permittee shall within ten (10) days of the filing, pay to the City of Hawaiian Gardens an initial deposit of five thousand dollars (\$5,000) from which actual costs shall be billed and deducted for the purpose of defraying the expense involved with the City's cooperation in the defense, including but not limited to depositions, testimony, and other assistance to the Permittee or Permittee's counsel. The Applicant/Permittee shall also pay the below supplemental deposits, from which actual costs shall be billed and deducted. |
| X | | Z. | If during litigation, the actual costs incurred reach eight percent (80%) of the amount on deposit, the Permittee shall deposit additional funds to bring the balance up to the amount of the initial deposit (\$5,000). There is no limit on the supplemental deposits that may be required prior to completion of litigation. |
| X | | AA. | The cost for collection and duplication of records and other related documents will be paid by the Permittee. |
| X | | BB. | At the sole discretion of the Permittee, the amount of the initial and supplemental deposits may exceed the minimum amounts defined herein. |
| X | | CC. | If any provision of this entitlement is held or declared to be invalid, the entitlement permit shall be void and the privileges granted there under shall lapse. |
| II. PLANNING DIVISION STANDARDS | | | |
| X | | A. | Community Development Department staff shall have access to the subject property at anytime during construction or operation to monitor progress. |
| | | B. | A new six-foot high decorative masonry wall shall be constructed along the: ____ North; <u>x</u> South; ____ East; <u>x</u> West property line (s) subject to review and approval of the Community Development Department. |
| X | | C. | No fences or walls may be built without first securing approval from the Community Development Department. Any new fence or wall will be subject to Design Review by the Community Development Department. |
| X | | D. | An enclosed refuse area shall be provided. |
| X | | E. | Architectural details such as doors, window mullions, and other architectural details shall be reviewed and approved by the Community Development Department. |
| X | | F. | Applicant/Permittee shall provide address numbers for the building(s), to the specifications of the Community Development Department. Address numbers shall be installed prior to the issuance of an occupancy permit. |

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| X | | G | There shall be no permanent storage of vehicles, trailers, equipment, or personal goods within front yard area fronting Juan Ave and at the casino parking lot adjacent to the subject site. |
| X | | H | The repair and maintenance of vehicles shall be prohibited at the subject property and at the parking lot area. |
| X | | I | No barbered wire fencing shall be allowed at the subject property. |
| X | | J | All exterior lighting shall be shielded and directed away from adjoining uses to prevent direct illumination and/or glare. |
| X | | K | Color palette to be submitted for approval by the Community Development Department prior to permit issuance. |
| X | | L | A temporary six-foot high chain link fence will be allowed on the property until the conclusion of the construction. |
| | | | III. PARKING/ACCESS STANDARDS |
| | | A. | All parking spaces shall meet the requirements of the Hawaiian Gardens Municipal Code as it relates to size (width, length) aisle width, etc. Regular parking spaces shall be a minimum of 9'0" wide by 20' deep. |
| | | B. | The project shall provide parking spaces per the approved plans. Parking shall be required to meet ADA requirements. |
| X | | C. | There shall be no outside storage of vehicle parts, equipment, trailers, trash or debris, supplies, equipment, or materials. There shall be no outside storage of abandoned, inoperable, or wrecked vehicles. |
| X | | D. | Prior to the issuance of an occupancy permit or sign off of the final permit, all unused driveway aprons shall be closed to the satisfaction of the City Engineer. The driveway and sidewalk shall be constructed in accordance with LA County Public Works Standards, and thereafter maintained in good serviceable condition. As necessary, the applicant shall obtain encroachment permits from the City Engineering Division. |
| | | E. | All designated parking spaces shall be separated by 4-inch wide striping to show the layout of the intended parking stalls. Such striping shall be maintained in a clear, visible and orderly manner at all times. |
| | | F | The development shall comply with the City's Transportation Demand Ordinance as Applicable. |
| | | G | All Permittees subject to TDMs shall submit a monitoring agreement to the specifications of the City Attorney and Community Development Department, which shall be binding upon the Permittee with respect to the implementation of the required Trip Reduction Measures specified therein. |
| | | H | Prior to release of occupancy, the Community Development Director shall issue a certificate of compliance with the Trip Reduction Measures as required as applicable. |
| | | I | A letter from the property owner(s) authorizing parking enforcement shall be submitted prior to the issuance of a Certificate of Occupancy and/or business license. |
| | | J | Signs shall be posted indicating no employee parking directly within the adjacent public streets. |
| X | | K | The site shall comply with all requirements of AB 1881 as applicable. |

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| | | | IV. SIGN STANDARDS |
| X | | A. | No signs of any kind or advertising shall be placed on the subject property without first obtaining approval of the City. All signs shall be developed in accordance with the Hawaiian Gardens Municipal Code (HGMC) and Title 18 of the HGMC. |
| | | B. | The property owner(s) shall be responsible for removal of the sign (s) within five (5) days after vacation of the site by the tenant. Removal of the wall sign shall include the repair of the wall surface back to the original condition. |
| X | | C. | The Permittee shall install and maintain the following signage. Signage shall be installed at the front entrance to the building. Signage shall be of a minimum dimension of 2'0" by 2'0", with letters a minimum of one inch (1") in height. Prior to installation of the signs, the signs and text, and proposed location shall be approved by the Community Development Department. The Community Development Department shall be contacted to inspect the property to ensure installation of the signage, prior to the issuance of a business license. a. "No Loitering permitted." b. "Maximum Occupancy of this business is (number too be determined by LACFD/HGB&S)." c. "This business is under camera/video surveillance." |
| X | | D. | All structures, walls, and fences on the subject property shall remain free of all unapproved signs and extraneous markings or drawings. The Applicant/Permittee shall remove all unapproved signs and extraneous markings or drawings within twenty-four (24) hours of notification by the City of Hawaiian Gardens, weather permitting. Paint utilized in the covering of such markings shall be of a color that matches the color on adjacent surfaces. |
| | | E. | There shall be no advertisement of alcoholic beverages on the exterior walls or windows of the business. No 'temporary' signs shall be displayed advertising alcoholic beverages. The placement of portable or temporary signs or banners on the property is prohibited. |
| | | F. | No raceway signs will be allowed. Painted wall signs, human held signs and strobe lights will not be permitted with this development. |
| | | G. | CUP will be required for a Master Sign Program should any proposed signs exceed code requirements. |
| | | | V. LANDSCAPING & IRRIGATION STANDARDS |
| X | | A. | Final landscape and irrigation plans shall be reviewed and approved by the Community Development Department prior to the issuance of a building permit. The size, species, and quantity of landscaping materials and trees shall be determined by the Community Development Director's discretionary review. A plan with soil preparation notes, tree staking, etc. shall be included in the plan. |
| X | | B. | Plant varieties shall be as shown on approved landscaping drawings, unless changed by conditions of approval. All quantities shall be verified by actual count. Plants, including trees, shrubs, and ground cover shall have been grown in nurseries inspected by the California Department of Agriculture. Inspection and approval of plants is required. The City may reject plants, if defective or not in compliance with these standards. |
| X | | C. | A permanent maintenance program of all landscaping shall be provided insuring regular irrigation, fertilization and weed abatement. |
| X | | D. | All required yard areas and unpaved open areas shall be landscaped with turf, trees and shrubs and shall be maintained as necessary, with an automatic irrigation system, controlled with a timer. |

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| X | | E. | Landscape materials and irrigation systems are to be inspected by a city representative prior to final issuance of a certificate of occupancy. |
| X | | F. | The project will comply with the requirements of Chapter 13.18, related to water conservation of landscaping. |
| X | | G. | All trees shall be a minimum twenty-four (24") or thirty-six-inch (36") box, as shown on the approved landscaping plans. Twenty-four-inch trees shall be a minimum of 10'-0" in height. Such trees shall have a minimum average trunk diameter, measured twelve inches (12") above grade, of one and one-half inches (1 ½ "). Such trees shall have a minimum branch canopy of 5'- 0" in diameter. Thirty-six-inch trees shall be a minimum of 15'-0" in height. Such trees shall have a minimum average trunk diameter, measured twelve inches (12") above grade, of two inches (2). Such trees shall have a minimum branch canopy of 7'- 6" in diameter. Documentation as to the size of these trees shall be provided during final inspection of the landscaping and irrigation system. A |
| X | | H. | If non-canopy type trees are proposed (i.e., palms, etc.) on a case by case basis sizes of these trees will be determined. |
| X | | I. | All shrubs shall be a minimum one (1) or five (5) gallons, as shown on the approved landscaping plans. Documentation as to the size of these shrubs shall be provided during final inspection of the landscaping and irrigation system |
| X | | J. | All ground covers shall, after one year, provide one hundred percent (100%) coverage. |
| X | | K. | Prior to issuance of an occupancy permit, the entire property shall be landscaped and irrigation system installed in accordance to the approved plans and approved by a representative of the Community Development Department. |
| X | | L. | The Permittee's Landscaping Contractor shall maintain all landscaping for a minimum of ninety (90) days. This period shall start at the sign off of the landscaping by the Community Development Department. |
| X | | M. | All trees of 24-inch size or larger, to include palms, shall be guaranteed for one (1) year. Guarantee period shall start on date the Permittee's Landscaping Contractor is relieved of maintenance responsibility. |
| X | | N. | All plants that show signs of failure to grow due to improper maintenance, injury or damage from any cause, including vandalism, so as to render them unsuitable for the purposes shall be immediately replaced. |
| X | | O. | The landscape plan shall be designed and implemented to achieve an immediate effect. Prior to Certificate of Occupancy, the landscape installation shall be inspected by the Community Development Department to determine if additional landscaping is required. |
| VI. PROPERTY MAINTENANCE STANDARDS | | | |
| X | | A. | The Applicant/Permittee shall maintain, and upgrade as necessary, the property as required by the City Zoning, Health, Building and Fire Codes. |
| X | | B. | The Applicant/Permittee, and/or subsequent owners of the subject property shall paint the building on an as-needed basis, and not less than every five years. Colors shall be subject to the approval of the Community Development Department. |
| | | C. | The Applicant/Permittee shall provide one (1) licensed uniformed security guard (s) during the hours of 10:00 P.M. to 6:00 A.M. if determined necessary by the Director of Community Development. The guards shall be required to patrol the hotel area, in the immediate vicinity and the parking area used by patrons of the hotel. In addition, the applicant shall provide for 24-hour video surveillance. |

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| X | | D. | There shall be no outside display of goods being sold without obtaining the necessary approvals from the City of Hawaiian Gardens. |
| X | | E. | There shall be no loitering at the hotel property. |
| X | | F. | The Applicant/Permittee shall maintain the property in a neat and orderly fashion. The Applicant/Permittee shall maintain the property free of litter, trash, debris, and junk. All graffiti, etching, or other acts of vandalism shall be removed from the site within 24 hours. |
| X | | G. | All trash areas shall be screened, secured and maintained in a sanitary condition and all business owners shall take appropriate measures to prevent prohibited or undesirable activities including but not limited to, scavenging, excessive accumulation of refuse, and allowing any portion of the property to become a breeding ground for flies, wild rodents or pests. Trash storage areas shall be designated, and bins shall be maintained within the designated areas. |
| | | H. | No outside cleaning of floor mats from inside the building or other items will be permitted on the site. |
| VII. ALCOHOLIC BEVERAGE STANDARDS | | | |
| | | A. | No alcoholic beverages shall be sold or served for onsite consumption without approval of the CDD. |
| X | | B. | There shall be no live entertainment, dancing, coin-operated amusement devices (i.e., video games, etc.), pool tables, or similar devices or activities on the premises at any time. |
| X | | C. | The subject hotel's lounge area shall not contain a bar, or the establishment of any area for the consumption of alcoholic beverages. |
| | | D. | There shall be no advertisement of alcoholic beverages on the exterior walls or windows of the business. No 'temporary' signs shall be displayed advertising alcoholic beverages. The placement of portable or temporary signs or banners on the property is prohibited. |
| VIII. BUILDING & SAFETY DIVISION STANDARDS | | | |
| X | | A. | Any construction related permits (i.e., Demolition, Grading, Building, Electrical, Plumbing, Mechanical, etc.), if needed, will not be issued in connection with any project until such time as all plan check fees, school fees, and all other applicable fees are paid in full. |
| X | | B. | The hours of construction shall be limited from 7:00 a.m. to 7:00 p.m. Monday - Friday and 9:00 a.m. to 5:00 p.m. Saturday. No construction shall be permitted on Sunday and City Observed Holidays. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residential uses. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise on adjacent residences. |
| X | | C. | All roof top appurtenances and equipment shall be adequately screened from view to the satisfaction of the Community Development Department. |
| X | | D. | Prior to issuance of an occupancy permit, all restrooms, and other water consuming uses shall be provided with water conservation fixtures such as low-flush toilets and low-flow faucets. The water heater and lines shall be insulated. |
| X | | E. | No new utility meters, service points, or mechanical equipment, trash cans, or other exterior mechanical equipment shall be placed in view of the public right-of-way. |
| X | | F. | Design, engineering, and construction of any building shall be in conformance with the Uniform Building Code and the Building Codes of the City of Hawaiian Gardens. |

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| X | | G. | The Applicant/Permittee shall pay all fees and charges in place related to report review and implementation, plan checking, and any field inspections. |
| X | | H. | If, during the construction of this project, ANY driveway, driveway apron, sidewalk, or the half-street in front of the subject property is damaged, then the applicant shall replace/repair to the satisfaction of the CDD and City Engineer. |
| IX. ENGINEERING DIVISION STANDARDS | | | |
| X | | A. | The property shall be graded to drain to the street or approved easement, but in no case shall such drainage be allowed to sheet flow across the public sidewalk. A grading and/or drainage plan shall be submitted to and approved by the Building Official/City Engineer, and such grading and drainage shall take place in accordance with such approved plan. |
| X | | C. | The Applicant/Permittee shall dedicate street easements, storm drain easements, public utility easements, sewer easements, bikeway easement or other identified easement to the satisfaction of the City Engineer. The Applicant/Permittee shall hire a Civil Engineer or Land Surveyor to prepare the legal description for the easement to be dedicated and shall use the forms provided by the City. |
| | | C | Water service facilities, including appropriate backflow prevention devices, shall be installed to the satisfaction of the City Engineer. |
| X | | D | Sanitary sewer facilities shall be installed to the satisfaction of the City Engineer. |
| | | E | The Applicant/Permittee shall provide the City with a Backflow Device Test Form, filled out by the licensed tester before any final permits are released. |
| | | F | Prior to permit issuance the Applicant/Permittee shall submit for City approval a lot tie agreement to be rescinded with the County of Los Angeles, to hold the properties as one. |
| X | | G | Grading and drainage plans must be approved to provide for contributory drainage from adjoining properties as approved by the City Engineer, including dedication of the necessary easements. A grading and drainage plan must be provided for this property to have an independent drainage system to the public street, to a public drainage facility, or by means of an approved drainage easement. Historical or existing storm water flow from adjacent lots must be received and directed by gravity to the street, a public drainage facility, or an approved drainage easement. |
| X | | H | Existing and unused drive approach on Juan Avenue shall be closed with full curb, gutter and sidewalk. All curb, gutter and sidewalk along Juan Avenue shall be demolished and reconstructed to the satisfaction of the City Engineer. Stamped decorative concrete shall be used. Color to be selected by Community Development Director. |
| | | I | The Applicant/Permittee shall resurface the half street or more in front of the project after all utility cuts have been made and the back fill compaction reports have been submitted and approved by the City of Hawaiian Gardens. If one or more utility trenches extend past the centerline of the street, the resurfacing shall be extended to cover this excavation beyond centerline. |
| X | | J | The Applicant/Permittee shall comply with the National Pollutant Discharge Elimination System (NPDES), the requirements of the Regional Water Quality Control Board, and the City of Hawaiian Gardens. |
| X | | K | The Applicant/Permittee shall pay all fees and charges in place related to report review and implementation, plan checking, and any field inspections. |
| X | | L | The Applicant/Permittee shall provide a drainage plan for review and approval by the City Engineer. The plan must provide for the elimination of any sheet flows or ponding, provide for contributory drainage from adjacent properties, and provide for proper distribution of drainage. Any changes that occur between the time of the approval of the final map and issuance of a building permit must be incorporated into the drainage plan. |

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| X | | M | Drainage across public right-of-way is prohibited. Drainage devices in public right-of-way shall be approved by City Engineer. |
| X | | N | The plans shall be checked and stamped for approval by the city engineering Division before building permits are issued. Project must comply with all Public Works requirements. All Public Works notes and corrections must be printed on the plan, and all requirements must be completed per the approved plans prior to the issuance of a building final. |
| X | | O | Specific decorative concrete and other improvements within the public right-of-way shall be required and subject to approval of the City engineer. |
| X. UTILITIES, GRADING AND CONSTRUCTION STANDARDS | | | |
| X | | A. | Exterior lighting fixtures shall be installed to provide ample security and safety lighting. Lighting shall be installed prior to the issuance of an occupancy permit. All lighting fixtures shall be controlled by a timer or clock and adjusted as needed as the seasons change. |
| X | | B. | Easements for the following underground utilities shall be provided: Water <u>X</u> : Sewer <u>X</u> : Storm Drain <u>X</u> : Others, as specified Cable <u>X</u> : Electric <u>X</u> . |
| X | | C. | All utilities shall be placed underground including facilities and wires for the supply and distribution of electrical energy, telephone, cable, etc. Antennas and satellite dishes shall be screened to the satisfaction of the Community Development Director. |
| X | | D. | Applicant/Permittee shall provide for installation of cable television conduits and facilities to the satisfaction of the City Administrator or designee. |
| X | | E. | No finals will be given until all as-built site improvement plans have been submitted to the Public Works Division. |
| X | | F. | All un-necessary utility poles shall be removed from the property, to the satisfaction of the Community Development Director. |
| X | | G. | Prior to the issuance of a building permit, the applicant shall submit a utility plan outlining the existing public utilities in the project area and identifying areas that are substandard to support the development of the project. Areas of concern include, but are not limited to street lighting, fire service (hydrants, mains), and sewage disposal. The utility plan shall be submitted for review and approval by the City Engineer. The plan must provide for the elimination of any substandard utilities that may serve the site. All utilities shall be placed underground. The cost of any required utility upgrades shall be the responsibility of the applicant. |
| | | H. | During construction, the Applicant/Permittee will remove the existing asphalt and repave the entire parking to the satisfaction of the Community Development Department. Thereafter the property will be slurry sealed and re-stripped every four (4) years, or as needed. |
| X | | I. | The cost of off-site improvements required as a result of the subject proposal shall be the responsibility of the applicant and/or permittee. |
| | | J. | A Traffic Management and Construction Plan shall be submitted in conjunction with any construction and other building plans, to be approved by the Sheriff's and Public Works Departments prior to issuance of building permits. The plans shall provide for the management of all construction related traffic during all phases of construction, including but not limited to delivery of materials and parking of construction related equipment. |

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| X | | K. During the demolition and construction phases of development, a daily clean-up program for all areas affected by the project shall occur, including the pickup of all debris (utilizing an approved trash dumpster or other trash control method) at day's end and the sweeping and continued watering down of the site to assist in mitigating the movement of dirt and dust upon adjoining properties. |
| XI. FIRE DEPARTMENT STANDARDS | | |
| X | | A. Applicant/Permittee and property owner(s) shall obtain Fire Department inspection and approval prior to the issuance of an occupancy permit or business license. Any conditions imposed by the Fire Department shall become a requirement of this entitlement. |
| X | | B. Occupancy shall not exceed those limits established by the Building and Safety Division and/or Fire Department. |
| X | | C. A set of construction drawings approved by the Building and Safety Division must be on file with the Fire Department prior to issuance of any building permits. |
| | | D. The required on-site minimum fire flow shall be installed and made available to the satisfaction of the Fire Chief and City Engineer prior to storage or construction involving combustible materials. |
| X | | E. Fire sprinkler system hook-ups and post indicator/OS & Y valves must be approved by the Fire Department. |
| X | | F. Fire lanes shall be provided and serviceable. Fire lanes shall be constructed to support the imposed loads of fire apparatus, with all-weather driving surfaces. No motor vehicles shall be parked in the property's driveways or drive aisles or otherwise block access by emergency vehicles. |
| X | | G. A uniform access system (i.e., Knox box) shall be provided to permit access to the subject property by safety personnel (i.e., Los Angeles County Fire Department, Los Angeles County Sheriff's Department, etc.). Location and type of system shall be coordinated through these agencies. |
| X | | H. The fire flows should be performed and upgrades identified on the map prior to map recordation. |
| XII. PUBLIC SAFETY STANDARDS | | |
| | | A. The Applicant/Permittee shall maintain an unobstructed view through the front windows of the business. No window tinting shall be applied to the windows. |
| | | B. The Applicant/Permittee and Property Owner(s) shall maintain adequate lighting for the adjacent parking lot. All parking lot lighting shall be directed toward the parking lot pavement and not at adjacent properties or uses. |
| | | C. The front door shall remain open, unlocked and unobstructed during business hours. |
| X | | D. For the safety of the customers and others at the proposed development, the Applicant/Permittee shall establish a camera/video surveillance system acceptable and accessible by the Community Development Department and the Los Angeles County Sheriff's Department. The surveillance system shall be installed prior to the issuance of a business license. |
| X | | E. The Applicant/Permittee shall provide sufficient security measures to effectively regulate interior and exterior loitering or lingering, parking lot congestion, disturbing noise and light, loud conversations and criminal activities. |
| X | | F. A security system may be installed as long as it does not create any impact to the surrounding properties. Any alarm system that is audible shall be prohibited. |

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| | | | XIII. ENVIRONMENTAL STANDARDS |
| | | A. | All environmental mitigation measures adopted in connection with the following applications shall be incorporated into the design and operation of the property: |
| X | | B. | The project shall comply with SCAQMD regulations relating to fugitive dust control, building construction, and mechanical equipment. |
| | | C. | Prior to issuance of an occupancy permit, the Community Development Director shall issue a certification of compliance with the approved monitoring program. |
| | | D. | All new businesses must contact the Southern California Air Quality Management District (SCAQMD) and/or Los Angeles County Fire Department (Hazardous Materials) for information relative to their business. Verification of permits or a letter of exemption must be submitted to the Community Development Department prior to occupancy or issuance of a business license. |
| | | E. | Permittee and all property tenants shall be required to establish a waste reduction and recycling plan to help reduce the municipal waste stream. The plan shall be submitted to the Community Development Department for review and approval prior to occupancy of any suite in the building. A progress report shall be submitted on a quarterly basis. The plan shall include reduction of both hazardous and non-hazardous materials. |
| X | | F. | This project could generate a sufficient amount of demolition and construction waste. In order to comply with the California Integrated Waste management Act (AB 939), the Permittee and/or property owner (s) shall develop and implement a Job Site Recycling and Waste Reduction Plan, to ensure that solid waste generated are reduced, recycled and reused. Prior to the issuance of a construction related permit (i.e., Demolition, Grading, Building, Electrical, Plumbing, Mechanical, etc.), the Permittee and/or property owner(s) shall comply with the requirements of Chapter 6.14 (Construction and Demolition Recycling) of HGMC, as it relates to construction materials reduction, recycling and recycled. |
| X | | G. | Should unknown cultural resources be found during excavation activities at the site, all ground disturbance activities shall be halted and a mitigation plan shall be developed in accordance with Section 21083.2 of CEQA and Section 15064.5 of the CEQA Guidelines. Mitigation shall include photographing, recordation, collection, archival of collected materials, capping of the site, or other appropriate measures. |
| X | | H. | If human remains are encountered during excavation activities at the site, all work shall halt and the County Coroner shall be notified (Section 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are of forensic interest. If the Coroner determines that the remains are prehistoric, he/she will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendent (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD will make his/her recommendation within 24 hours of their notification by the NAHC. This recommendation may include scientific removal or non-destructive analysis of the human remains and any items associated with Native American burials (Section 70580.5 of the Health and Safety Code). |
| X | | I. | The project shall be constructed in accordance with the California Building Code, the City's building standards, and other pertinent building regulations. |
| X | | J. | Hazardous materials use, storage, and disposal during demolition and construction activities for the project shall comply with applicable federal, state, and local regulations. |
| X | | K. | Any work within the public right-of-way shall be conducted in accordance with Standard Specifications for Public Works Construction (Greenbook) and City regulations. |

| REQUIRED | DONE | | |
|----------|------|----|---|
| X | | L. | Demolition and construction activities shall be conducted during the City's Construction time limits (7Am to 7PM on weekdays and 9AM to 5PM on Saturdays), with no construction on Sundays and holidays. |
| X | | M. | In accordance with the National Pollutant Discharge Elimination System (NPDES) program, best management practices (BMPs) shall be implemented during demolition and construction activities to reduce pollutants in the storm water and prevent violation of water quality standards or waste discharge requirements. A Storm water Pollution Plan (SWPP) shall be prepared for the project and the project shall implement construction BMPs, such as erosion and sediment control measures, wind erosion control and tracking control measures, waste management and non-storm water management measures. |

Failure to conform to approved conditions or an adopted monitoring program may result in any of the following actions as otherwise provided by law: stop order; code enforcement proceedings, with fines upon conviction as provided by law; revocation of conditional use permit or variance approval as provided by law; and other actions as provided in the Hawaiian Gardens Municipal Code, applicable state and federal statutes. For more information, contact the Community Development Department at (562) 420-2641.

CATEGORICAL CEQA EXEMPTION

**NINE UNIT VILLA HOTEL PROJECT
21623 JUAN AVENUE
HAWAIIAN GARDENS, CALIFORNIA**



LEAD AGENCY:

**CITY OF HAWAIIAN GARDENS
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
21815 PIONEER BOULEVARD
HAWAIIAN GARDENS, CALIFORNIA 90716**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 SOUTH HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745**

JANUARY 9, 2020

HAWA 001

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PROJECT SUMMARY

- NAME:** Nine Unit *Villa Hotel* Project.
- ADDRESS:** 21623 Juan Avenue, Hawaiian Gardens, California 90716; APN 7065-007-050.
- CITY/COUNTY:** City of Hawaiian Gardens; Los Angeles County.
- APPLICANT:** The Applicant for the proposed project is General Counsel, Cerritos General Hospital, 21520 Pioneer Blvd, Suite 205, Hawaiian Gardens, CA 90716.
- PROJECT:** The City of Hawaiian Gardens, in its capacity as Lead Agency, is considering an application that would permit the construction of a nine unit hotel development within a 9,807 square foot lot located at 21623 Juan Avenue, in the City of Hawaiian Gardens, California. The proposed hotel development would be an ancillary use to the existing Gardens Casino. The proposed hotel would have a total floor area of 11,874 square feet. The nine guest units would consist of three distinct floor plans. *Plan 1* would consist of a 2-level, 3 bedroom/3 bathroom VIP villa with a floor area of 1,746 square feet. *Plan 2* would consist of 1-level, 1 bedroom units with a floor area of 720 square feet each. Finally, *Plan 3* would consist of 2-level; 1 bedroom units with a floor area of 915 square feet. All parking would be provided off-site at the casino parking lot and only casino patrons would be allowed as guests for the villas. In addition, valet and shuttle services would be provided for the Casino's VIP patrons between the Villas and the Casino. The property has a General Plan land use designation of *Intermediate Density Residential* and a corresponding Zoning Designation of *Intermediate Density Residential (R-3)*. The Applicant is requesting a General Plan Amendment from *Intermediate Density Residential* to *General Commercial* and a Zone change from *Intermediate Density Residential (R-3)* to *General Commercial (C-4)* to accommodate the proposed use.
- CONCLUSIONS:** For the reasons outlined in the attached categorical exemption justification, the proposed project would qualify for a CEQA categorical exemption for infill development (State CEQA Guidelines, Section 15332. As a result, the City of Hawaiian Gardens has determined that a *Categorical Exemption* is the appropriate CEQA environmental determination. The environmental analysis is provided in the attached CE. The project is also described in greater detail in the attached CE.

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1. INTRODUCTION

The City of Hawaiian Gardens, in its capacity as Lead Agency, is considering an application that would permit the construction of a nine guest unit hotel development within a 9,807 square foot lot. The proposed hotel development would be an ancillary use to the existing Gardens Casino. The proposed hotel would have a total floor area of 11,874 square feet. The nine guest units would consist of three distinct plans. *Plan 1* would consist of a 2-level, 3 bedroom/3 bathroom VIP villa with a floor area of 1,746 square feet. *Plan 2* would consist of 1-level, 1 bedroom units with a floor area of 720 square feet each. Finally, *Plan 3* would consist of 2-level; 1 bedroom units with a floor area of 915 square feet. All parking would be provided off-site at the casino parking lot and only casino patrons would be allowed as guests for the villas. In addition, valet and shuttle services would be provided for the Casino's VIP patrons between the Villas and the Casino. The Applicant for the proposed project is General Counsel, Cerritos General Hospital, 21520 Pioneer Blvd, Suite 205, Hawaiian Gardens, CA 90716.

For this project, the City of Hawaiian Gardens has reviewed the proposed project and has determined that it is categorically exempt and qualifies for an Infill Exemption (refer to [California Environmental Quality Act] CEQA Guidelines §15332). While this Categorical Exemption (CE) has been prepared with the assistance of an environmental consultant, the findings of the analysis represent the independent judgment of the City of Hawaiian Gardens, in its capacity as Lead Agency for the project. Questions and/or comments should be submitted to the following contact person:

Mr. Joe Colombo, Community Development Director
City of Hawaiian Gardens Community Development Department, Planning Division
21815 Pioneer Boulevard,
Hawaiian Gardens, California 90716

This environmental document and all comments received shall be a part of the Environmental Record and review of the project.

2. PROJECT DESCRIPTION

The project site is located within the northwestern portion of the City of Hawaiian Gardens. The City is located approximately 18 miles southeast of downtown Los Angeles and approximately 4 miles northeast of Long Beach. Hawaiian Gardens is bounded on the west and south by Long Beach; on the north by Lakewood and on the east by Cypress.¹ The nearest freeway access to the project site is provided by the E. Carson Street ramp connections with the Interstate 605 Freeway (I-605).² The location of Hawaiian Gardens, in a regional context, is shown in Exhibit 1. A citywide map is provided in Exhibit 2. The proposed project site is located on at 21623 Juan Avenue. The project site itself is located on the west side of the Juan Avenue, approximately 360 feet north of E. Carson Street. The project site's corresponding Assessor Parcel Number (APN) is 7065-007-050.³ A vicinity map is provided in Exhibit 3.

¹ Quantum GIS.

² Google Earth. Website accessed September 5, 2019.

³ Victor M Lockett. *Site Plan Prepared for 9-Villa Hotel, Hawaiian Gardens, California* October 29, 2019.

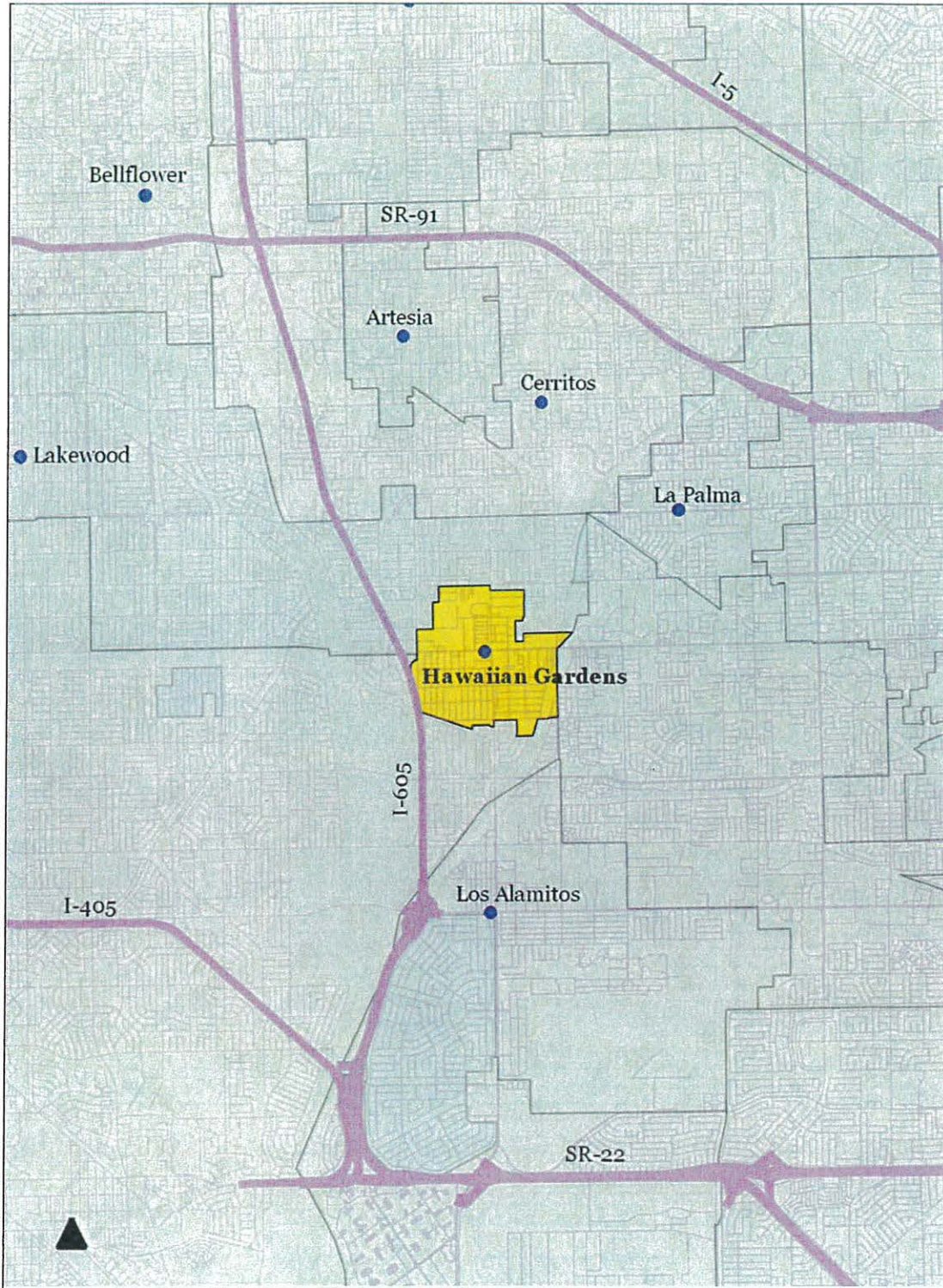


EXHIBIT 1
REGIONAL MAP
SOURCE: QGIS

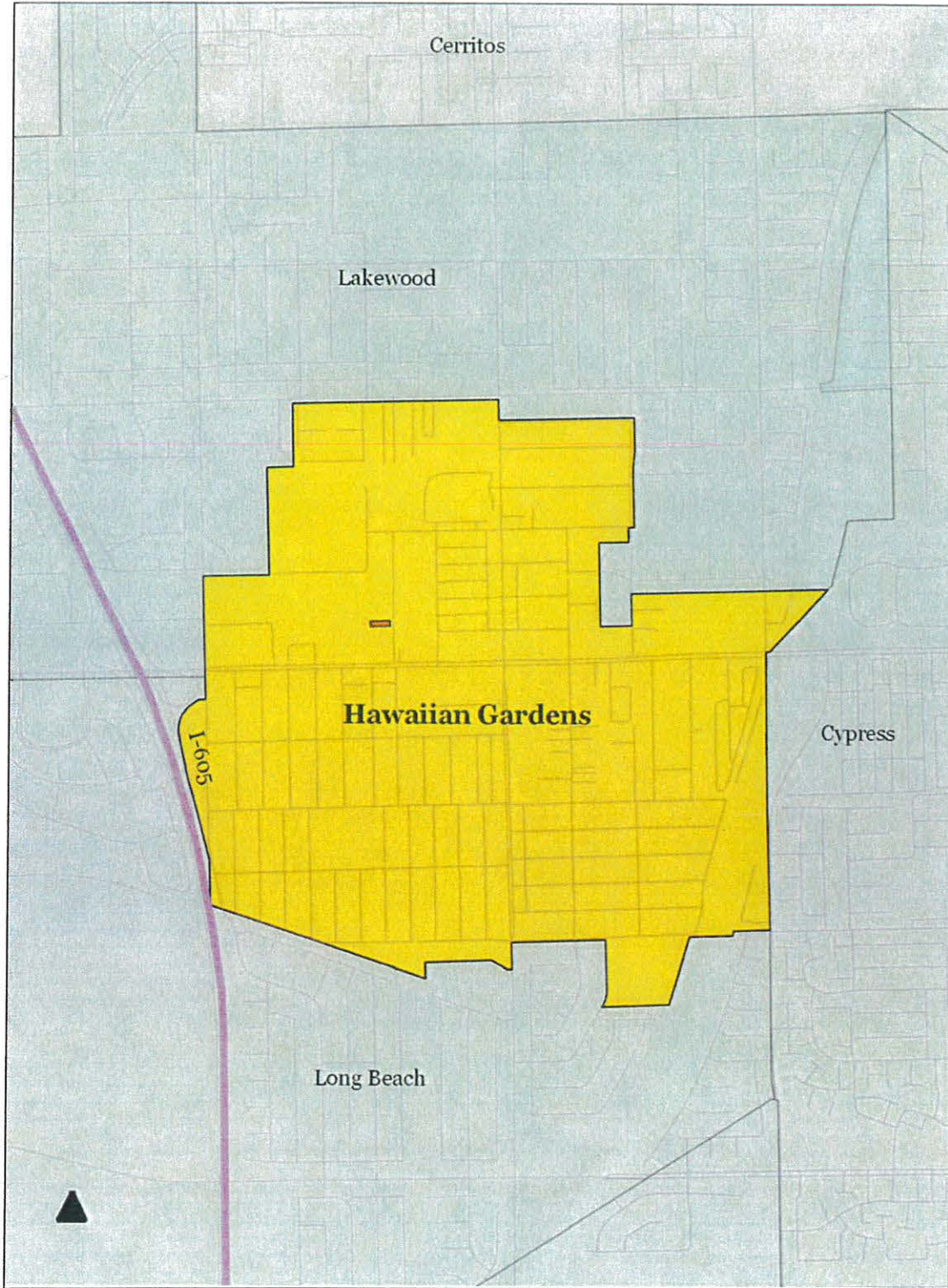


EXHIBIT 2
CITYWIDE MAP
SOURCE: QGIS

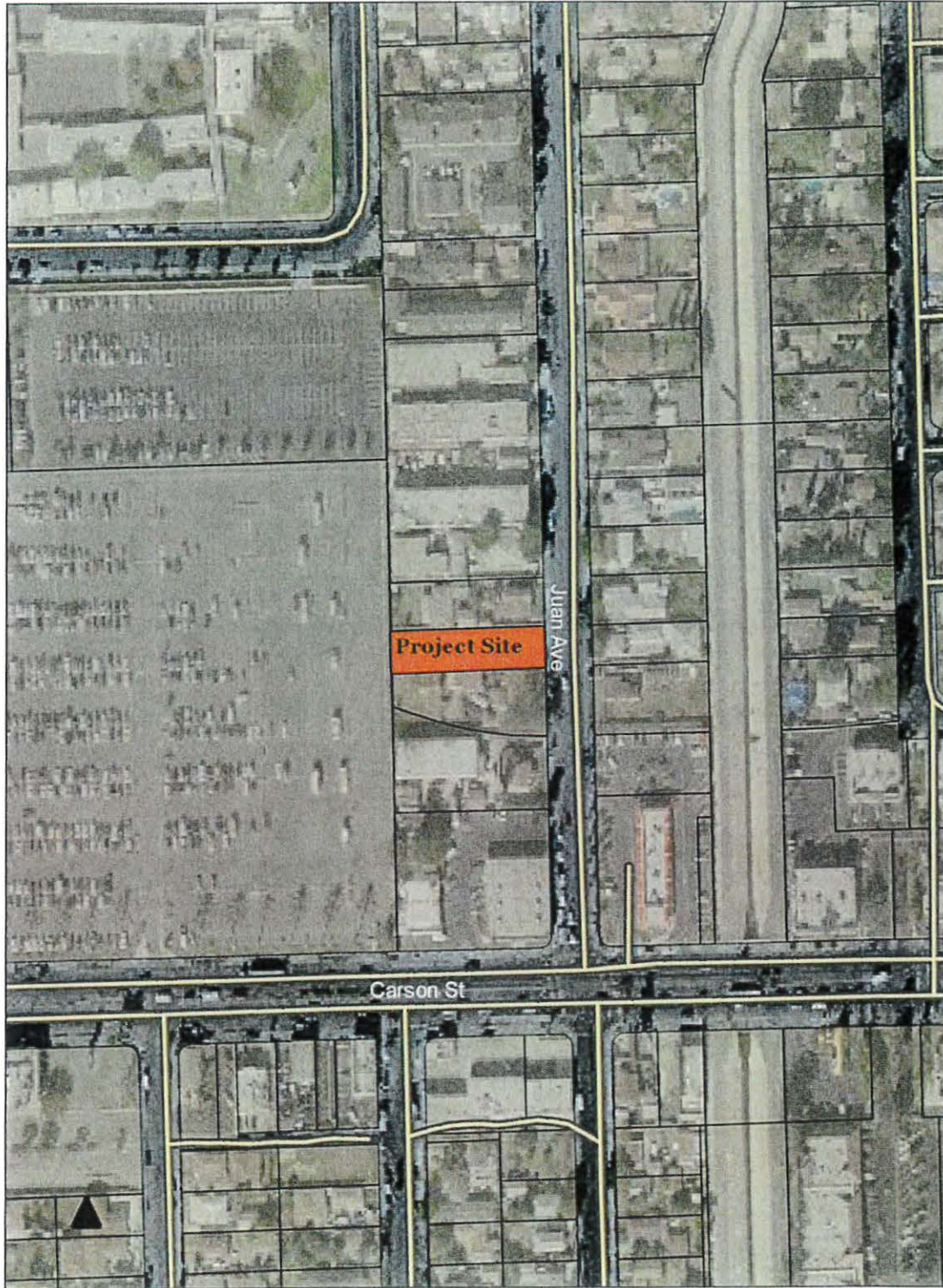


EXHIBIT 3
LOCAL MAP
SOURCE: QGIS

The proposed project site is currently vacant and undeveloped. The proposed project site's current applicable General Plan designation is *Intermediate Density Residential* and the Zoning designation is *Intermediate Density Residential (R-3)*.⁴ The existing General Plan/Zoning are illustrated in Exhibits 7 and 8, respectively. The surrounding land uses include the following:

- *North of the Site:* Multiple-family residential uses are located to the north of the project site. This area is zoned as *Intermediate Density Residential (R-3)*.
- *South of the Site:* Multiple-family residential development is located adjacent to the project site, on the south side. These parcels located to the south are zoned as *Intermediate Density Residential (R3)*.
- *East of the Site:* Juan Avenue extends along the project site's east side. Residential development consisting of single family residential properties is located opposite the site, along the east side of Juan Avenue. This area is zoned as *Single Family Residential (R1)*.
- *West of the Site:* The Gardens Casino and parking lot are located adjacent to the project site's west side. This area is zoned as *General Commercial (C4)*.⁵

The proposed project site is currently vacant. The residential buildings that previously occupied the property were demolished by the previous property owner prior to the property's sale to the project Applicant. The site is presently covered over in gravel surfaces, weathered asphalt, and broken concrete. No trees or other viable vegetation is located within the site's boundaries. An aerial photograph of the project site and the surrounding area is provided in Exhibit 4. Photographs of the project site are provided in Exhibits 5 and 6.

The proposed project would involve the construction and subsequent operation of a nine guest unit hotel within a 9,807 square foot property. The key elements of the proposed project are outlined below:

- The proposed site plan calls for the development of a 9,807 vacant square foot lot as a three story 9-unit hotel for the adjacent Casino. The proposed 9-unit villa hotel would have a total gross floor area of 11,074 square feet.
- The nine guest units would consist of three distinct floor plans. *Plan 1* would consist of a 2-level, 3 bedroom/3 bathroom VIP villa with a floor area of 1,746 square feet. *Plan 2* would consist of 1-level, 1 bedroom units with a floor area of 720 square feet each. Finally, *Plan 3* would consist of 2 levels; 1 bedroom units with a floor area of 915 square feet.
- The proposed uses would include additional features such as a lobby, reception area, and common lounge area on the ground floor and an exercise room on the second floor.

⁴ City of Hawaiian Gardens Zoning Map. Website Accessed November 1, 2019.

⁵ Google Maps. Website accessed on December 4, 2019. Field survey was completed on December 4, 2019.

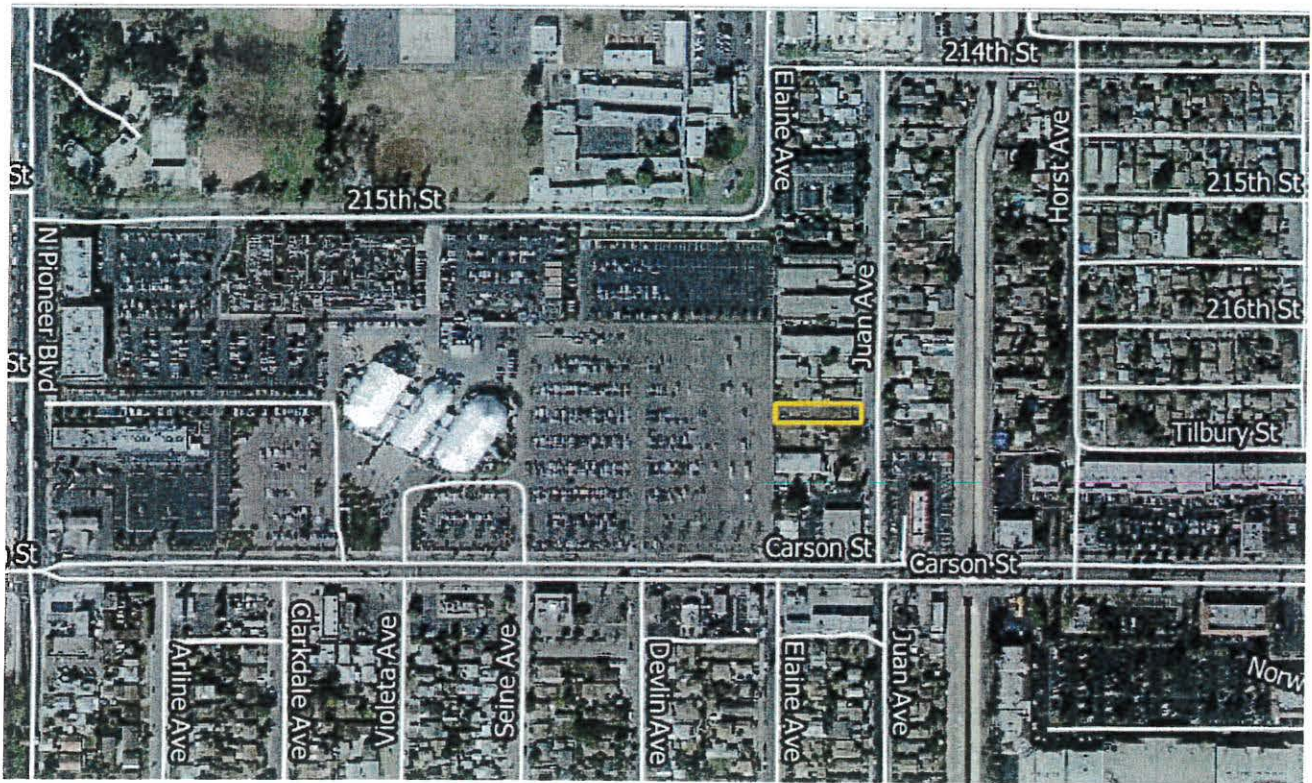
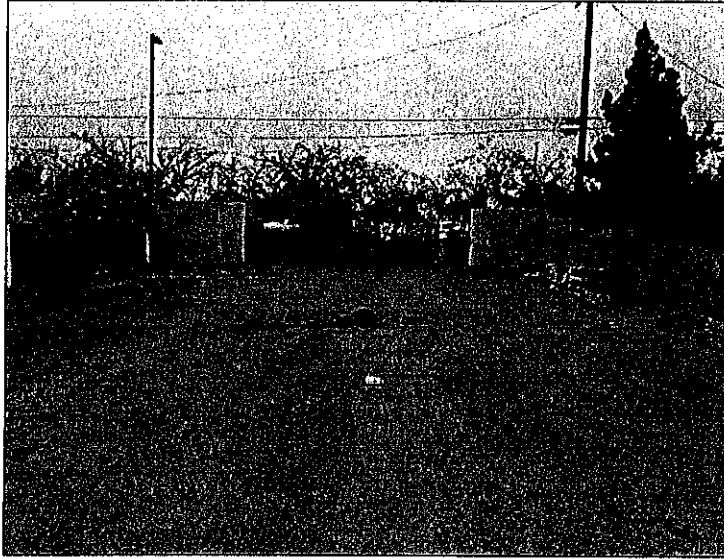


EXHIBIT 4
AERIAL MAP
SOURCE: GOOGLE MAPS



View of the project site facing west.



View of the site facing east.

EXHIBIT 5
PHOTOGRAPHS OF THE SITE AND THE SURROUNDING AREA

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



View of the Casino parking lot facing northwest.



View of the Casino parking lot facing northeast towards the project site.

EXHIBIT 6
PHOTOGRAPHS OF THE SITE AND THE SURROUNDING AREA

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

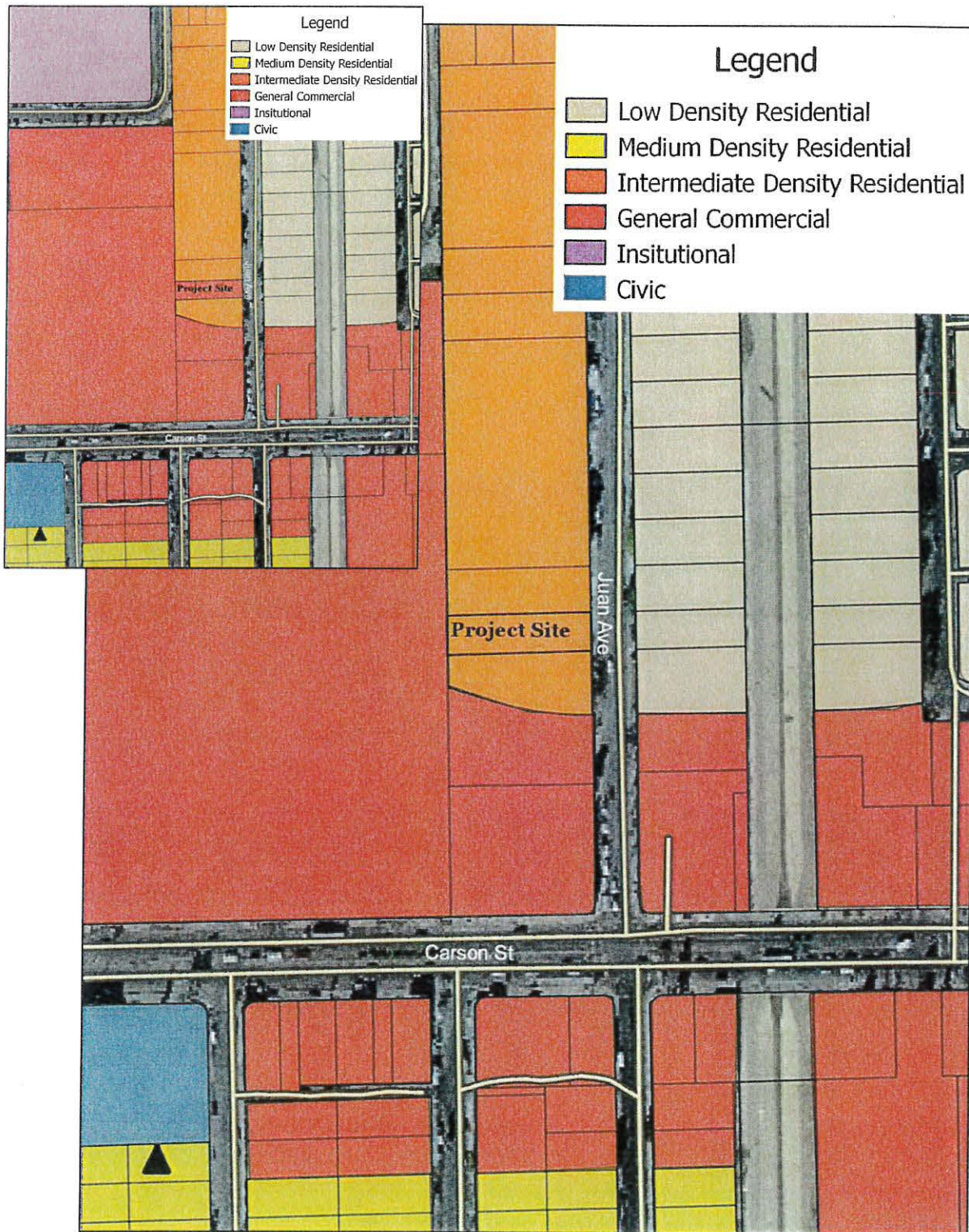


EXHIBIT 7
EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS
SOURCE: CITY OF HAWAIIAN GARDENS

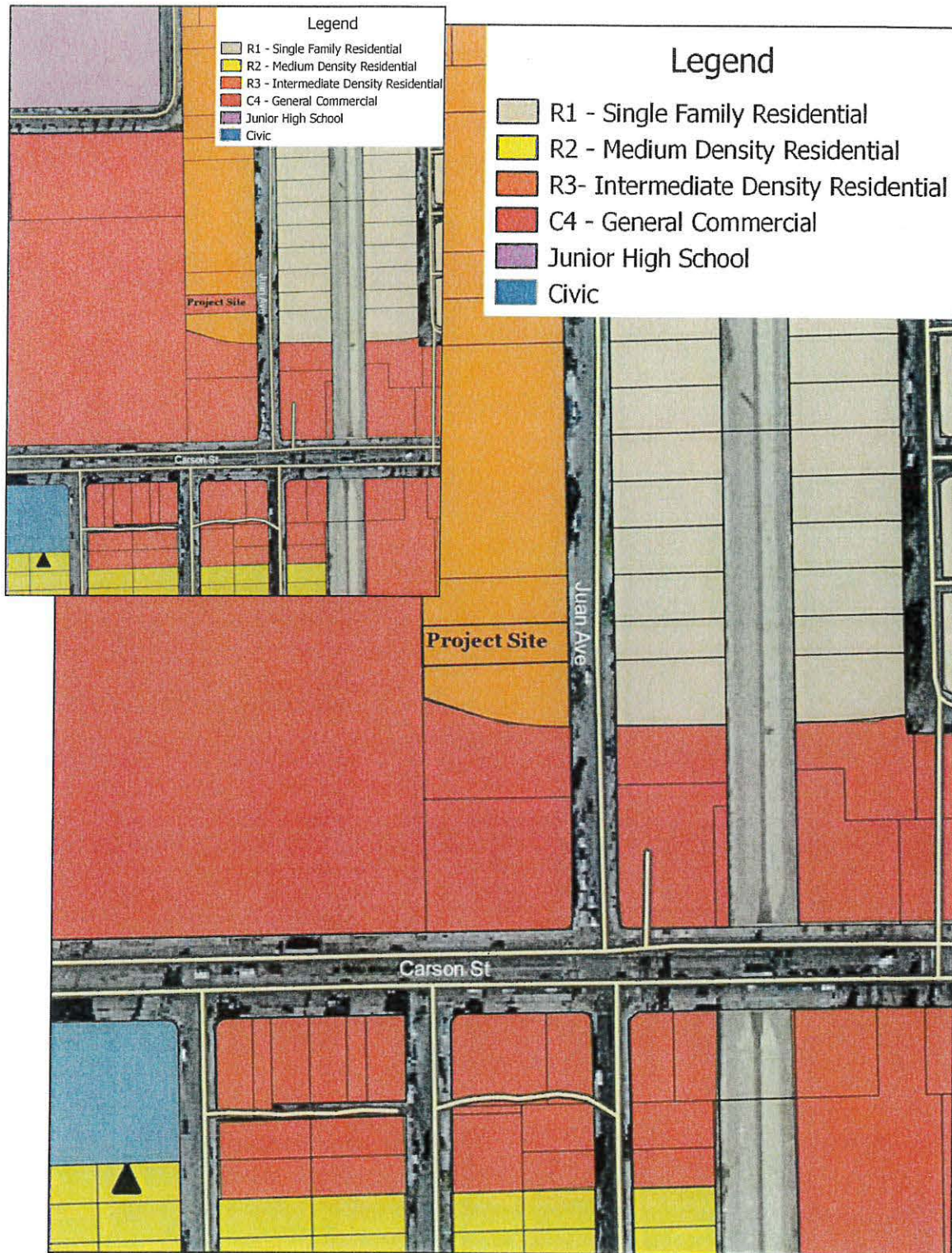


EXHIBIT 8
EXISTING AND PROPOSED ZONING DESIGNATIONS

SOURCE: CITY OF HAWAIIAN GARDENS

- Common and private open space is not required under the requested commercial (C-4) zoning. The total amount of open space provided would be 5,250 square feet.
- All parking will be provided via off site at the casino parking lot, only casino patrons will be allowed as guests for the villas. In addition, valet and shuttle services will be provided. No direct public access to Juan Avenue will be provided. This driveway access to Juan Avenue will be used for emergency access only.

The site plan is shown in Exhibit 9.

3. APPLICABLE CEQA EXEMPTION FINDINGS IN SUPPORT OF THIS CATEGORICAL EXEMPTION

The Lead Agency further determined that the proposed project is categorically exempt and qualifies for a Class 32 Infill Development Exemption pursuant to the CEQA Guidelines, §15332. Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.⁶

Condition 1 – Conformity to the General Plan.

The property has a General Plan land use designation of *Intermediate Density Residential* and a corresponding Zoning Designation of *Intermediate Density Residential (R-3)*. The Applicant is requesting a General Plan Amendment to *General Commercial* and a Zone change to *General Commercial (C-4)* to accommodate the proposed guest hotel use. The proposed project's overall appearance and environmental impacts will be similar to that of a nine unit residential multiple use development. No persons will actually reside in the nine units and no onsite parking spaces will be required to accommodate parking demand. All parking would be provided off-site at the casino parking lot and only casino patrons would be allowed as guests for the villas. In addition, valet and shuttle services would be provided for the Casino's VIP patrons between the Villas and the Casino. The new

⁶ CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 153332).

building's physical appearance will be similar to a townhome or condominium development. The new building's height will be comparable to that of the existing multiple family developments in the immediate area.

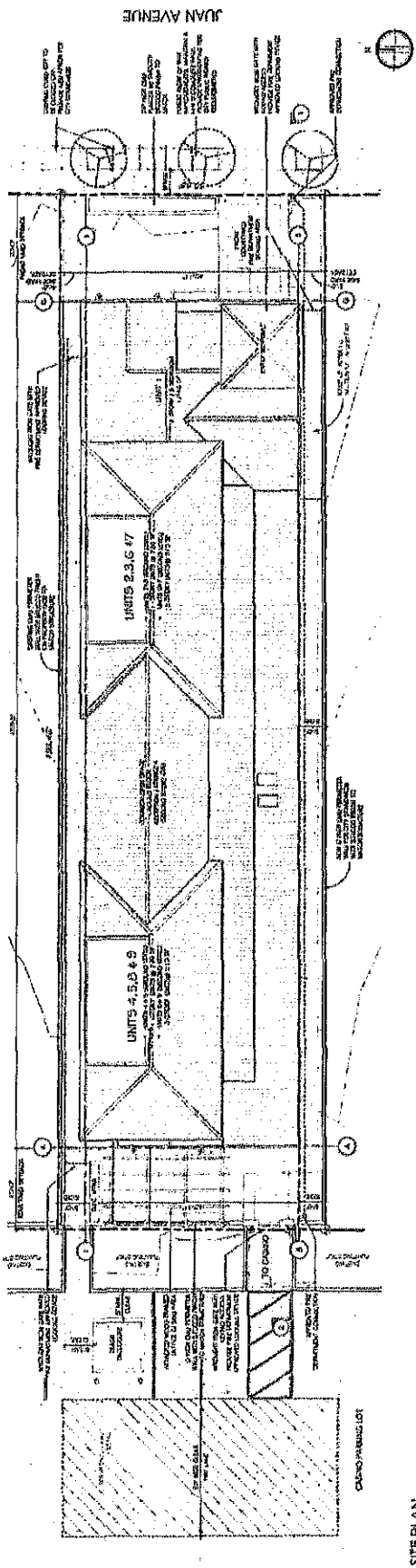


EXHIBIT 9
CONCEPTUAL SITE PLAN
SOURCE: CITY OF HAWAIIAN GARDENS

According to Section 18.40 of the City of Hawaiian Gardens Zoning Ordinance, the Community Development Director shall determine if the use shall be permitted in a zone. In order to determine that a use is permitted as a principal, conditional, temporary, minor or accessory use within a specific zone, the Director shall make all of the following findings:

1. The proposed use is consistent with the goals and policies of the General Plan;
2. The proposed use is compatible with the purpose and intent of the zone in which the project would be located; and,
3. The proposed use will not adversely affect the health, safety, or welfare of residents or other persons in the vicinity of the use; and the use is similar to and no more detrimental than those listed in the same zone.

Condition 2 – Project Location Requirements.

The proposed project site is located within the corporate boundaries of the City of Hawaiian Gardens. The project site's land is 9,807 square feet which is well under five acres.

Condition 3 – Project Site's Habitat Value.

The project site has no value as habitat for endangered, rare, or threatened species. The project site was previously developed in residential uses that were demolished by the previous property owner. The proposed project site is currently vacant though it is covered over in asphalt and broken concrete. The site is surrounded on all sides by urban development as is indicated in the project description (refer to Section 2 herein).

Condition 4 – Project's Potential Environmental Impacts.

The approval of the project would not result in any significant adverse effects relating to traffic, noise, air quality, or water quality.

Traffic. To calculate the potential trip generation for the proposed nine guest units, the trip rates for medium density residential development was used. Assuming 5.86 daily trips per unit, 0.44 morning (AM) peak hour trips per unit, and 0.52 evening (PM) peak hour trips per unit, the proposed project would result in 53 daily trips, 4 AM peak hour trips, and 5 PM peak hour trips. Even assuming all of these trips used that segment of Juan Avenue south of the site to Carson Street, the intersection level of service (LOS) at the Carson/Juan intersection would not change; this intersection's LOS is "C" for both the AM and PM peak hours. However, no public access to Juan Avenue will be permitted. As a result, the impacts will be less than significant.

Noise. The City of Hawaiian Gardens has adopted a local noise ordinance—Chapter 9.29 Noise Control—of the City's Municipal Code. Noise measurement readings were undertaken for the project site and the average noise level for the measurement period was 53.2 dBA. The construction contractors will also be required to adhere to the City's Noise Ordinance. Construction noise will include noise emanating from equipment such as backhoes, dozers, or graders. This noise will be attenuated by the exterior walls of the adjacent sensitive receptors, which would contribute to a reduction of up to **20 dBA with closed windows and a reduction of 10 dBA with open**

windows.⁷ Adherence to the aforementioned requirements will ensure construction noise is kept to levels that are less than significant.

Air Quality. The daily construction emissions will not exceed the South Coast Air Quality Management District's (SCAQMD's) significance thresholds. The long-term air quality impacts associated with the proposed project include mobile emissions from vehicular traffic; areawide emissions energy generation, and stationary emissions associated with the consumption of energy (electricity and natural gas). The analysis of long-term operational impacts also used the CalEEMod computer model. The analysis indicates that the operational (long-term) emissions would also be below the SCAQMD daily emissions thresholds. As a result the potential impacts will be less than significant.

Water Quality. The project's construction and subsequent occupation would not violate any water quality standards, waste discharge requirements, or otherwise degrade surface or groundwater quality. In addition, the proposed project would not introduce contaminated stormwater runoff into the local drains. Construction activities such as site preparation and grading may have the potential to result in the discharge of sediment, oils, residual diesel fuel, rubbish, sanitary waste, concrete waste, petroleum products (paints, solvents, fuels), or other contaminants of concern into the local streets and/or stormwater infrastructure. These mandatory construction BMPs include the limiting of grading during rain events; planting vegetation on barren soils, covering soils that may be susceptible to erosion; maintaining stockpiles of soil on-site; and containing runoff, spills, and equipment on-site.

Condition 5 – Site is Served by Utilities and Public Services.

The project site is presently vacant and undeveloped. There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. Therefore, the project's implementation will not require the relocation of any of the aforementioned facilities.

Water Utilities. The proposed project site and the surrounding areas are served by the Golden State Water Company. The proposed project is anticipated to consume approximately 1,688 gallons of water on a daily basis. The new guest units would be required to install water conserving plumbing, appliances, and fixtures that will translate into a reduction in water consumption. In addition, the guest units would not have any swimming pools and the landscaping will be required to comply with local water conservation requirements. As a result, the impacts are less than significant.

Waste Water Utilities. The proposed project will generate approximately 1,125 gallons of wastewater a day. The proposed project will connect to an existing sewer line located along Juan Avenue. As result, less than significant impacts will occur.

Solid Waste. The future daily solid waste generation is projected to be 54 pounds per day. The waste materials that will be transported off-site for disposal. Furthermore, this generation rate represents a small proportion of the total waste generated citywide. The utilities worksheets are provided in Appendix D. As a result, the potential

⁷ California Department of Transportation. *Technical Noise Supplement to the Traffic Noise Analysis Protocol – Table 7-1 FHWA Building Noise Reduction Factors*. Report dated 2013.

impacts are will be less than significant. The proposed project, like all other development in the County and the City of Hawaiian Gardens, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.



AIR QUALITY IMPACTS

Introduction

The *South Coast Air Quality Management District (SCAQMD)* has jurisdiction over a 10,743 square-mile area that includes Orange County, Los Angeles County (except for Antelope Valley), the non-desert portion of western San Bernardino County, and western Riverside County. The SCAQMD is responsible for the implementation of the protocols of the Federal Clean Air Act. In addition, the SCAQMD is responsible for ensuring that the more stringent California Clean Air standards are met. The SCAQMD is responsible for the formulation and implementation of a long-range plan referred to as the Air Quality Management Plan or AQMP that indicates how these objectives will be met. Projects in the South Coast Air Basin (SCAB) generating construction-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀;
- 55 pounds per day of PM_{2.5}; or,
- 150 pounds per day of sulfur oxides.

The proposed project would have a significant long-term impact on air quality if any of the operational emission significance thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀;
- 55 pounds per day of PM_{2.5}; or,
- 150 pounds per day of sulfur oxides.⁸

Construction Emissions

The proposed project involves the use of the 9,807 square foot property for the 9-unit villas hotel development. The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V.2016.3.2). As shown in Table 1, the daily construction emissions will not exceed the SCAQMD significance thresholds. The analysis of daily construction emissions has been prepared utilizing the California Emissions Estimator Model (CalEEMod V.2016.3.2) developed for the SCAQMD (these CalEEMod computer worksheets are attached as an Appendix to this air quality analysis). The project construction period would include site preparation, the erection of the new units, and the finishing of the project (paving, painting, and the planting of landscaping). As shown in Table 1, daily construction emissions will not exceed the SCAQMD's significance thresholds. Therefore, the maximum daily construction-related emissions would be less than significant.

⁸ South Coast Air Quality Management District. *Final 2016 Air Quality Plan [AQMP]*. Adopted March 2017.

Table 1
Estimated Daily Construction Emissions

| Construction Phase | ROG | NO _x | CO | SO ₂ | PM ₁₀ | PM _{2.5} |
|-------------------------------------|-------------|-----------------|-------------|-----------------|------------------|-------------------|
| Site Preparation (on-site) | 0.68 | 8.43 | 4.09 | -- | 0.35 | 0.31 |
| Site Preparation (off-site) | 0.02 | 0.01 | 0.20 | -- | 0.05 | 0.01 |
| Total Site Preparation | 0.70 | 8.44 | 4.29 | -- | 0.40 | 0.32 |
| Grading (on-site) | 0.86 | 7.87 | 7.62 | 0.01 | 1.22 | 0.85 |
| Grading (off-site) | 0.04 | 0.03 | 0.40 | -- | 0.11 | 0.03 |
| Total Grading | 0.90 | 7.90 | 8.02 | 0.01 | 1.33 | 0.88 |
| Building Construction (on-site) | 0.86 | 8.85 | 7.38 | 0.01 | 0.52 | 0.48 |
| Building Construction (off-site) | 0.02 | 0.22 | 0.25 | -- | 0.07 | 0.01 |
| Total Building Construction | 0.88 | 9.08 | 7.63 | 0.01 | 0.59 | 0.49 |
| Paving | 0.77 | 7.22 | 7.11 | 0.01 | 0.39 | 0.36 |
| Paving | 0.08 | 0.05 | 0.73 | -- | 0.20 | 0.05 |
| Total Paving | 0.85 | 7.27 | 7.84 | 0.01 | 0.59 | 0.41 |
| Architectural Coatings (on-site) | 2.99 | 1.68 | 1.83 | -- | 0.11 | 0.11 |
| Architectural Coatings (off-site) | -- | -- | 0.04 | -- | 0.01 | -- |
| Total Architectural Coatings | 2.99 | 1.68 | 1.87 | -- | 0.12 | 0.11 |
| Maximum Daily Emissions | 3.85 | 9.07 | 9.72 | 0.01 | 1.33 | 0.88 |
| Daily Thresholds | 75 | 100 | 550 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |

Source: CalEEMod V.2016.3.2.

Operational (Long-term) Emissions

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The two main sources of operational emissions include mobile emissions and off-site emissions related to the production and consumption of energy. Table 2 depicts the estimated project operational emissions related to the project's operation.

Table 2
Estimated Operational Emissions in lbs/day

| Emission Source | ROG | NO _x | CO | SO ₂ | PM ₁₀ | PM _{2.5} |
|----------------------------|-------------|-----------------|-------------|-----------------|------------------|-------------------|
| Area-wide (lbs/day) | 0.29 | -- | -- | -- | -- | -- |
| Energy (lbs/day) | -- | 0.08 | 0.07 | -- | -- | -- |
| Mobile (lbs/day) | 0.12 | 0.57 | 1.37 | -- | 0.37 | 0.10 |
| Total (lbs/day) | 0.42 | 0.65 | 1.44 | -- | 0.38 | 0.11 |
| Daily Thresholds | 55 | 55 | 550 | 150 | 150 | 55 |
| Significant Impact? | No | No | No | No | No | No |

Source: CalEEMod V.2016.3.2.

As indicated in Table 2 the projected maximum long-term emissions are below thresholds considered to represent a significant impact. Since the project area is located in a non-attainment area for ozone and particulates, the Applicant will be required to ensure that the contractors adhere to all pertinent provisions of SCAQMD Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces. The contractors will be responsible for being familiar with, and implementing any pertinent best available control measures. As a result, the project would not result in significant impacts in this regard.

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include residences, board and care facilities, schools, playgrounds, hospitals, parks, childcare centers, and outdoor athletic facilities, and other facilities where children or the elderly may congregate. These population groups are generally more sensitive to poor air quality. The site is located in the midst of a residential neighborhood and is surrounded on three by residential land uses.

The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or LSTs. LSTs only apply to short-term (construction) emissions at a fixed location and do not include off-site or area-wide emissions. The pollutants that are the focus of the LST analysis include the conversion of NO_x to NO₂; carbon monoxide (CO) emissions from construction; PM₁₀ emissions from construction; and PM_{2.5} emissions from construction. The use of the SCAQMD's LST's "look-up tables" is permitted since each of the construction phases that include grading, site preparation, and building erection will involve the disturbance of less than five acres of land area on any given day. For purposes of the LST analysis, the receptor distance used was 25 meters since the nearest sensitive receptor abuts the project site. As shown in the Table 3, the proposed project will not result in an exceedance in LSTs.

Table 3
Local Significance Thresholds Exceedance SRA 4 for 1-acre sites

| Emissions | Project Emissions (lbs/day) | Type | Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters) | | | | |
|-------------------|-----------------------------|-------------|--|-----|-------|-------|-------|
| | | | 25 | 50 | 100 | 200 | 500 |
| NO _x | 9.07 | Constructio | 57 | 58 | 68 | 90 | 142 |
| CO | 9.72 | Constructio | 585 | 789 | 1,180 | 2,296 | 7,558 |
| PM ₁₀ | 1.33 | Constructio | 4 | 13 | 29 | 61 | 158 |
| PM _{2.5} | 0.88 | Constructio | 3 | 5 | 10 | 26 | 93 |

Source: CalEEMod V.2016.3.2.

*=Does not include implementation of other SCAQMD Standard Conditions

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*. The survey was conducted on December 4, 2019.
- Blodgett Baylosis Environmental Planning. Calculation of Air Emissions (The computer model, California Emission Estimator Model Version 2016.3.2 [CalEEMod], developed by the California Air Resources Board was used in the analysis).

- South Coast Air Quality Management District, *Final 2016 Air Quality Plan*.
- South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2009]. Table 11-4.
- South Coast Air Quality Management District. *AQMD Rules and Regulation Handbook*. Rule 1155 adopted December 4, 2009.
- Southern California Association of Governments. *Growth Forecast. Regional Transportation Plan 2016-2040*. Adopted on April 7, 2016.
- United States Census Bureau. *State & County Quickfacts, Hawaiian Gardens (city), California*. <http://quickfacts.census.gov/qfd/states/06/0629000.html>

Please Note: The computer work sheets are included in the Appendix.

GREENHOUSE GAS/CLIMATE CHANGE IMPACTS

The proposed site plan calls for the development of a 9,807 vacant square foot lot as a three story, 9-unit hotel. The proposed project would have a total floor area of 11,874 square feet. The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The SCAQMD has established multiple draft thresholds of significance. The project's operational CO₂E emissions will be below these thresholds (refer to Appendix B). As a result, the potential impacts would be less than significant.

Table 4 summarizes annual greenhouse gas (CO₂E) emissions from the proposed project. Carbon dioxide equivalent, or CO₂E, is a term that is used for describing different greenhouses gases in a common and collective unit. As indicated in Table 4, the CO₂E total for the project is 126.75 MTCO₂E per year, which is below the aforementioned threshold. The project's construction would result in an annual generation of 112.80 MTCO₂E per year. When amortized over a 30-year period, these emissions decrease to 3.76 MTCO₂E per year. These amortized construction emissions were added to the project's operational emissions to calculate the project's true GHG emissions. As shown in the table, the project's total operational emissions would be 130.51 MTCO₂E per year.

**Table 4
 Greenhouse Gas Emissions Inventory**

| Source | GHG Emissions (tons/year) | | | |
|---|---------------------------|-----------------|------------------|---------------------------------|
| | CO ₂ | CH ₄ | N ₂ O | CO ₂ E |
| Long-Term - Area Emissions | -- | -- | -- | -- |
| Long-Term - Energy Emissions | 48.28 | -- | - | 48.49 |
| Long-Term - Mobile Emissions | 74.33 | -- | -- | 74.43 |
| Long-Term - Waste Emissions | 1.00 | 0.05 | -- | 2.47 |
| Long-Term - Water Emissions | 1.10 | -- | -- | 1.35 |
| Long-Term - Total Emissions | 124.72 | 0.07 | -- | 126.75 |
| Total Construction Emissions | 112.05 | 0.03 | -- | 112.80 |
| Construction Emissions Amortized Over 30 Years | | | | 3.76 MTCO₂E |
| Total Operational Emissions with Amortized Construction Emissions | | | | 130.51 MTCO₂E |

The GHG emissions estimates reflect what a hotel project of the same location and description would generate once fully operational. The type of activities that may be undertaken once the project is operational have been predicted and accounted for in the model for the selected land use type. It is important to note that the project will be constructed in compliance with Title 24 Part 6 and Title 24 Part 11 of the California Green Building Code. Title 24, Part 6 contains energy requirements for newly constructed buildings, additions to existing buildings, and alterations to existing buildings. These energy requirements include the use of energy efficient appliances and fixtures such as air conditioning units and lighting. The purpose of the California Green Building Code (Title 24, Part 11) is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging

sustainable construction practices. Title 24, Part 6 requirements have been incorporated into the California Green Building Code.

Sources

- Blodgett Baylosis Environmental Planning. *Calculation of Air Emissions (The computer model, California Emission Estimator Model Version 2016.3.2. [CalEEMod], developed by the California Air Resources Board was used in the analysis).*
- California, State of. OPR Technical Advisory – *CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review.* June 19, 2008.
- California Strategic Growth Council. <http://www.sgc.ca.gov/Initiatives/infill-development.html>. Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council's member agencies. Website accessed on November 9, 2019.

NOISE ANALYSIS

Introduction

The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. Noise levels may also be expressed as dBA where an "A" weighting has been incorporated into the measurement metric to account for increased human sensitivity to noise. The A-weighted measurements correlate well with the perceived noise levels at lower frequencies. Noise may be generated from a point source, such as a piece of construction equipment, or from a line source, such as a road containing moving vehicles. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.⁹

The Existing Ambient Noise Environment

The project site is located within an urbanized setting and the ambient noise characteristics reflect the surrounding urban environment. The nearest sensitive receptor to the project site includes the residential development that abuts the site to the north, south, and east (on the east side of Juan Avenue). The predominant source of noise in the area is related to traffic travelling on Carson Street. An *Extech* Digital Sound Meter was used to conduct the noise measurements. The meter was performed using a slow response setting, with an "A" weighting. The meter's height above the ground surface was five feet. A series of 100 discrete noise measurements were recorded along the Juan Avenue frontage. The duration of each measurement period was 15 minutes. The results of the survey are summarized in Table 1. The measurements were taken on a Friday morning at 11:15 AM. The median ambient exterior noise level (L_{50}) was 51.5 dBA at the measurement location. The L_{50} represents the noise level that is exceeded 50% of the time (half the time the noise level exceeds this level and half the time the noise level is less than this level). As shown in Table 1, the average ambient noise level was 53.2 dBA. The noise measurement worksheets are included herein in the Appendix.

Table 1
Noise Measurement Results

| Noise Metric | Noise Level (dBA) |
|--------------------------------------|-------------------|
| L_{max} (Maximum Noise Level) | 71.9 dBA |
| L_{99} (Noise levels <99% of time) | 63.5 dBA |
| L_{90} (Noise levels <90% of time) | 61.6 dBA |
| L_{75} (Noise levels <75% of time) | 54.1 dBA |
| L_{50} (Noise levels <50% of time) | 51.5 dBA |
| L_{min} (Minimum Noise Level) | 48.0 dBA |
| Average Noise Level | 53.2 dBA |

Source: Blodgett Baylosis Environmental Planning.

⁹ Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

Local Noise Control Ordinance

The City of Hawaiian Gardens has adopted a local noise ordinance—Chapter 9.29 Noise Control—of the City’s Municipal Code. Noise measurement readings are provided in Appendix C. The average noise level for the measurement period was 53.2 dBA. The purpose of the noise ordinance is to control necessary, excessive, and annoying sounds emanating from any source within the City. Enforcement of the ordinance ensures that adjacent properties are not exposed to excessive noise from stationary sources. The ordinance sets forth standards for exterior noise levels, interior noise standards, and level of noise prohibited. According to the City’s noise regulations, exterior noise levels should not exceed 60 dBA between 7:00 AM and 10:00 PM and 55 dBA between 10:00 PM and 7:00 AM.

Construction (Short-term) Noise Impacts

Composite construction noise is best characterized in a study prepared by Bolt, Beranek, and Newman.¹⁰ In the aforementioned study, the noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. This value takes into account both the number of pieces and spacing of the heavy equipment typically used in a construction effort. In later phases during building erection, noise levels are typically reduced from these values and the physical structures further break up line-of-sight noise. The project contractors will also be required to adhere to the City’s Noise Ordinance. Construction noise will include noise emanating from equipment such as backhoes, dozers, or graders. This noise will be attenuated by the exterior walls of the adjacent sensitive receptors, which would contribute to a reduction of up to **20 dBA with closed windows and a reduction of 10 dBA with open windows.**¹¹ Adherence to the aforementioned requirements will ensure construction noise is kept to levels that are less than significant.

Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernible in areas located near the construction site. The proposed improvements would be constructed over a shallow foundation that would extend no more than three to four feet below the ground surface. The use of shallow foundations precludes the use of pile drivers or any auger type equipment.

Long Term (Operational) Noise Impacts

The interior noise levels would be reduced by complying with the California Green Building code, which requires the use energy efficient windows and insulation which will further reduce interior noise levels. Insulation will be placed between the joists and studs and will serve as an additional buffer which when combined with stucco and drywall, will reduce interior noise levels by a minimum of 10.0 dBA.

¹⁰ USEPA, Protective Noise Levels. 1971.

¹¹ California Department of Transportation. *Technical Noise Supplement to the Traffic Noise Analysis Protocol – Table 7-1 FHWA Building Noise Reduction Factors*. Report dated 2013.

Once occupied, the overall increase in ambient noise level would not be readily apparent to an individual with normal hearing. In addition, the project would not result in the generation of excessive ground-borne noise due to the nature of the proposed use (a nine room guest hotel). The future occupants will be required to adhere to all pertinent City noise regulations. Furthermore, the traffic associated with the proposed project would not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). As a result, the traffic noise impacts resulting from the proposed project's occupancy are deemed to be less than significant.

Sources

- Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.
- Blodgett Baylosis Environmental Planning. *Site Survey*. The survey was conducted on December 4, 2019.
- City of Hawaiian Gardens. *General Plan and Municipal Code*. Website Accessed December 6, 2019.

TRAFFIC GENERATION

Circulation and Access

The proposed site plan calls for the development of a 9,807 vacant square foot lot as a three story 9-unit hotel for the adjacent Casino. The proposed 9-unit villa hotel will have a total floor area of 11,074 square feet. The proposed project will also include additional features such as a common lounge area, an exercise room, and a lobby/reception area. All parking will be provided in the Casino parking lot; only casino patrons will be allowed as guests for the hotel rooms. In addition, valet and shuttle services will be provided. A secondary entry with Juan Avenue will be used for emergency access only.

The design of driveways will be based on City Code, which sets standards for such design. The proposed project will not expose future residents to dangerous intersections or sharp curves and the proposed project will not introduce incompatible equipment or vehicles to the adjacent roads. As a result, the potential impacts will be less than significant.

The project would not affect emergency access to any adjacent parcels. At no time will Juan Avenue be closed to traffic. Carson Street is the nearest designated emergency evacuation route and this roadway will not be affected by the proposed project's implementation. All construction staging areas will be located within the Casino parking lot located to the west of the site. As a result, the proposed project will not result in any impacts.

Traffic Generation

To calculate the potential trip generation for the proposed nine guest units, the trip rates for medium density residential development was used. Assuming 5.86 daily trips per unit, 0.44 morning (AM) peak hour trips per unit, and 0.52 evening (PM) peak hour trips per unit, the proposed project would result in 53 daily trips, 4 AM peak hour trips, and 5 PM peak hour trips. The project's potential trip generation is summarized below in Table 1.

Table 1
Project Trip Generation

| Description/Variable | Average Daily Trips | AM Peak Hour | PM Peak Hour |
|---|---------------------|--------------|--------------|
| Trip Rates for Medium Density Residential | 5.86 | 0.44 | 0.52 |
| Traffic Generation | 53 | 4 | 5 |

Source: Institute of Transportation Engineers, 10th Edition

Even assuming all of these trips used that segment of Juan Avenue south of the site to Carson Street, the intersection level of service (LOS) at the Carson/Juan intersection would not change; this intersection's LOS is "C" for both the AM and PM peak hours. As indicated previously, general public vehicular access to Juan Avenue will not be permitted. As a result, the impacts will be less than significant.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*. The survey was conducted on December 4, 2019.

- Institute of Transportation Engineers (ITE). Trip Generation Manuel, 10th edition.
- City of Hawaiian Gardens. *General Plan and Municipal Code*. Website Accessed December 6, 2019.

UTILITIES USEAGE

Introduction

The project site is presently vacant and undeveloped. There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. Therefore, the project's implementation will not require the relocation of any of the aforementioned facilities.

Water Service

The proposed project site and the surrounding areas are served by the Golden State Water Company. The proposed project is anticipated to consume approximately 1,688 gallons of water on a daily basis as indicated in Table 1. The new guest units would be required to install water conserving plumbing, appliances, and fixtures that will translate into a reduction in water consumption. In addition, the guest units would not have any swimming pools and the landscaping will be required to comply with local water conservation requirements. There are sufficient water resources available via the City's local groundwater supply and the Metropolitan Water District of Southern California. As a result, the impacts are less than significant.

**Table 1
 Water Consumption (gals/day)**

| Use | Unit | Factor | Consumption |
|----------------------------------|---------|---------------|------------------|
| Proposed Project (9 guest rooms) | 9 units | 187.5 gals/du | 1,687.5 gals/day |

Source: Los Angeles County Sanitation District

Wastewater

The proposed project will generate approximately 1,125 gallons of wastewater a day (refer to Table 2 below). The proposed project will connect to an existing sewer line located along Juan Avenue. As result, less than significant impacts will occur.

**Table 2
 Wastewater Generation (gals/day)**

| Use | Unit | Factor | Generation |
|----------------------------------|---------|---------------|----------------|
| Proposed Project (9 guest rooms) | 9 units | 125 gals/room | 1,125 gals/day |

Source: Los Angeles County Sanitation District

Solid Waste

As indicated in Table 3, the future daily solid waste generation is projected to be 54 pounds per day. The waste materials that will be transported off-site for disposal. Furthermore, this generation rate

represents a small proportion of the total waste generated citywide. The utilities worksheets are provided in Appendix C. As a result, the potential impacts are will be less than significant.

Table 3
Solid Waste Generation (pounds/day)

| Use | Unit | Factor | Generation |
|----------------------------------|---------|-------------|-------------|
| Proposed Project (9 guest rooms) | 9 units | 6 lbs./room | 54 lbs./day |

Source: Los Angeles City CEQA Thresholds Guide 2006

The proposed project, like all other development in the County and the City of Hawaiian Gardens, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

Sources

- Blodgett Baylosis Environmental Planning. *Site Survey*. The survey was conducted on December 4, 2019.
- City of Hawaiian Gardens. *General Plan and Municipal Code*. Website Accessed December 6, 2019.

Please Note: The utilities calculation worksheets are included in the Appendices.

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APPENDIX A

AIR QUALITY WORKSHEETS

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 NINE UNIT VILLA HOTEL • 21623 JUAN AVENUE, HAWAIIAN GARDENS, CA 90716

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Hawaiian Gardens 9-Unit Villa Hotel - South Coast AQMD Air District, Summer

Hawaiian Gardens 9-Unit Villa Hotel
South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

| Land Uses | Size | Metric | Lot Acreage | Floor Surface Area | Population |
|-----------|------|--------|-------------|--------------------|------------|
| Hotel | 9.00 | Room | 0.30 | 13,068.00 | 0 |

1.2 Other Project Characteristics

| | | | | | |
|-------------------------|----------------------------|-------------------------|-------|---------------------------|-------|
| Urbanization | Urban | Wind Speed (m/s) | 2.2 | Precipitation Freq (Days) | 31 |
| Climate Zone | 9 | | | Operational Year | 2021 |
| Utility Company | Southern California Edison | | | | |
| CO2 Intensity (lb/MWhr) | 702.44 | CH4 Intensity (lb/MWhr) | 0.029 | N2O Intensity (lb/MWhr) | 0.006 |

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Construction times are estimated.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

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| Table Name | Column Name | Default Value | New Value |
|----------------------|----------------------------|---------------|------------|
| tblAreaMitigation | UseLowVOCPaintParkingCheck | False | True |
| tblConstructionPhase | NumDays | 5.00 | 44.00 |
| tblConstructionPhase | NumDays | 100.00 | 131.00 |
| tblConstructionPhase | NumDays | 2.00 | 22.00 |
| tblConstructionPhase | NumDays | 5.00 | 21.00 |
| tblConstructionPhase | NumDays | 1.00 | 22.00 |
| tblConstructionPhase | PhaseEndDate | 8/19/2020 | 12/31/2020 |
| tblConstructionPhase | PhaseEndDate | 8/5/2020 | 10/31/2020 |
| tblConstructionPhase | PhaseEndDate | 3/18/2020 | 4/30/2020 |
| tblConstructionPhase | PhaseEndDate | 8/12/2020 | 11/30/2020 |
| tblConstructionPhase | PhaseEndDate | 3/16/2020 | 3/31/2020 |
| tblConstructionPhase | PhaseStartDate | 8/13/2020 | 11/1/2020 |
| tblConstructionPhase | PhaseStartDate | 3/19/2020 | 5/1/2020 |
| tblConstructionPhase | PhaseStartDate | 3/17/2020 | 4/1/2020 |
| tblConstructionPhase | PhaseStartDate | 8/6/2020 | 11/1/2020 |
| tblConstructionPhase | PhaseStartDate | 3/14/2020 | 3/1/2020 |
| tblGrading | AcresOfGrading | 11.00 | 0.50 |

2.0 Emissions Summary

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Hawaiian Gardens 9-Unit Villa Hotel - South Coast AQMD Air District, Summer

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---------|--------|--------|--------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|--------|-----------|
| Year | lb/day | | | | | | | | | | lb/day | | | | | |
| 2020 | 3.8629 | 9.0774 | 9.7210 | 0.0164 | 0.8845 | 0.5238 | 1.3326 | 0.4434 | 0.4820 | 0.8899 | 0.0000 | 1,534,280 | 1,534,280 | 0.3618 | 0.0000 | 1,542,520 |
| Maximum | 3.8629 | 9.0774 | 9.7210 | 0.0164 | 0.8845 | 0.5238 | 1.3326 | 0.4434 | 0.4820 | 0.8899 | 0.0000 | 1,534,280 | 1,534,280 | 0.3618 | 0.0000 | 1,542,520 |

Mitigated Construction

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---------|--------|--------|--------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|--------|-----------|
| Year | lb/day | | | | | | | | | | lb/day | | | | | |
| 2020 | 3.8629 | 9.0774 | 9.7210 | 0.0164 | 0.4054 | 0.5238 | 0.8734 | 0.1910 | 0.4820 | 0.6375 | 0.0000 | 1,534,280 | 1,534,280 | 0.3618 | 0.0000 | 1,542,520 |
| Maximum | 3.8629 | 9.0774 | 9.7210 | 0.0164 | 0.4054 | 0.5238 | 0.8734 | 0.1910 | 0.4820 | 0.6375 | 0.0000 | 1,534,280 | 1,534,280 | 0.3618 | 0.0000 | 1,542,520 |

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|-------------------|------|------|------|------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|------|------|------|
| Percent Reduction | 0.00 | 0.00 | 0.00 | 0.00 | 53.11 | 0.00 | 34.46 | 58.92 | 0.00 | 28.36 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

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2.2 Overall Operational

Unmitigated Operational

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|-------------|-------------|-------------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-------------|-------------|-------------|-------------|-------------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Area | 0.2920 | 1.0000e-005 | 9.2000e-004 | 0.0000 | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | 1.9700e-003 | 1.9700e-003 | 1.0000e-005 | | 2.1000e-003 |
| Energy | 9.2600e-003 | 0.0842 | 0.0707 | 5.1000e-004 | | 6.4000e-003 | 6.4000e-003 | | 6.4000e-003 | 6.4000e-003 | | 101.0059 | 101.0059 | 1.9400e-003 | 1.8500e-003 | 101.6081 |
| Mobile | 0.1202 | 0.6758 | 1.3768 | 4.8000e-003 | 0.3740 | 3.7800e-003 | 0.3778 | 0.1001 | 3.5300e-003 | 0.1036 | | 488.5593 | 488.5593 | 0.0245 | | 488.1708 |
| Total | 0.4215 | 0.8899 | 1.4484 | 5.3100e-003 | 0.3740 | 0.0102 | 0.3842 | 0.1001 | 9.9300e-003 | 0.1100 | | 589.5672 | 589.5672 | 0.0264 | 1.8500e-003 | 590.7790 |

Mitigated Operational

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|-------------|-------------|-------------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-------------|-------------|-------------|-------------|-------------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Area | 0.2920 | 1.0000e-005 | 9.2000e-004 | 0.0000 | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | 1.9700e-003 | 1.9700e-003 | 1.0000e-005 | | 2.1000e-003 |
| Energy | 9.2600e-003 | 0.0842 | 0.0707 | 5.1000e-004 | | 6.4000e-003 | 6.4000e-003 | | 6.4000e-003 | 6.4000e-003 | | 101.0059 | 101.0059 | 1.9400e-003 | 1.8500e-003 | 101.6081 |
| Mobile | 0.1207 | 0.5793 | 1.3910 | 4.8800e-003 | 0.3788 | 3.8200e-003 | 0.3826 | 0.1014 | 3.5700e-003 | 0.1048 | | 494.3402 | 494.3402 | 0.0247 | | 494.9577 |
| Total | 0.4220 | 0.6635 | 1.4626 | 5.3700e-003 | 0.3788 | 0.0102 | 0.3890 | 0.1014 | 9.9700e-003 | 0.1113 | | 595.3481 | 595.3481 | 0.0287 | 1.8500e-003 | 596.5658 |

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| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|-------------------|-------|-------|-------|-------|---------------|--------------|------------|----------------|---------------|-------------|---------|----------|-----------|-------|------|-------|
| Percent Reduction | -0.13 | -0.54 | -0.98 | -1.13 | -1.29 | -0.39 | -1.27 | -1.29 | -0.40 | -1.21 | 0.00 | -0.98 | -0.98 | -0.91 | 0.00 | -0.98 |

3.0 Construction Detail

Construction Phase

| Phase Number | Phase Name | Phase Type | Start Date | End Date | Num Days Week | Num Days | Phase Description |
|--------------|-----------------------|-----------------------|------------|------------|---------------|----------|-------------------|
| 1 | Site Preparation | Site Preparation | 3/1/2020 | 3/31/2020 | 5 | 22 | |
| 2 | Grading | Grading | 4/1/2020 | 4/30/2020 | 5 | 22 | |
| 3 | Building Construction | Building Construction | 5/1/2020 | 10/31/2020 | 5 | 131 | |
| 4 | Paving | Paving | 11/1/2020 | 11/30/2020 | 5 | 21 | |
| 5 | Architectural Coating | Architectural Coating | 11/1/2020 | 12/31/2020 | 5 | 44 | |

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 19,602; Non-Residential Outdoor: 6,534; Striped Parking Area: 0 (Architectural Coating – sqft)

Off Road Equipment

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| Phase Name | Offroad Equipment Type | Amount | Usage Hours | Horse Power | Load Factor |
|-----------------------|---------------------------|--------|-------------|-------------|-------------|
| Architectural Coating | Air Compressors | 1 | 6.00 | 78 | 0.48 |
| Paving | Cement and Mortar Mixers | 4 | 6.00 | 9 | 0.56 |
| Grading | Concrete/Industrial Saws | 1 | 8.00 | 81 | 0.73 |
| Building Construction | Cranes | 1 | 4.00 | 231 | 0.29 |
| Building Construction | Forklifts | 2 | 6.00 | 89 | 0.20 |
| Site Preparation | Graders | 1 | 8.00 | 187 | 0.41 |
| Paving | Pavers | 1 | 7.00 | 130 | 0.42 |
| Paving | Rollers | 1 | 7.00 | 80 | 0.38 |
| Grading | Rubber Tired Dozers | 1 | 1.00 | 247 | 0.40 |
| Building Construction | Tractors/Loaders/Backhoes | 2 | 8.00 | 97 | 0.37 |
| Grading | Tractors/Loaders/Backhoes | 2 | 6.00 | 97 | 0.37 |
| Paving | Tractors/Loaders/Backhoes | 1 | 7.00 | 97 | 0.37 |
| Site Preparation | Tractors/Loaders/Backhoes | 1 | 8.00 | 97 | 0.37 |

Trips and VMT

| Phase Name | Offroad Equipment Count | Worker Trip Number | Vendor Trip Number | Hauling Trip Number | Worker Trip Length | Vendor Trip Length | Hauling Trip Length | Worker Vehicle Class | Vendor Vehicle Class | Hauling Vehicle Class |
|-----------------------|-------------------------|--------------------|--------------------|---------------------|--------------------|--------------------|---------------------|----------------------|----------------------|-----------------------|
| Site Preparation | 2 | 5.00 | 0.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |
| Grading | 4 | 10.00 | 0.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |
| Building Construction | 5 | 5.00 | 2.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |
| Paving | 7 | 18.00 | 0.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |
| Architectural Coating | 1 | 1.00 | 0.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |

3.1 Mitigation Measures Construction

Water Exposed Area

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3.2 Site Preparation - 2020

Unmitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---------------|---------------|---------------|---------------|--------------------|---------------|---------------|---------------|--------------------|---------------|---------------|----------|-----------------|-----------------|---------------|-----|-----------------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Fugitive Dust | | | | | 0.0241 | 0.0000 | 0.0241 | 2.6000e-003 | 0.0000 | 2.6000e-003 | | | 0.0000 | | | 0.0000 |
| Off-Road | 0.6853 | 8.4307 | 4.0942 | 9.7400e-003 | | 0.3353 | 0.3353 | | 0.3085 | 0.3085 | | 943.4872 | 943.4872 | 0.3051 | | 951.1158 |
| Total | 0.6853 | 8.4307 | 4.0942 | 9.7400e-003 | 0.0241 | 0.3353 | 0.3594 | 2.6000e-003 | 0.3085 | 0.3111 | | 943.4872 | 943.4872 | 0.3051 | | 951.1158 |

Unmitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|---------------|---------------|---------------|--------------------|---------------|--------------------|---------------|----------------|--------------------|---------------|----------|----------------|----------------|--------------------|-----|----------------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Worker | 0.0226 | 0.0152 | 0.2044 | 5.7000e-004 | 0.0559 | 4.2000e-004 | 0.0563 | 0.0148 | 3.9000e-004 | 0.0152 | | 57.2209 | 57.2209 | 1.6500e-003 | | 57.2620 |
| Total | 0.0226 | 0.0152 | 0.2044 | 5.7000e-004 | 0.0559 | 4.2000e-004 | 0.0563 | 0.0148 | 3.9000e-004 | 0.0152 | | 57.2209 | 57.2209 | 1.6500e-003 | | 57.2620 |

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3.2 Site Preparation - 2020

Mitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e | |
|---------------|--------|--------|--------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|--------|-----|------|----------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | | |
| Fugitive Dust | | | | | 9.4000e-003 | 0.0000 | 9.4000e-003 | 1.0100e-003 | 0.0000 | 1.0100e-003 | | | 0.0000 | | | | 0.0000 |
| Off-Road | 0.6853 | 8.4307 | 4.0942 | 9.7400e-003 | | 0.3353 | 0.3353 | | 0.3085 | 0.3085 | 0.0000 | 943.4872 | 943.4872 | 0.3051 | | | 951.1158 |
| Total | 0.6853 | 8.4307 | 4.0942 | 9.7400e-003 | 9.4000e-003 | 0.3353 | 0.3447 | 1.0100e-003 | 0.3085 | 0.3085 | 0.0000 | 943.4872 | 943.4872 | 0.3051 | | | 951.1158 |

Mitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e | |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|------|---------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | | 0.0000 |
| Worker | 0.0228 | 0.0152 | 0.2044 | 5.7000e-004 | 0.0559 | 4.2000e-004 | 0.0563 | 0.0148 | 3.9000e-004 | 0.0152 | | 57.2209 | 57.2209 | 1.6500e-003 | | | 57.2620 |
| Total | 0.0228 | 0.0152 | 0.2044 | 5.7000e-004 | 0.0559 | 4.2000e-004 | 0.0563 | 0.0148 | 3.9000e-004 | 0.0152 | | 57.2209 | 57.2209 | 1.6500e-003 | | | 57.2620 |

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3.3 Grading - 2020

Unmitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|---------|------------------------|------------------------|---------------|-----|------------------------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Fugitive Dust | | | | | 0.7528 | 0.0000 | 0.7528 | 0.4138 | 0.0000 | 0.4138 | | | 0.0000 | | | 0.0000 |
| Off-Road | 0.8874 | 7.8729 | 7.8228 | 0.0120 | | 0.4872 | 0.4672 | | 0.4457 | 0.4457 | | 1,147,235 2 | 1,147,235 2 | 0.2169 | | 1,152,657 8 |
| Total | 0.8874 | 7.8729 | 7.8228 | 0.0120 | 0.7528 | 0.4872 | 1.2200 | 0.4138 | 0.4457 | 0.8595 | | 1,147,235 2 | 1,147,235 2 | 0.2169 | | 1,152,657 8 |

Unmitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|---------------|---------------|---------------|--------------------|---------------|--------------------|---------------|----------------|--------------------|---------------|---------|-----------------|-----------------|--------------------|-----|-----------------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Worker | 0.0452 | 0.0304 | 0.4088 | 1.1500e-003 | 0.1118 | 8.5000e-004 | 0.1126 | 0.0296 | 7.8000e-004 | 0.0304 | | 114.4418 | 114.4418 | 3.2900e-003 | | 114.5240 |
| Total | 0.0452 | 0.0304 | 0.4088 | 1.1500e-003 | 0.1118 | 8.5000e-004 | 0.1126 | 0.0296 | 7.8000e-004 | 0.0304 | | 114.4418 | 114.4418 | 3.2900e-003 | | 114.5240 |

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3.3 Grading - 2020

Mitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---------------|--------|--------|--------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|----------------|----------------|--------|-----|----------------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Fugitive Dust | | | | | 0.2936 | 0.0000 | 0.2936 | 0.1614 | 0.0000 | 0.1614 | | | 0.0000 | | | 0.0000 |
| Off-Road | 0.8674 | 7.8729 | 7.6228 | 0.0120 | | 0.4672 | 0.4672 | | 0.4457 | 0.4457 | 0.0000 | 1,147,235 2 | 1,147,235 2 | 0.2169 | | 1,152,657 8 |
| Total | 0.8674 | 7.8729 | 7.6228 | 0.0120 | 0.2936 | 0.4672 | 0.7608 | 0.1614 | 0.4457 | 0.6070 | 0.0000 | 1,147,235 2 | 1,147,235 2 | 0.2169 | | 1,152,657 8 |

Mitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|----------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Worker | 0.0452 | 0.0304 | 0.4088 | 1.1500e-003 | 0.1118 | 8.5000e-004 | 0.1128 | 0.0286 | 7.8000e-004 | 0.0304 | | 114.4418 | 114.4418 | 3.2900e-003 | | 114.5240 |
| Total | 0.0452 | 0.0304 | 0.4088 | 1.1500e-003 | 0.1118 | 8.5000e-004 | 0.1128 | 0.0286 | 7.8000e-004 | 0.0304 | | 114.4418 | 114.4418 | 3.2900e-003 | | 114.5240 |

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3.4 Building Construction - 2020

Unmitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|--------|--------|--------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|----------------|----------------|--------|-----|----------------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Off-Road | 0.8817 | 8.8823 | 7.3875 | 0.0114 | | 0.5224 | 0.5224 | | 0.4806 | 0.4806 | | 1,102.978 1 | 1,102.978 1 | 0.3567 | | 1,111.896 2 |
| Total | 0.8817 | 8.8823 | 7.3875 | 0.0114 | | 0.5224 | 0.5224 | | 0.4806 | 0.4806 | | 1,102.978 1 | 1,102.978 1 | 0.3567 | | 1,111.896 2 |

Unmitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|-------------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|----------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Vendor | 6.5700e-003 | 0.2099 | 0.0800 | 5.1000e-004 | 0.0128 | 1.0400e-003 | 0.0138 | 3.6900e-003 | 9.9000e-004 | 4.6800e-003 | | 54.8897 | 54.8897 | 3.4500e-003 | | 54.9769 |
| Worker | 0.0226 | 0.0152 | 0.2044 | 5.7000e-004 | 0.0568 | 4.2000e-004 | 0.0563 | 0.0148 | 3.9000e-004 | 0.0152 | | 57.2209 | 57.2209 | 1.8500e-003 | | 57.2620 |
| Total | 0.0292 | 0.2251 | 0.2544 | 1.0800e-003 | 0.0687 | 1.4600e-003 | 0.0702 | 0.0185 | 1.3800e-003 | 0.0199 | | 112.1108 | 112.1108 | 5.1000e-003 | | 112.2379 |

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3.4 Building Construction - 2020

Mitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|---------------|------------------------|------------------------|---------------|-----|------------------------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Off-Road | 0.8817 | 8.8523 | 7.3875 | 0.0114 | | 0.6224 | 0.6224 | | 0.4806 | 0.4806 | 0.0000 | 1,102.978 1 | 1,102.978 1 | 0.3587 | | 1,111.896 2 |
| Total | 0.8817 | 8.8523 | 7.3875 | 0.0114 | | 0.6224 | 0.6224 | | 0.4806 | 0.4806 | 0.0000 | 1,102.978 1 | 1,102.978 1 | 0.3587 | | 1,111.896 2 |

Mitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|---------------|---------------|---------------|--------------------|---------------|--------------------|---------------|----------------|--------------------|---------------|----------|-----------------|-----------------|--------------------|-----|-----------------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Vendor | 6.5700e-003 | 0.2099 | 0.0600 | 5.1000e-004 | 0.0128 | 1.0400e-003 | 0.0138 | 3.8900e-003 | 9.8000e-004 | 4.8800e-003 | | 54.8897 | 54.8897 | 3.4500e-003 | | 64.9769 |
| Worker | 0.0225 | 0.0152 | 0.2044 | 5.7000e-004 | 0.0559 | 4.2000e-004 | 0.0563 | 0.0148 | 3.9000e-004 | 0.0152 | | 57.2209 | 57.2209 | 1.8500e-003 | | 67.2820 |
| Total | 0.0292 | 0.2251 | 0.2544 | 1.0800e-003 | 0.0687 | 1.4600e-003 | 0.0702 | 0.0186 | 1.3800e-003 | 0.0199 | | 112.1106 | 112.1106 | 5.1000e-003 | | 112.2379 |

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3.5 Paving - 2020

Unmitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|----------|--------------------|--------------------|---------------|-----|--------------------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Off-Road | 0.7716 | 7.2266 | 7.1128 | 0.0113 | | 0.3960 | 0.3960 | | 0.3669 | 0.3669 | | 1,035,392.6 | 1,035,392.6 | 0.3016 | | 1,042,932.3 |
| Paving | 0.0000 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Total | 0.7716 | 7.2266 | 7.1128 | 0.0113 | | 0.3960 | 0.3960 | | 0.3669 | 0.3669 | | 1,035,392.6 | 1,035,392.6 | 0.3016 | | 1,042,932.3 |

Unmitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|---------------|---------------|---------------|--------------------|---------------|--------------------|---------------|----------------|--------------------|---------------|----------|-----------------|-----------------|--------------------|-----|-----------------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Worker | 0.0814 | 0.0547 | 0.7359 | 2.0700e-003 | 0.2012 | 1.5300e-003 | 0.2027 | 0.0534 | 1.4100e-003 | 0.0548 | | 205.9951 | 205.9951 | 5.9200e-003 | | 206.1432 |
| Total | 0.0814 | 0.0547 | 0.7359 | 2.0700e-003 | 0.2012 | 1.5300e-003 | 0.2027 | 0.0534 | 1.4100e-003 | 0.0548 | | 205.9951 | 205.9951 | 5.9200e-003 | | 206.1432 |

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3.5 Paving - 2020

Mitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|--------|--------|--------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|------------|------------|--------|-----|------------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Off-Road | 0.7716 | 7.2266 | 7.1128 | 0.0113 | | 0.3950 | 0.3950 | | 0.3689 | 0.3669 | 0.0000 | 1,035.3926 | 1,035.3926 | 0.3016 | | 1,042.9323 |
| Paving | 0.0000 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Total | 0.7716 | 7.2266 | 7.1128 | 0.0113 | | 0.3950 | 0.3950 | | 0.3689 | 0.3669 | 0.0000 | 1,035.3926 | 1,035.3926 | 0.3016 | | 1,042.9323 |

Mitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|----------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Worker | 0.0814 | 0.0547 | 0.7359 | 2.0700e-003 | 0.2012 | 1.5300e-003 | 0.2027 | 0.0534 | 1.4100e-003 | 0.0548 | | 205.9951 | 205.9951 | 5.9200e-003 | | 206.1432 |
| Total | 0.0814 | 0.0547 | 0.7359 | 2.0700e-003 | 0.2012 | 1.5300e-003 | 0.2027 | 0.0534 | 1.4100e-003 | 0.0548 | | 205.9951 | 205.9951 | 5.9200e-003 | | 206.1432 |

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3.6 Architectural Coating - 2020

Unmitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|-----------------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|-----|----------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Archit. Coating | 2.7532 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Off-Road | 0.2422 | 1.6838 | 1.8314 | 2.9700e-003 | | 0.1109 | 0.1109 | | 0.1109 | 0.1109 | | 281.4481 | 281.4481 | 0.0218 | | 281.8928 |
| Total | 2.9954 | 1.6838 | 1.8314 | 2.9700e-003 | | 0.1109 | 0.1109 | | 0.1109 | 0.1109 | | 281.4481 | 281.4481 | 0.0218 | | 281.9928 |

Unmitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|-------------|-------------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|---------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Worker | 4.5200e-003 | 3.0400e-003 | 0.0409 | 1.1000e-004 | 0.0112 | 8.0000e-005 | 0.0113 | 2.9600e-003 | 8.0000e-005 | 3.0400e-003 | | 11.4442 | 11.4442 | 3.3000e-004 | | 11.4624 |
| Total | 4.5200e-003 | 3.0400e-003 | 0.0409 | 1.1000e-004 | 0.0112 | 8.0000e-005 | 0.0113 | 2.9600e-003 | 8.0000e-005 | 3.0400e-003 | | 11.4442 | 11.4442 | 3.3000e-004 | | 11.4624 |

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3.6 Architectural Coating - 2020

Mitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|-----------------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|-----|----------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Archit. Coating | 2.7532 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Off-Road | 0.2422 | 1.6838 | 1.8314 | 2.9700e-003 | | 0.1109 | 0.1109 | | 0.1109 | 0.1109 | 0.0000 | 281.4481 | 281.4481 | 0.0218 | | 281.9928 |
| Total | 2.9954 | 1.6838 | 1.8314 | 2.9700e-003 | | 0.1109 | 0.1109 | | 0.1109 | 0.1109 | 0.0000 | 281.4481 | 281.4481 | 0.0218 | | 281.9928 |

Mitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|-------------|-------------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|---------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | | 0.0000 |
| Worker | 4.5200e-003 | 3.0400e-003 | 0.0409 | 1.1000e-004 | 0.0112 | 8.0000e-005 | 0.0113 | 2.9500e-003 | 8.0000e-005 | 3.0400e-003 | | 11.4442 | 11.4442 | 3.3000e-004 | | 11.4524 |
| Total | 4.5200e-003 | 3.0400e-003 | 0.0409 | 1.1000e-004 | 0.0112 | 8.0000e-005 | 0.0113 | 2.9500e-003 | 8.0000e-005 | 3.0400e-003 | | 11.4442 | 11.4442 | 3.3000e-004 | | 11.4524 |

4.0 Operational Detail - Mobile

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4.1 Mitigation Measures Mobile

Increase Diversity

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|-------------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|-----|----------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Mitigated | 0.1207 | 0.8793 | 1.3910 | 4.8800e-003 | 0.3786 | 3.8200e-003 | 0.3828 | 0.1014 | 3.5700e-003 | 0.1049 | | 494.3402 | 494.3402 | 0.0247 | | 494.6577 |
| Unmitigated | 0.1202 | 0.8768 | 1.3768 | 4.8000e-003 | 0.3740 | 3.7800e-003 | 0.3778 | 0.1001 | 3.5300e-003 | 0.1036 | | 488.6593 | 488.6593 | 0.0245 | | 489.1708 |

4.2 Trip Summary Information

| Land Use | Average Daily Trip Rate | | | Unmitigated | Mitigated |
|----------|-------------------------|----------|--------|-------------|------------|
| | Weekday | Saturday | Sunday | Annual VMT | Annual VMT |
| Hotel | 73.53 | 73.71 | 53.55 | 168,706 | 170,881 |
| Total | 73.53 | 73.71 | 53.55 | 168,706 | 170,881 |

4.3 Trip Type Information

| Land Use | Miles | | | Trip % | | | Trip Purpose % | | |
|----------|------------|------------|-------------|------------|------------|-------------|----------------|----------|---------|
| | H-W or C-W | H-S or C-C | H-O or C-NW | H-W or C-W | H-S or C-C | H-O or C-NW | Primary | Diverted | Pass-by |
| Hotel | 16.60 | 8.40 | 6.90 | 19.40 | 61.60 | 19.00 | 58 | 38 | 4 |

4.4 Fleet Mix

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| Land Use | LDA | LDT1 | LDT2 | MPV | LHD1 | LHD2 | MHD | HHD | OBUS | UBUS | MCY | SBUS | MH |
|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Hotel | 0.548858 | 0.043235 | 0.200708 | 0.120309 | 0.018131 | 0.005851 | 0.021034 | 0.033479 | 0.002070 | 0.001877 | 0.004817 | 0.000707 | 0.000925 |

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

Install Energy Efficient Appliances

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|------------------------|-------------|--------|--------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-------------|----------|
| | lb/day | | | | | | | | | | lb/day | | | | | |
| NaturalGas Mitigated | 9.2800e-003 | 0.0842 | 0.0707 | 5.1000e-004 | | 6.4000e-003 | 6.4000e-003 | | 6.4000e-003 | 6.4000e-003 | | 101.0059 | 101.0059 | 1.9400e-003 | 1.8500e-003 | 101.8061 |
| NaturalGas Unmitigated | 9.2800e-003 | 0.0842 | 0.0707 | 5.1000e-004 | | 6.4000e-003 | 6.4000e-003 | | 6.4000e-003 | 6.4000e-003 | | 101.0059 | 101.0059 | 1.9400e-003 | 1.8500e-003 | 101.8061 |

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5.2 Energy by Land Use - Natural Gas

Unmitigated

| | Natural Gas Use | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|-----------------|-------------|--------|--------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|---------|----------|-----------|-------------|-------------|----------|
| Land Use | kBTU/yr | lb/day | | | | | | | | | | lb/day | | | | | |
| Hotel | 858.55 | 9.2800e-003 | 0.0842 | 0.0707 | 5.1000e-004 | | 6.4000e-003 | 6.4000e-003 | | 6.4000e-003 | 6.4000e-003 | | 101.0059 | 101.0059 | 1.9400e-003 | 1.8500e-003 | 101.8061 |
| Total | | 9.2800e-003 | 0.0842 | 0.0707 | 5.1000e-004 | | 6.4000e-003 | 6.4000e-003 | | 6.4000e-003 | 6.4000e-003 | | 101.0059 | 101.0059 | 1.9400e-003 | 1.8500e-003 | 101.8061 |

Mitigated

| | Natural Gas Use | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|-----------------|-------------|--------|--------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|---------|----------|-----------|-------------|-------------|----------|
| Land Use | kBTU/yr | lb/day | | | | | | | | | | lb/day | | | | | |
| Hotel | 0.85855 | 9.2800e-003 | 0.0842 | 0.0707 | 5.1000e-004 | | 6.4000e-003 | 6.4000e-003 | | 6.4000e-003 | 6.4000e-003 | | 101.0059 | 101.0059 | 1.9400e-003 | 1.8500e-003 | 101.8061 |
| Total | | 9.2800e-003 | 0.0842 | 0.0707 | 5.1000e-004 | | 6.4000e-003 | 6.4000e-003 | | 6.4000e-003 | 6.4000e-003 | | 101.0059 | 101.0059 | 1.9400e-003 | 1.8500e-003 | 101.8061 |

6.0 Area Detail

6.1 Mitigation Measures Area

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- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- No Hearths Installed

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | So-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|-------------|--------|-------------|-------------|--------|---------------|--------------|------------|----------------|---------------|-------------|--------|-------------|-------------|-------------|-----|-------------|
| Category | lb/day | | | | | | | | | | lb/day | | | | | |
| Mitigated | 0.2920 | 1.0000e-005 | 9.2000e-004 | 0.0000 | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | 1.9700e-003 | 1.9700e-003 | 1.0000e-005 | | 2.1000e-003 |
| Unmitigated | 0.2920 | 1.0000e-005 | 9.2000e-004 | 0.0000 | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | 1.9700e-003 | 1.9700e-003 | 1.0000e-005 | | 2.1000e-003 |

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6.2 Area by SubCategory

Unmitigated

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|-----------------------|-------------|-------------|-------------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|-------------|-------------|-------------|-----|-------------|
| SubCategory | lb/day | | | | | | | | | | lb/day | | | | | |
| Architectural Coating | 0.0332 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Consumer Products | 0.2588 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Landscaping | 9.0000e-005 | 1.0000e-005 | 9.2000e-004 | 0.0000 | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | 1.9700e-003 | 1.9700e-003 | 1.0000e-005 | | 2.1000e-003 |
| Total | 0.2920 | 1.0000e-005 | 9.2000e-004 | 0.0000 | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | 1.9700e-003 | 1.9700e-003 | 1.0000e-005 | | 2.1000e-003 |

Mitigated

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|-----------------------|-------------|-------------|-------------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|-------------|-------------|-------------|-----|-------------|
| SubCategory | lb/day | | | | | | | | | | lb/day | | | | | |
| Architectural Coating | 0.0332 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Consumer Products | 0.2588 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | | 0.0000 | | | 0.0000 |
| Landscaping | 9.0000e-005 | 1.0000e-005 | 9.2000e-004 | 0.0000 | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | 1.9700e-003 | 1.9700e-003 | 1.0000e-005 | | 2.1000e-003 |
| Total | 0.2920 | 1.0000e-005 | 9.2000e-004 | 0.0000 | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | | 1.9700e-003 | 1.9700e-003 | 1.0000e-005 | | 2.1000e-003 |

7.0 Water Detail

APPENDIX A • AIR QUALITY IMPACTS

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7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

| Equipment Type | Number | Hours/Day | Days/Year | Horse Power | Load Factor | Fuel Type |
|----------------|--------|-----------|-----------|-------------|-------------|-----------|
|----------------|--------|-----------|-----------|-------------|-------------|-----------|

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

| Equipment Type | Number | Hours/Day | Hours/Year | Horse Power | Load Factor | Fuel Type |
|----------------|--------|-----------|------------|-------------|-------------|-----------|
|----------------|--------|-----------|------------|-------------|-------------|-----------|

Boilers

| Equipment Type | Number | Heat Input/Day | Heat Input/Year | Boiler Rating | Fuel Type |
|----------------|--------|----------------|-----------------|---------------|-----------|
|----------------|--------|----------------|-----------------|---------------|-----------|

User Defined Equipment

| Equipment Type | Number |
|----------------|--------|
|----------------|--------|

11.0 Vegetation

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Hawaiian Gardens 9-Unit Villa Hotel
South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

| Land Uses | Size | Metric | Lot Acreage | Floor Surface Area | Population |
|-----------|------|--------|-------------|--------------------|------------|
| Hotel | 9.00 | Room | 0.30 | 13,068.00 | 0 |

1.2 Other Project Characteristics

| | | | | | |
|--------------------------|----------------------------|--------------------------|-------|---------------------------|-------|
| Urbanization | Urban | Wind Speed (m/s) | 2.2 | Precipitation Freq (Days) | 31 |
| Climate Zone | 9 | Operational Year | | 2021 | |
| Utility Company | Southern California Edison | | | | |
| CO2 Intensity (lb/MW/hr) | 702.44 | CH4 Intensity (lb/MW/hr) | 0.029 | N2O Intensity (lb/MW/hr) | 0.006 |

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Construction times are estimated.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

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| Table Name | Column Name | Default Value | New Value |
|----------------------|----------------------------|---------------|------------|
| tblAreaMitigation | UseLowVOCPaintParkingCheck | False | True |
| tblConstructionPhase | NumDays | 5.00 | 44.00 |
| tblConstructionPhase | NumDays | 100.00 | 131.00 |
| tblConstructionPhase | NumDays | 2.00 | 22.00 |
| tblConstructionPhase | NumDays | 5.00 | 21.00 |
| tblConstructionPhase | NumDays | 1.00 | 22.00 |
| tblConstructionPhase | PhaseEndDate | 8/19/2020 | 12/31/2020 |
| tblConstructionPhase | PhaseEndDate | 8/5/2020 | 10/31/2020 |
| tblConstructionPhase | PhaseEndDate | 3/18/2020 | 4/30/2020 |
| tblConstructionPhase | PhaseEndDate | 8/12/2020 | 11/30/2020 |
| tblConstructionPhase | PhaseEndDate | 3/16/2020 | 3/31/2020 |
| tblConstructionPhase | PhaseStartDate | 8/13/2020 | 11/1/2020 |
| tblConstructionPhase | PhaseStartDate | 3/19/2020 | 5/1/2020 |
| tblConstructionPhase | PhaseStartDate | 3/17/2020 | 4/1/2020 |
| tblConstructionPhase | PhaseStartDate | 8/6/2020 | 11/1/2020 |
| tblConstructionPhase | PhaseStartDate | 3/14/2020 | 3/1/2020 |
| tblGrading | AcresOfGrading | 11.00 | 0.50 |

2.0 Emissions Summary

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2.1 Overall Construction

Unmitigated Construction

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---------|---------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|--------|----------|
| Year | tons/yr | | | | | | | | | | MT/yr | | | | | |
| 2020 | 0.1511 | 0.8885 | 0.7579 | 1.2800e-003 | 0.0171 | 0.0498 | 0.0669 | 8.8700e-003 | 0.0482 | 0.0531 | 0.0000 | 112.0529 | 112.0529 | 0.0301 | 0.0000 | 112.8061 |
| Maximum | 0.1511 | 0.8885 | 0.7579 | 1.2800e-003 | 0.0171 | 0.0498 | 0.0669 | 8.8700e-003 | 0.0482 | 0.0531 | 0.0000 | 112.0529 | 112.0529 | 0.0301 | 0.0000 | 112.8061 |

Mitigated Construction

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---------|---------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|--------|----------|
| Year | tons/yr | | | | | | | | | | MT/yr | | | | | |
| 2020 | 0.1511 | 0.8885 | 0.7578 | 1.2800e-003 | 0.0119 | 0.0498 | 0.0616 | 4.0700e-003 | 0.0462 | 0.0503 | 0.0000 | 112.0528 | 112.0528 | 0.0301 | 0.0000 | 112.8059 |
| Maximum | 0.1511 | 0.8885 | 0.7578 | 1.2800e-003 | 0.0119 | 0.0498 | 0.0616 | 4.0700e-003 | 0.0462 | 0.0503 | 0.0000 | 112.0528 | 112.0528 | 0.0301 | 0.0000 | 112.8059 |

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|-------------------|------|------|------|------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|------|------|------|
| Percent Reduction | 0.00 | 0.00 | 0.00 | 0.00 | 30.49 | 0.00 | 7.79 | 40.76 | 0.00 | 5.28 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

APPENDIX A • AIR QUALITY IMPACTS

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| Quarter | Start Date | End Date | Maximum Unmitigated ROG + NOX (tons/quarter) | Maximum Mitigated ROG + NOX (tons/quarter) |
|---------|------------|-----------|--|--|
| 1 | 3-1-2020 | 5-31-2020 | 0.3062 | 0.3062 |
| 2 | 6-1-2020 | 8-31-2020 | 0.3275 | 0.3275 |
| 3 | 9-1-2020 | 9-30-2020 | 0.1068 | 0.1068 |
| | | Highest | 0.3275 | 0.3275 |

2.2 Overall Operational

Unmitigated Operational

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NEio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|---------------|---------------|---------------|--------------------|---------------|--------------------|---------------|----------------|--------------------|---------------|---------------|-----------------|-----------------|---------------|--------------------|-----------------|
| | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Area | 0.0533 | 0.0000 | 1.2000e-004 | 0.0000 | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 2.2000e-004 | 2.2000e-004 | 0.0000 | 0.0000 | 2.4000e-004 |
| Energy | 1.6900e-003 | 0.0154 | 0.0129 | 9.0000e-005 | | 1.1700e-003 | 1.1700e-003 | | 1.1700e-003 | 1.1700e-003 | 0.0000 | 48.2838 | 48.2838 | 1.6200e-003 | 6.8000e-004 | 48.4961 |
| Mobile | 0.0184 | 0.1038 | 0.2312 | 8.0000e-004 | 0.0641 | 6.6000e-004 | 0.0648 | 0.0172 | 6.2000e-004 | 0.0178 | 0.0000 | 74.3336 | 74.3336 | 3.8600e-003 | 0.0000 | 74.4302 |
| Waste | | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 1.0008 | 0.0000 | 1.0008 | 0.0591 | 0.0000 | 2.4793 |
| Water | | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0724 | 1.0370 | 1.1094 | 7.4800e-003 | 1.8000e-004 | 1.3514 |
| Total | 0.0744 | 0.1191 | 0.2443 | 8.9000e-004 | 0.0641 | 1.8300e-003 | 0.0659 | 0.0172 | 1.7900e-003 | 0.0190 | 1.0732 | 123.6547 | 124.7278 | 0.0721 | 7.6000e-004 | 126.7573 |

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2.2 Overall Operational

Mitigated Operational

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|---------------|---------------|---------------|--------------------|---------------|--------------------|---------------|----------------|--------------------|---------------|---------------|-----------------|-----------------|---------------|--------------------|-----------------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Area | 0.0533 | 0.0000 | 1.2000e-004 | 0.0000 | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 2.2000e-004 | 2.2000e-004 | 0.0000 | 0.0000 | 2.4000e-004 |
| Energy | 1.8900e-003 | 0.0154 | 0.0129 | 9.0000e-005 | | 1.1700e-003 | 1.1700e-003 | | 1.1700e-003 | 1.1700e-003 | 0.0000 | 47.7342 | 47.7342 | 1.6000e-003 | 5.7000e-004 | 47.9445 |
| Mobile | 0.0195 | 0.1044 | 0.2335 | 8.1000e-004 | 0.0649 | 6.7000e-004 | 0.0656 | 0.0174 | 6.2000e-004 | 0.0180 | 0.0000 | 75.2134 | 75.2134 | 3.9000e-003 | 0.0000 | 75.3109 |
| Waste | | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 1.0008 | 0.0000 | 1.0008 | 0.0591 | 0.0000 | 2.4793 |
| Water | | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0579 | 0.8475 | 0.9055 | 5.9900e-003 | 1.5000e-004 | 1.0992 |
| Total | 0.0745 | 0.1198 | 0.2465 | 9.0000e-004 | 0.0649 | 1.8400e-003 | 0.0668 | 0.0174 | 1.7900e-003 | 0.0192 | 1.0587 | 123.7954 | 124.8540 | 0.0706 | 7.2000e-004 | 126.8342 |

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|-------------------|-------|-------|-------|-------|---------------|--------------|------------|----------------|---------------|-------------|---------|----------|-----------|------|------|-------|
| Percent Reduction | -0.12 | -0.56 | -0.93 | -1.12 | -1.29 | -0.65 | -1.27 | -1.28 | 0.00 | -1.16 | 1.35 | -0.11 | -0.10 | 2.04 | 5.26 | -0.06 |

3.0 Construction Detail

Construction Phase

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| Phase Number | Phase Name | Phase Type | Start Date | End Date | Num Days Week | Num Days | Phase Description |
|--------------|-----------------------|-----------------------|------------|------------|---------------|----------|-------------------|
| 1 | Site Preparation | Site Preparation | 3/1/2020 | 3/31/2020 | 5 | 22 | |
| 2 | Grading | Grading | 4/1/2020 | 4/30/2020 | 5 | 22 | |
| 3 | Building Construction | Building Construction | 5/1/2020 | 10/31/2020 | 5 | 131 | |
| 4 | Paving | Paving | 11/1/2020 | 11/30/2020 | 5 | 21 | |
| 5 | Architectural Coating | Architectural Coating | 11/1/2020 | 12/31/2020 | 5 | 44 | |

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 19,602; Non-Residential Outdoor: 6,534; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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| Phase Name | Offroad Equipment Type | Amount | Usage Hours | Horse Power | Load Factor |
|-----------------------|---------------------------|--------|-------------|-------------|-------------|
| Architectural Coating | Air Compressors | 1 | 6.00 | 78 | 0.48 |
| Paving | Cement and Mortar Mixers | 4 | 6.00 | 9 | 0.56 |
| Grading | Concrete/Industrial Saws | 1 | 8.00 | 81 | 0.73 |
| Building Construction | Cranes | 1 | 4.00 | 231 | 0.29 |
| Building Construction | Forklifts | 2 | 6.00 | 89 | 0.20 |
| Site Preparation | Graders | 1 | 8.00 | 187 | 0.41 |
| Paving | Pavers | 1 | 7.00 | 130 | 0.42 |
| Paving | Rollers | 1 | 7.00 | 80 | 0.38 |
| Grading | Rubber Tired Dozers | 1 | 1.00 | 247 | 0.40 |
| Building Construction | Tractors/Loaders/Backhoes | 2 | 8.00 | 97 | 0.37 |
| Grading | Tractors/Loaders/Backhoes | 2 | 6.00 | 97 | 0.37 |
| Paving | Tractors/Loaders/Backhoes | 1 | 7.00 | 97 | 0.37 |
| Site Preparation | Tractors/Loaders/Backhoes | 1 | 8.00 | 97 | 0.37 |

Trips and VMT

| Phase Name | Offroad Equipment Count | Worker Trip Number | Vendor Trip Number | Hauling Trip Number | Worker Trip Length | Vendor Trip Length | Hauling Trip Length | Worker Vehicle Class | Vendor Vehicle Class | Hauling Vehicle Class |
|-----------------------|-------------------------|--------------------|--------------------|---------------------|--------------------|--------------------|---------------------|----------------------|----------------------|-----------------------|
| Site Preparation | 2 | 5.00 | 0.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |
| Grading | 4 | 10.00 | 0.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |
| Building Construction | 5 | 5.00 | 2.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |
| Paving | 7 | 18.00 | 0.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |
| Architectural Coating | 1 | 1.00 | 0.00 | 0.00 | 14.70 | 6.90 | 20.00 | LD_Mix | HDT_Mix | HHDT |

3.1 Mitigation Measures Construction

Water Exposed Area

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3.2 Site Preparation - 2020

Unmitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|---------------|-------------|--------|--------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|---------|----------|-----------|-------------|--------|--------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Fugitive Dust | | | | | 2.7000e-004 | 0.0000 | 2.7000e-004 | 3.0000e-005 | 0.0000 | 3.0000e-005 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Off-Road | 7.5400e-003 | 0.0927 | 0.0450 | 1.1000e-004 | | 3.6900e-003 | 3.6900e-003 | | 3.3900e-003 | 3.3900e-003 | 0.0000 | 9.4151 | 9.4151 | 3.0500e-003 | 0.0000 | 9.4912 |
| Total | 7.5400e-003 | 0.0927 | 0.0450 | 1.1000e-004 | 2.7000e-004 | 3.6900e-003 | 3.9600e-003 | 3.0000e-005 | 3.3900e-003 | 3.4200e-003 | 0.0000 | 9.4151 | 9.4151 | 3.0500e-003 | 0.0000 | 9.4912 |

Unmitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|-------------|-------------|-------------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|---------|----------|-----------|-------------|--------|--------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 2.5000e-004 | 1.9000e-004 | 2.0800e-003 | 1.0000e-005 | 6.0000e-004 | 0.0000 | 6.1000e-004 | 1.6000e-004 | 0.0000 | 1.6000e-004 | 0.0000 | 0.5432 | 0.5432 | 2.0000e-005 | 0.0000 | 0.5436 |
| Total | 2.5000e-004 | 1.9000e-004 | 2.0800e-003 | 1.0000e-005 | 6.0000e-004 | 0.0000 | 6.1000e-004 | 1.6000e-004 | 0.0000 | 1.6000e-004 | 0.0000 | 0.5432 | 0.5432 | 2.0000e-005 | 0.0000 | 0.5436 |

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3.2 Site Preparation - 2020

Mitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---------------|--------------------|---------------|---------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------|---------------|---------------|--------------------|---------------|---------------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Fugitive Dust | | | | | 1.0000e-004 | 0.0000 | 1.0000e-004 | 1.0000e-005 | 0.0000 | 1.0000e-005 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Off-Road | 7.5400e-003 | 0.0827 | 0.0450 | 1.1000e-004 | | 3.6900e-003 | 3.6900e-003 | | 3.3800e-003 | 3.3800e-003 | 0.0000 | 9.4151 | 9.4151 | 3.0500e-003 | 0.0000 | 9.4912 |
| Total | 7.5400e-003 | 0.0927 | 0.0450 | 1.1000e-004 | 1.0000e-004 | 3.6900e-003 | 3.7900e-003 | 1.0000e-005 | 3.3800e-003 | 3.4000e-003 | 0.0000 | 9.4151 | 9.4151 | 3.0500e-003 | 0.0000 | 9.4912 |

Mitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------|--------------------|--------------------|---------------|--------------------|---------------|---------------|---------------|--------------------|---------------|---------------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 2.5000e-004 | 1.9000e-004 | 2.0800e-003 | 1.0000e-005 | 6.0000e-004 | 0.0000 | 6.1000e-004 | 1.6000e-004 | 0.0000 | 1.6000e-004 | 0.0000 | 0.5432 | 0.5432 | 2.0000e-005 | 0.0000 | 0.5436 |
| Total | 2.5000e-004 | 1.9000e-004 | 2.0800e-003 | 1.0000e-005 | 6.0000e-004 | 0.0000 | 6.1000e-004 | 1.6000e-004 | 0.0000 | 1.6000e-004 | 0.0000 | 0.5432 | 0.5432 | 2.0000e-005 | 0.0000 | 0.5436 |

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3.3 Grading - 2020

Unmitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e | |
|---------------|-------------|--------|--------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|---------|----------|-----------|-------------|--------|--------|---------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | | |
| Fugitive Dust | | | | | 8.2800e-003 | 0.0000 | 8.2800e-003 | 4.5500e-003 | 0.0000 | 4.5500e-003 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Off-Road | 9.5400e-003 | 0.0866 | 0.0839 | 1.3000e-004 | | 5.1400e-003 | 5.1400e-003 | | 4.9000e-003 | 4.9000e-003 | 0.0000 | 11.4483 | 11.4483 | 2.1600e-003 | 0.0000 | | 11.5024 |
| Total | 9.5400e-003 | 0.0866 | 0.0839 | 1.3000e-004 | 8.2800e-003 | 5.1400e-003 | 0.0134 | 4.5500e-003 | 4.9000e-003 | 9.4500e-003 | 0.0000 | 11.4483 | 11.4483 | 2.1600e-003 | 0.0000 | | 11.5024 |

Unmitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|-------------|-------------|-------------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|---------|----------|-----------|-------------|--------|--------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 4.9000e-004 | 3.8000e-004 | 4.1700e-003 | 1.0000e-005 | 1.2100e-003 | 1.0000e-005 | 1.2200e-003 | 3.2000e-004 | 1.0000e-005 | 3.3000e-004 | 0.0000 | 1.0864 | 1.0864 | 3.0000e-005 | 0.0000 | 1.0872 |
| Total | 4.9000e-004 | 3.8000e-004 | 4.1700e-003 | 1.0000e-005 | 1.2100e-003 | 1.0000e-005 | 1.2200e-003 | 3.2000e-004 | 1.0000e-005 | 3.3000e-004 | 0.0000 | 1.0864 | 1.0864 | 3.0000e-005 | 0.0000 | 1.0872 |

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3.3 Grading - 2020

Mitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|---------------|-------------|--------|--------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|--------|---------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Fugitive Dust | | | | | 3.2300e-003 | 0.0000 | 3.2300e-003 | 1.7800e-003 | 0.0000 | 1.7800e-003 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Off-Road | 9.5400e-003 | 0.0866 | 0.0839 | 1.3000e-004 | | 5.1400e-003 | 5.1400e-003 | | 4.9000e-003 | 4.9000e-003 | 0.0000 | 11.4483 | 11.4483 | 2.1600e-003 | 0.0000 | 11.5024 |
| Total | 9.5400e-003 | 0.0866 | 0.0839 | 1.3000e-004 | 3.2300e-003 | 5.1400e-003 | 8.3700e-003 | 1.7800e-003 | 4.9000e-003 | 6.6800e-003 | 0.0000 | 11.4483 | 11.4483 | 2.1600e-003 | 0.0000 | 11.5024 |

Mitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|-------------|-------------|-------------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|--------|--------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 4.9000e-004 | 3.8000e-004 | 4.1700e-003 | 1.0000e-005 | 1.2100e-003 | 1.0000e-005 | 1.2200e-003 | 3.2000e-004 | 1.0000e-005 | 3.3000e-004 | 0.0000 | 1.0864 | 1.0864 | 3.0000e-005 | 0.0000 | 1.0872 |
| Total | 4.9000e-004 | 3.8000e-004 | 4.1700e-003 | 1.0000e-005 | 1.2100e-003 | 1.0000e-005 | 1.2200e-003 | 3.2000e-004 | 1.0000e-005 | 3.3000e-004 | 0.0000 | 1.0864 | 1.0864 | 3.0000e-005 | 0.0000 | 1.0872 |

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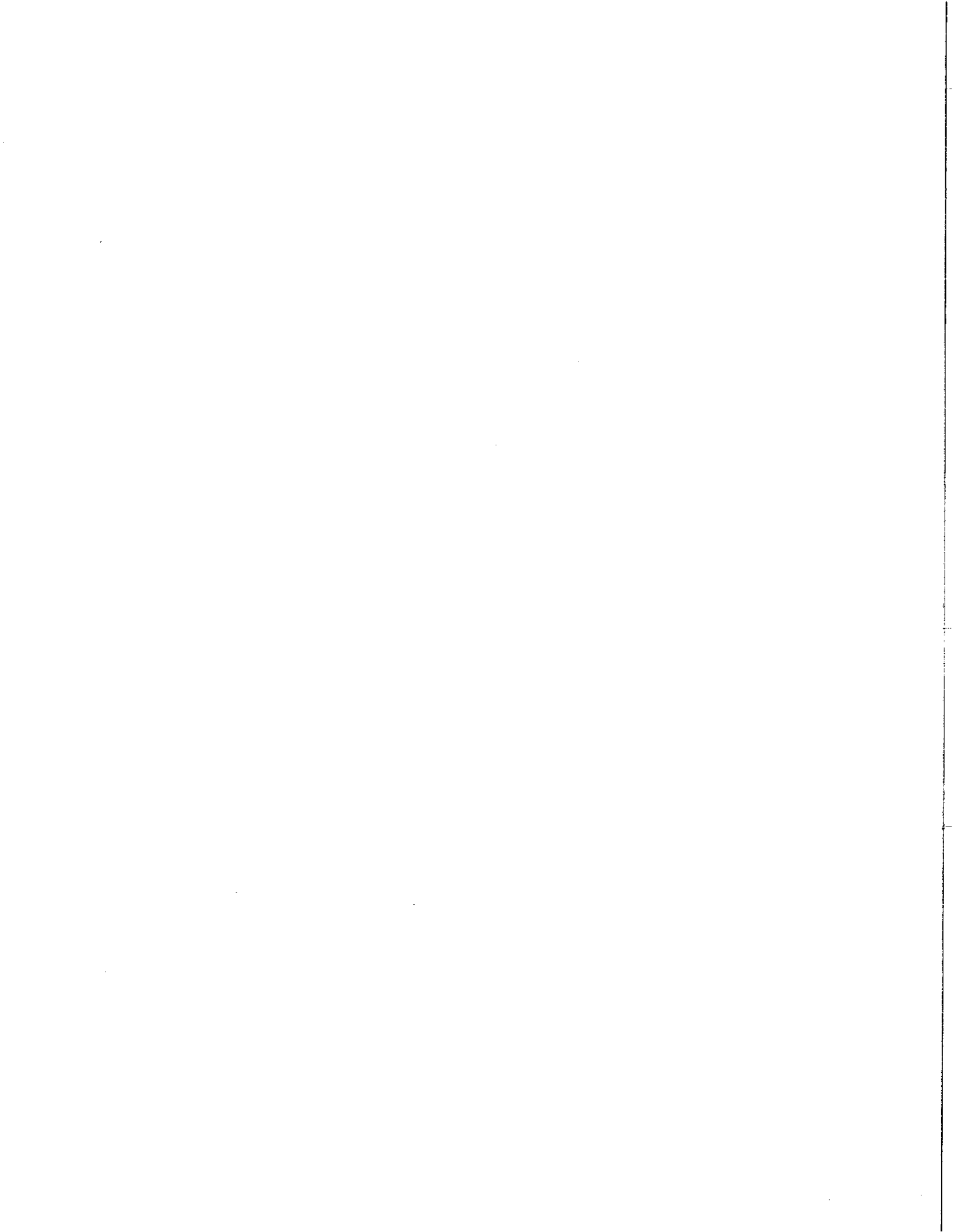
3.4 Building Construction - 2020

Unmitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|---------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|--------|---------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Off-Road | 0.0584 | 0.6798 | 0.4839 | 7.5000e-004 | | 0.0342 | 0.0342 | | 0.0315 | 0.0315 | 0.0000 | 65.5396 | 65.5396 | 0.0212 | 0.0000 | 66.0695 |
| Total | 0.0684 | 0.6798 | 0.4839 | 7.5000e-004 | | 0.0342 | 0.0342 | | 0.0315 | 0.0315 | 0.0000 | 65.5396 | 65.5396 | 0.0212 | 0.0000 | 66.0695 |

Unmitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|-------------|-------------|-------------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|--------|--------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 4.4000e-004 | 0.0140 | 3.4600e-003 | 3.0000e-005 | 8.3000e-004 | 7.0000e-005 | 8.9000e-004 | 2.4000e-004 | 7.0000e-005 | 3.0000e-004 | 0.0000 | 3.2220 | 3.2220 | 2.1000e-004 | 0.0000 | 3.2273 |
| Worker | 1.4500e-003 | 1.1200e-003 | 0.0124 | 4.0000e-005 | 3.5900e-003 | 3.0000e-005 | 3.6200e-003 | 9.5000e-004 | 3.0000e-005 | 9.8000e-004 | 0.0000 | 3.2346 | 3.2346 | 9.0000e-005 | 0.0000 | 3.2369 |
| Total | 1.9000e-003 | 0.0151 | 0.0159 | 7.0000e-005 | 4.4200e-003 | 1.0000e-004 | 4.5100e-003 | 1.1900e-003 | 1.0000e-004 | 1.2800e-003 | 0.0000 | 6.4566 | 6.4566 | 3.0000e-004 | 0.0000 | 6.4642 |



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3.4 Building Construction - 2020

Mitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|---------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|--------|---------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Off-Road | 0.0564 | 0.5798 | 0.4839 | 7.5000e-004 | | 0.0342 | 0.0342 | | 0.0315 | 0.0315 | 0.0000 | 65.5395 | 65.5395 | 0.0212 | 0.0000 | 66.0695 |
| Total | 0.0564 | 0.5798 | 0.4839 | 7.5000e-004 | | 0.0342 | 0.0342 | | 0.0315 | 0.0315 | 0.0000 | 65.5395 | 65.5395 | 0.0212 | 0.0000 | 66.0695 |

Mitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|-------------|-------------|-------------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|--------|--------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 4.4000e-004 | 0.0140 | 3.4800e-003 | 3.0000e-005 | 8.3000e-004 | 7.0000e-005 | 8.8000e-004 | 2.4000e-004 | 7.0000e-005 | 3.0000e-004 | 0.0000 | 3.2220 | 3.2220 | 2.1000e-004 | 0.0000 | 3.2273 |
| Worker | 1.4500e-003 | 1.1200e-003 | 0.0124 | 4.0000e-005 | 3.5900e-003 | 3.0000e-005 | 3.6200e-003 | 9.5000e-004 | 3.0000e-005 | 9.8000e-004 | 0.0000 | 3.2346 | 3.2346 | 9.0000e-005 | 0.0000 | 3.2389 |
| Total | 1.9000e-003 | 0.0151 | 0.0159 | 7.0000e-005 | 4.4200e-003 | 1.8000e-004 | 4.5100e-003 | 1.1900e-003 | 1.0000e-004 | 1.2800e-003 | 0.0000 | 6.4566 | 6.4566 | 3.0000e-004 | 0.0000 | 6.4642 |

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3.5 Paving - 2020

Unmitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e | |
|--------------|--------------------|---------------|---------------|--------------------|---------------|--------------------|--------------------|----------------|--------------------|--------------------|---------------|---------------|---------------|--------------------|---------------|---------------|---------------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | | |
| Off-Road | 8.1000e-003 | 0.0759 | 0.0747 | 1.2000e-004 | | 4.1500e-003 | 4.1500e-003 | | 3.8500e-003 | 3.8500e-003 | 0.0000 | 9.8626 | 9.8626 | 2.8700e-003 | 0.0000 | 0.0000 | 9.9344 |
| Paving | 0.0000 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Total | 8.1000e-003 | 0.0759 | 0.0747 | 1.2000e-004 | | 4.1500e-003 | 4.1500e-003 | | 3.8500e-003 | 3.8500e-003 | 0.0000 | 9.8626 | 9.8626 | 2.8700e-003 | 0.0000 | 0.0000 | 9.9344 |

Unmitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|--------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------|---------------|---------------|--------------------|---------------|---------------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 8.4000e-004 | 6.5000e-004 | 7.1600e-003 | 2.0000e-005 | 2.0700e-003 | 2.0000e-005 | 2.0900e-003 | 5.5000e-004 | 1.0000e-005 | 5.7000e-004 | 0.0000 | 1.8667 | 1.8667 | 5.0000e-005 | 0.0000 | 1.8680 |
| Total | 8.4000e-004 | 6.5000e-004 | 7.1600e-003 | 2.0000e-005 | 2.0700e-003 | 2.0000e-005 | 2.0900e-003 | 5.5000e-004 | 1.0000e-005 | 5.7000e-004 | 0.0000 | 1.8667 | 1.8667 | 5.0000e-005 | 0.0000 | 1.8680 |

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3.5 Paving - 2020

Mitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|-------------|--------|--------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|--------|--------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Off-Road | 8.1000e-003 | 0.0769 | 0.0747 | 1.2000e-004 | | 4.1600e-003 | 4.1600e-003 | | 3.8600e-003 | 3.8600e-003 | 0.0000 | 9.8626 | 9.8626 | 2.8700e-003 | 0.0000 | 9.9344 |
| Paving | 0.0000 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Total | 8.1000e-003 | 0.0769 | 0.0747 | 1.2000e-004 | | 4.1600e-003 | 4.1600e-003 | | 3.8600e-003 | 3.8600e-003 | 0.0000 | 9.8626 | 9.8626 | 2.8700e-003 | 0.0000 | 9.9344 |

Mitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|-------------|-------------|-------------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|--------|--------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 8.4000e-004 | 6.5000e-004 | 7.1800e-003 | 2.0000e-005 | 2.0700e-003 | 2.0000e-005 | 2.0900e-003 | 5.5000e-004 | 1.0000e-005 | 5.7000e-004 | 0.0000 | 1.8667 | 1.8667 | 5.0000e-005 | 0.0000 | 1.8680 |
| Total | 8.4000e-004 | 6.5000e-004 | 7.1800e-003 | 2.0000e-005 | 2.0700e-003 | 2.0000e-005 | 2.0900e-003 | 5.5000e-004 | 1.0000e-005 | 5.7000e-004 | 0.0000 | 1.8667 | 1.8667 | 5.0000e-005 | 0.0000 | 1.8680 |

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3.6 Architectural Coating - 2020

Unmitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|-----------------|-------------|--------|--------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|--------|--------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Archit. Coating | 0.0808 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Off-Road | 5.3300e-003 | 0.0370 | 0.0403 | 7.0000e-005 | | 2.4400e-003 | 2.4400e-003 | | 2.4400e-003 | 2.4400e-003 | 0.0000 | 5.6172 | 5.6172 | 4.3000e-004 | 0.0000 | 5.6280 |
| Total | 0.0559 | 0.0370 | 0.0403 | 7.0000e-005 | | 2.4400e-003 | 2.4400e-003 | | 2.4400e-003 | 2.4400e-003 | 0.0000 | 5.6172 | 5.6172 | 4.3000e-004 | 0.0000 | 5.6280 |

Unmitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|-------------|-------------|-------------|--------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|--------|--------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 1.0000e-004 | 8.0000e-005 | 8.3000e-004 | 0.0000 | 2.4000e-004 | 0.0000 | 2.4000e-004 | 6.0000e-005 | 0.0000 | 7.0000e-005 | 0.0000 | 0.2173 | 0.2173 | 1.0000e-005 | 0.0000 | 0.2174 |
| Total | 1.0000e-004 | 8.0000e-005 | 8.3000e-004 | 0.0000 | 2.4000e-004 | 0.0000 | 2.4000e-004 | 6.0000e-005 | 0.0000 | 7.0000e-005 | 0.0000 | 0.2173 | 0.2173 | 1.0000e-005 | 0.0000 | 0.2174 |

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3.6 Architectural Coating - 2020

Mitigated Construction On-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|-----------------|-------------|--------|--------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|--------|--------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Archit. Coating | 0.0606 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Off-Road | 5.3300e-003 | 0.0370 | 0.0403 | 7.0000e-005 | | 2.4400e-003 | 2.4400e-003 | | 2.4400e-003 | 2.4400e-003 | 0.0000 | 5.6172 | 5.6172 | 4.3000e-004 | 0.0000 | 5.6280 |
| Total | 0.0659 | 0.0370 | 0.0403 | 7.0000e-005 | | 2.4400e-003 | 2.4400e-003 | | 2.4400e-003 | 2.4400e-003 | 0.0000 | 5.6172 | 5.6172 | 4.3000e-004 | 0.0000 | 5.6280 |

Mitigated Construction Off-Site

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|-------------|-------------|-------------|--------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|--------|--------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Hauling | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Vendor | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Worker | 1.0000e-004 | 8.0000e-005 | 8.3000e-004 | 0.0000 | 2.4000e-004 | 0.0000 | 2.4000e-004 | 8.0000e-005 | 0.0000 | 7.0000e-005 | 0.0000 | 0.2173 | 0.2173 | 1.0000e-005 | 0.0000 | 0.2174 |
| Total | 1.0000e-004 | 8.0000e-005 | 8.3000e-004 | 0.0000 | 2.4000e-004 | 0.0000 | 2.4000e-004 | 8.0000e-005 | 0.0000 | 7.0000e-005 | 0.0000 | 0.2173 | 0.2173 | 1.0000e-005 | 0.0000 | 0.2174 |

4.0 Operational Detail - Mobile

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4.1 Mitigation Measures Mobile

Increase Diversity

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio-CO2 | NBio-CO2 | Total CO2 | CH4 | N2O | CO2e |
|-------------|---------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|---------|----------|-----------|-------------|--------|---------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Mitigated | 0.0195 | 0.1044 | 0.2335 | 8.1000e-004 | 0.0649 | 8.7000e-004 | 0.0656 | 0.0174 | 8.2000e-004 | 0.0180 | 0.0000 | 75.2134 | 75.2134 | 3.9000e-003 | 0.0000 | 75.3109 |
| Unmitigated | 0.0194 | 0.1038 | 0.2312 | 8.0000e-004 | 0.0641 | 8.6000e-004 | 0.0648 | 0.0172 | 8.2000e-004 | 0.0178 | 0.0000 | 74.3336 | 74.3336 | 3.8600e-003 | 0.0000 | 74.4302 |

4.2 Trip Summary Information

| Land Use | Average Daily Trip Rate | | | Unmitigated | Mitigated |
|----------|-------------------------|----------|--------|-------------|------------|
| | Weekday | Saturday | Sunday | Annual VMT | Annual VMT |
| Hotel | 73.53 | 73.71 | 53.55 | 168,708 | 170,881 |
| Total | 73.53 | 73.71 | 53.55 | 168,708 | 170,881 |

4.3 Trip Type Information

| Land Use | Miles | | | Trip % | | | Trip Purpose % | | |
|----------|------------|------------|-------------|------------|------------|-------------|----------------|----------|---------|
| | H-W or C-W | H-S or C-C | H-O or C-NW | H-W or C-W | H-S or C-C | H-O or C-NW | Primary | Diverted | Pass-by |
| Hotel | 16.60 | 8.40 | 6.90 | 19.40 | 61.60 | 19.00 | 58 | 38 | 4 |

4.4 Fleet Mix

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| Land Use | LDA | LDT1 | LDT2 | MDV | LHD1 | LHD2 | MHD | HHD | OBUS | UBUS | MCY | SBUS | MH |
|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Hotel | 0.548858 | 0.043235 | 0.200706 | 0.120309 | 0.018131 | 0.005851 | 0.021034 | 0.033479 | 0.002070 | 0.001877 | 0.004817 | 0.000707 | 0.000825 |

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

Install Energy Efficient Appliances

| Category | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|-------------------------|-------------|--------|--------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-------------|---------|
| | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Electricity Mitigated | | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 31.0116 | 31.0116 | 1.2800e-003 | 2.8000e-004 | 31.1225 |
| Electricity Unmitigated | | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 31.6612 | 31.6612 | 1.3000e-003 | 2.7000e-004 | 31.6741 |
| Natural Gas Mitigated | 1.8900e-003 | 0.0154 | 0.0129 | 9.0000e-005 | 1.1700e-003 | 1.1700e-003 | 1.1700e-003 | 1.1700e-003 | 1.1700e-003 | 1.1700e-003 | 0.0000 | 16.7227 | 16.7227 | 3.2000e-004 | 3.1000e-004 | 16.8220 |
| Natural Gas Unmitigated | 1.8900e-003 | 0.0154 | 0.0129 | 9.0000e-005 | 1.1700e-003 | 1.1700e-003 | 1.1700e-003 | 1.1700e-003 | 1.1700e-003 | 1.1700e-003 | 0.0000 | 16.7227 | 16.7227 | 3.2000e-004 | 3.1000e-004 | 16.8220 |

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5.2 Energy by Land Use - NaturalGas

Unmitigated

| | NaturalGas Use | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|----------------|-------------|--------|--------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-------------|---------|
| Land Use | kBTU/yr | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Hotel | 313371 | 1.6900e-003 | 0.0154 | 0.0129 | 9.0000e-005 | | 1.1700e-003 | 1.1700e-003 | | 1.1700e-003 | 1.1700e-003 | 0.0000 | 16.7227 | 16.7227 | 3.2000e-004 | 3.1000e-004 | 16.8220 |
| Total | | 1.6900e-003 | 0.0154 | 0.0129 | 9.0000e-005 | | 1.1700e-003 | 1.1700e-003 | | 1.1700e-003 | 1.1700e-003 | 0.0000 | 16.7227 | 16.7227 | 3.2000e-004 | 3.1000e-004 | 16.8220 |

Mitigated

| | NaturalGas Use | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|----------|----------------|-------------|--------|--------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-------------|---------|
| Land Use | kBTU/yr | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Hotel | 313371 | 1.6900e-003 | 0.0154 | 0.0129 | 9.0000e-005 | | 1.1700e-003 | 1.1700e-003 | | 1.1700e-003 | 1.1700e-003 | 0.0000 | 16.7227 | 16.7227 | 3.2000e-004 | 3.1000e-004 | 16.8220 |
| Total | | 1.6900e-003 | 0.0154 | 0.0129 | 9.0000e-005 | | 1.1700e-003 | 1.1700e-003 | | 1.1700e-003 | 1.1700e-003 | 0.0000 | 16.7227 | 16.7227 | 3.2000e-004 | 3.1000e-004 | 16.8220 |

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5.3 Energy by Land Use - Electricity

Unmitigated

| | Electricity Use | Total CO2 | CH4 | N2O | CO2e |
|--------------|-----------------|----------------|--------------------|--------------------|----------------|
| Land Use | KWh/yr | MT/yr | | | |
| Hotel | 98055.4 | 31.5812 | 1.3000e-003 | 2.7000e-004 | 31.6741 |
| Total | | 31.5812 | 1.3000e-003 | 2.7000e-004 | 31.6741 |

Mitigated

| | Electricity Use | Total CO2 | CH4 | N2O | CO2e |
|--------------|-----------------|----------------|--------------------|--------------------|----------------|
| Land Use | KWh/yr | MT/yr | | | |
| Hotel | 97330.5 | 31.0116 | 1.2800e-003 | 2.6000e-004 | 31.1225 |
| Total | | 31.0116 | 1.2800e-003 | 2.6000e-004 | 31.1225 |

6.0 Area Detail

6.1 Mitigation Measures Area

CATEGORICAL EXEMPTION • CITY OF HAWAIIAN GARDENS
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- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- No Hearths Installed

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e |
|-------------|---------|--------|-------------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|-------------|-------------|--------|--------|-------------|
| Category | tons/yr | | | | | | | | | | MT/yr | | | | | |
| Mitigated | 0.0533 | 0.0000 | 1.2000e-004 | 0.0000 | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 2.2000e-004 | 2.2000e-004 | 0.0000 | 0.0000 | 2.4000e-004 |
| Unmitigated | 0.0533 | 0.0000 | 1.2000e-004 | 0.0000 | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 2.2000e-004 | 2.2000e-004 | 0.0000 | 0.0000 | 2.4000e-004 |

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6.2 Area by SubCategory

Unmitigated

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e | |
|-----------------------|---------------|---------------|--------------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|---------------|--------------------|--------------------|---------------|---------------|---------------|--------------------|
| SubCategory | tons/yr | | | | | | | | | | MT/yr | | | | | | |
| Architectural Coating | 6.0600e-003 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Consumer Products | 0.0472 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Landscaping | 1.0000e-005 | 0.0000 | 1.2000e-004 | 0.0000 | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 2.2000e-004 | 2.2000e-004 | 0.0000 | 0.0000 | 0.0000 | 2.4000e-004 |
| Total | 0.0533 | 0.0000 | 1.2000e-004 | 0.0000 | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 2.2000e-004 | 2.2000e-004 | 0.0000 | 0.0000 | 0.0000 | 2.4000e-004 |

Mitigated

| | ROG | NOx | CO | SO2 | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4 | N2O | CO2e | |
|-----------------------|---------------|---------------|--------------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|---------------|--------------------|--------------------|---------------|---------------|---------------|--------------------|
| SubCategory | tons/yr | | | | | | | | | | MT/yr | | | | | | |
| Architectural Coating | 6.0600e-003 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Consumer Products | 0.0472 | | | | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| Landscaping | 1.0000e-005 | 0.0000 | 1.2000e-004 | 0.0000 | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 2.2000e-004 | 2.2000e-004 | 0.0000 | 0.0000 | 0.0000 | 2.4000e-004 |
| Total | 0.0533 | 0.0000 | 1.2000e-004 | 0.0000 | | 0.0000 | 0.0000 | | 0.0000 | 0.0000 | 0.0000 | 2.2000e-004 | 2.2000e-004 | 0.0000 | 0.0000 | 0.0000 | 2.4000e-004 |

7.0 Water Detail

APPENDIX A • AIR QUALITY IMPACTS

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7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower

| | Total CO2 | CH4 | N2O | CO2e |
|-------------|-----------|-------------|-------------|--------|
| Category | MT/yr | | | |
| Mitigated | 0.9055 | 5.9900e-003 | 1.5000e-004 | 1.0992 |
| Unmitigated | 1.1094 | 7.4800e-003 | 1.8000e-004 | 1.3514 |

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7.2 Water by Land Use

Unmitigated

| | Indoor/Outdoor Use | Total CO2 | CH4 | N2O | CO2e |
|----------|----------------------|-----------|-------------|-------------|--------|
| Land Use | Mgal | MT/yr | | | |
| Hotel | 0.228301 / 0.0253668 | 1.1094 | 7.4800e-003 | 1.8000e-004 | 1.3514 |
| Total | | 1.1094 | 7.4800e-003 | 1.8000e-004 | 1.3514 |

Mitigated

| | Indoor/Outdoor Use | Total CO2 | CH4 | N2O | CO2e |
|----------|----------------------|-----------|-------------|-------------|--------|
| Land Use | Mgal | MT/yr | | | |
| Hotel | 0.182641 / 0.0253668 | 0.9055 | 5.9900e-003 | 1.5000e-004 | 1.0992 |
| Total | | 0.9055 | 5.9900e-003 | 1.5000e-004 | 1.0992 |

8.0 Waste Detail

8.1 Mitigation Measures Waste

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Hawaiian Gardens 9-Unit Villa Hotel - South Coast AQMD Air District, Annual

Category/Year

| | Total CO2 | CH4 | N2O | CO2e |
|-------------|-----------|--------|--------|--------|
| | MT/yr | | | |
| Mitigated | 1.0008 | 0.0591 | 0.0000 | 2.4793 |
| Unmitigated | 1.0008 | 0.0591 | 0.0000 | 2.4793 |

8.2 Waste by Land Use

Unmitigated

| | Waste Disposed | Total CO2 | CH4 | N2O | CO2e |
|----------|----------------|-----------|--------|--------|--------|
| Land Use | tons | MT/yr | | | |
| Hotel | 4.93 | 1.0008 | 0.0591 | 0.0000 | 2.4793 |
| Total | | 1.0008 | 0.0591 | 0.0000 | 2.4793 |

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8.2 Waste by Land Use

Mitigated

| Land Use | Waste Disposed tons | Total CO2 | CH4 | N2O | CO2e |
|--------------|------------------------|---------------|---------------|---------------|---------------|
| | | MT/yr | | | |
| Hotel | 4.93 | 1.0008 | 0.0581 | 0.0000 | 2.4793 |
| Total | | 1.0008 | 0.0581 | 0.0000 | 2.4793 |

9.0 Operational Offroad

| Equipment Type | Number | Hours/Day | Days/Year | Horse Power | Load Factor | Fuel Type |
|----------------|--------|-----------|-----------|-------------|-------------|-----------|
|----------------|--------|-----------|-----------|-------------|-------------|-----------|

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

| Equipment Type | Number | Hours/Day | Hours/Year | Horse Power | Load Factor | Fuel Type |
|----------------|--------|-----------|------------|-------------|-------------|-----------|
|----------------|--------|-----------|------------|-------------|-------------|-----------|

Boilers

| Equipment Type | Number | Heat Input/Day | Heat Input/Year | Boiler Rating | Fuel Type |
|----------------|--------|----------------|-----------------|---------------|-----------|
|----------------|--------|----------------|-----------------|---------------|-----------|

User Defined Equipment

| Equipment Type | Number |
|----------------|--------|
|----------------|--------|

11.0 Vegetation

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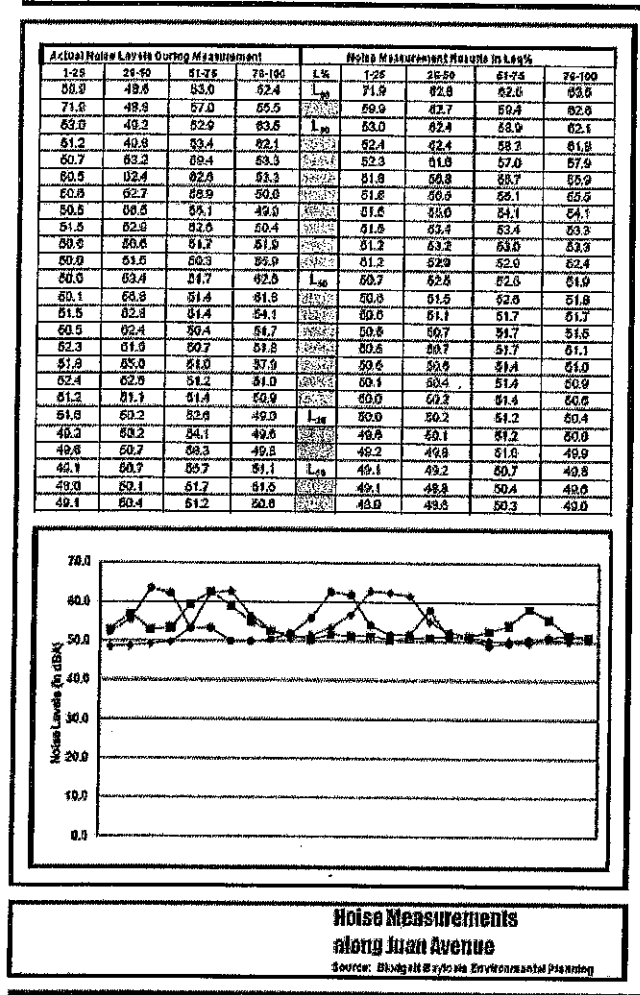
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Hawaiian Gardens 9-Unit Villa Hotel - South Coast AQMD Air District, Annual

APPENDIX B

NOISE MEASUREMENT WORKSHEETS

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 NINE UNIT VILLA HOTEL • 21623 JUAN AVENUE, HAWAIIAN GARDENS, CA 90716

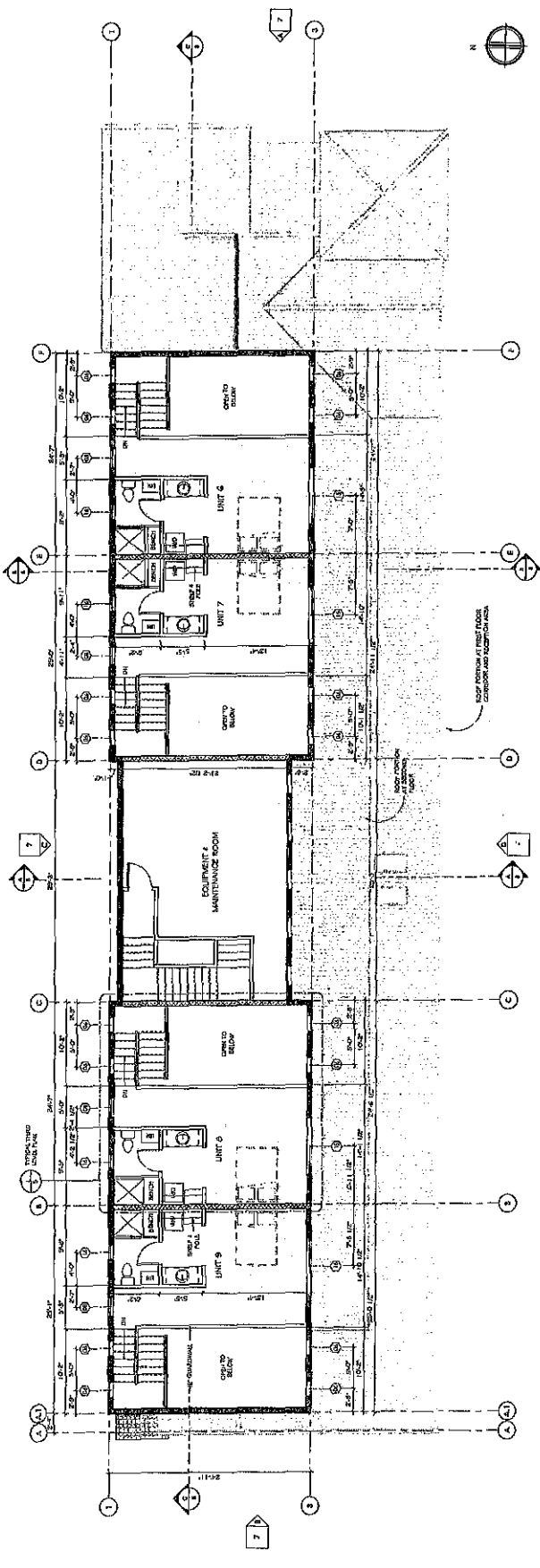
| | | | | |
|------|-----|------|-----|--------|
| | | 56.9 | | |
| | | 56.7 | | |
| | | 56.5 | | |
| | | 55.1 | | |
| | | 55.0 | | |
| | | 54.1 | | |
| | | 54.1 | 75% | |
| | | 53.4 | | |
| | | 53.4 | | |
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| | | 51.5 | 50% | |
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| | | | | 49.0 |
| | | | | 48.8 |
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| | | | | 48.0 |
| | | | | |
| | | | | 5322.2 |
| | | | | 53.222 |
| 71.9 | | | | |
| 63.5 | 99% | | | |
| 62.8 | | | | |
| 62.7 | | | | |
| 62.6 | | | | |
| 62.6 | | | | |
| 62.4 | | | | |
| 62.4 | | | | |
| 62.1 | | | | |
| 61.8 | | | | |
| 61.8 | 90% | | | |
| 59.9 | | | | |
| 59.4 | | | | |
| 58.9 | | | | |
| 58.3 | | | | |
| 57.9 | | | | |
| 57.0 | | | | |
| 56.8 | | | | |
| 56.5 | | | | |

APPENDIX C UTILITY WORKSHEETS

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| Table 1 Project Name: HAWA 001 -Nine Unit Villa Hotel | | |
|---|----------------------|--------|
| Definition of Project Parameters - Enter independent variable (no. of units or floor area) in the shaded area. The independent variable to be entered is the number of units (for residential development) or the gross floor area (for non-residential development). | | |
| Land Use | Independent Variable | Factor |
| Residential Uses | | |
| Single-Family Residential | No. of Units | 0 |
| Medium Density Residential | No. of Units | 0 |
| Multiple-Family Residential | No. of Units | 0 |
| Mobile Home | No. of Units | 0 |
| Office Uses | | |
| Office | Sq. Ft. | 0 |
| Medical Office Building | Sq. Ft. | 0 |
| Office Park | Sq. Ft. | 0 |
| Bank/Financial Services | Sq. Ft. | 0 |
| Commercial Uses | | |
| Specialty Retail Commercial | Sq. Ft. | 0 |
| Convenience Store | Sq. Ft. | 0 |
| Movie Theater | Sq. Ft. | 0 |
| Shopping Center | Sq. Ft. | 0 |
| Sit-Down Restaurant | Sq. Ft. | 0 |
| Fast-Food Restaurant | Sq. Ft. | 0 |
| Hotel | Rooms | 9 |
| Manufacturing Uses | | |
| Industrial Park | Sq. Ft. | 0 |
| Manufacturing | Sq. Ft. | 0 |
| General Light Industry | Sq. Ft. | 0 |
| Warehouse | Sq. Ft. | 0 |
| Public/Institutional | | |
| Public/Institutional | Sq. Ft. | 0 |
| Open Space | Sq. Ft. | 0 |

| Table 2: Projected Utility Consumption and Generation | | |
|---|----------------|-------|
| Summary of Project Impacts - Results of analysis identified below. No modifications should be made to this Table. | | |
| Utilities Consumption and Generation | Factor | Rates |
| Electrical Consumption | kWh/day | 221 |
| Natural Gas Consumption | cubic feet/day | 221 |
| Water Consumption | gallons/day | 1,688 |
| Sewage Generation | gallons/day | 1,125 |
| Solid Waste Generation | pounds/day | 54 |



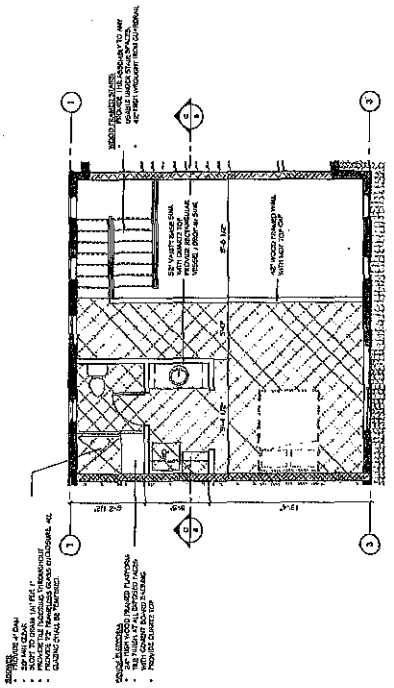
COMPOSITE THIRD LEVEL FLOOR PLAN
 SCALE: 3/16" = 1'-0"

SYMBOL LEGEND

- PROJECT NOTES
- 1. ALL NEW FINISHES SHALL REFER TO FINISH SCHEDULE
 - 2. FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
 - 3. FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
 - 4. FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
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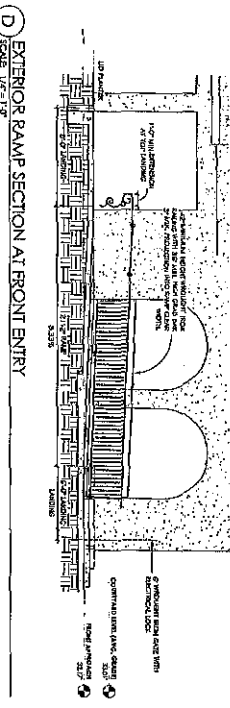
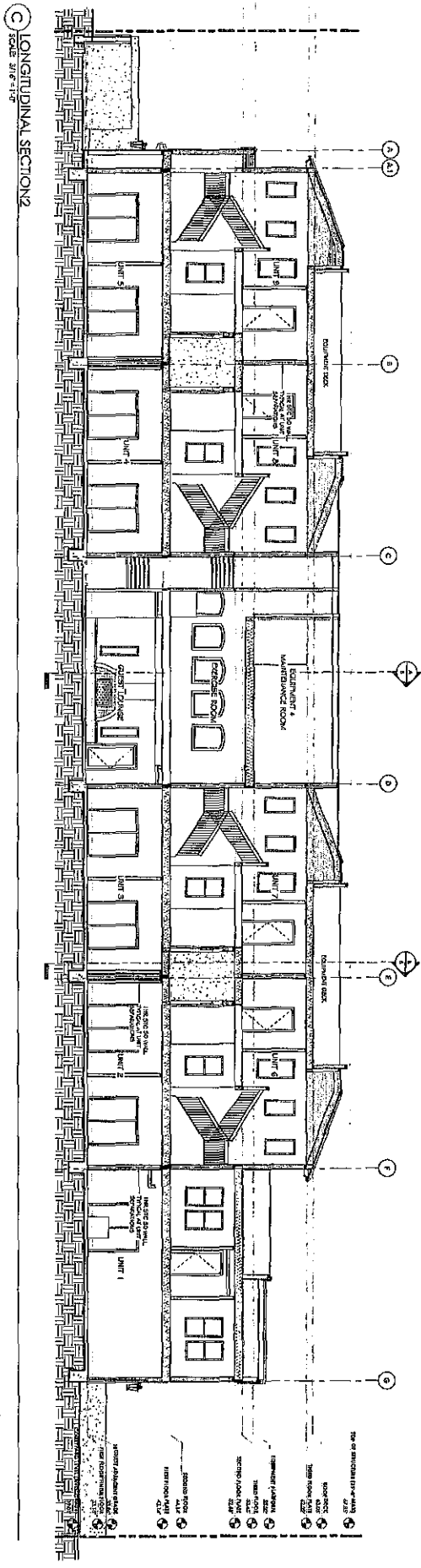
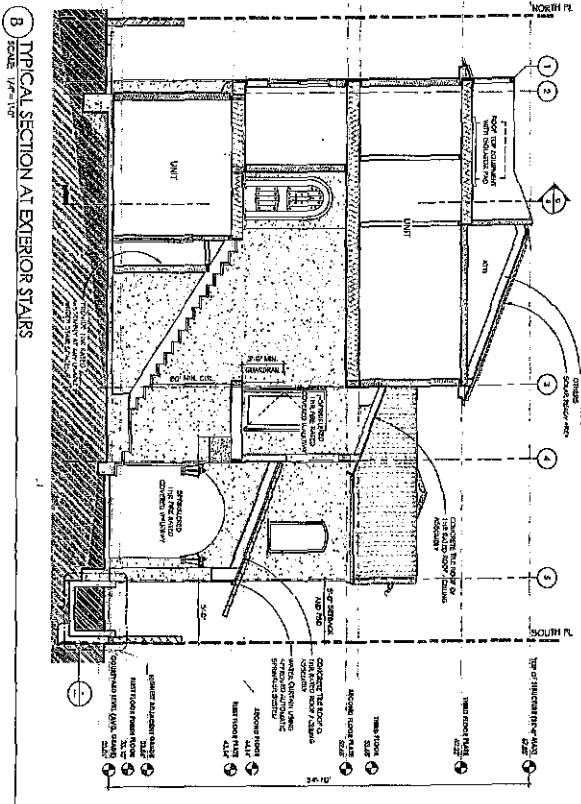
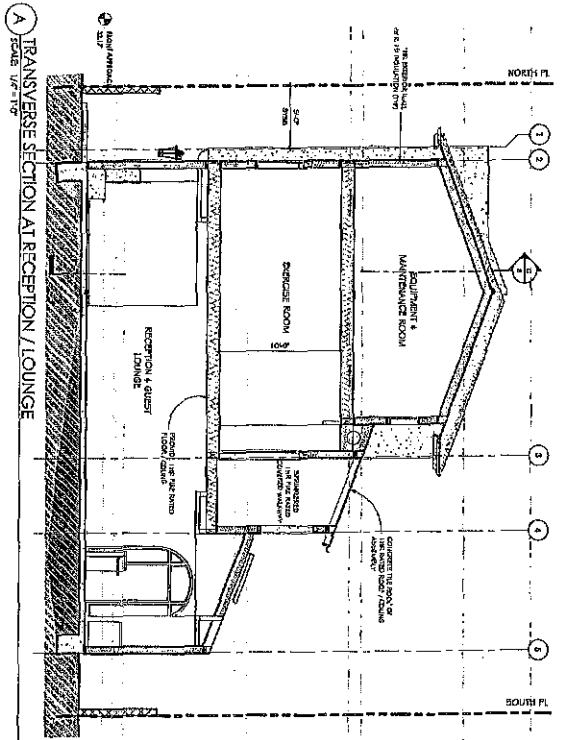
FINISH NOTES

- 1. FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
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1 TYPICAL THIRD LEVEL FLOOR PLAN
 SCALE: 3/16" = 1'-0"

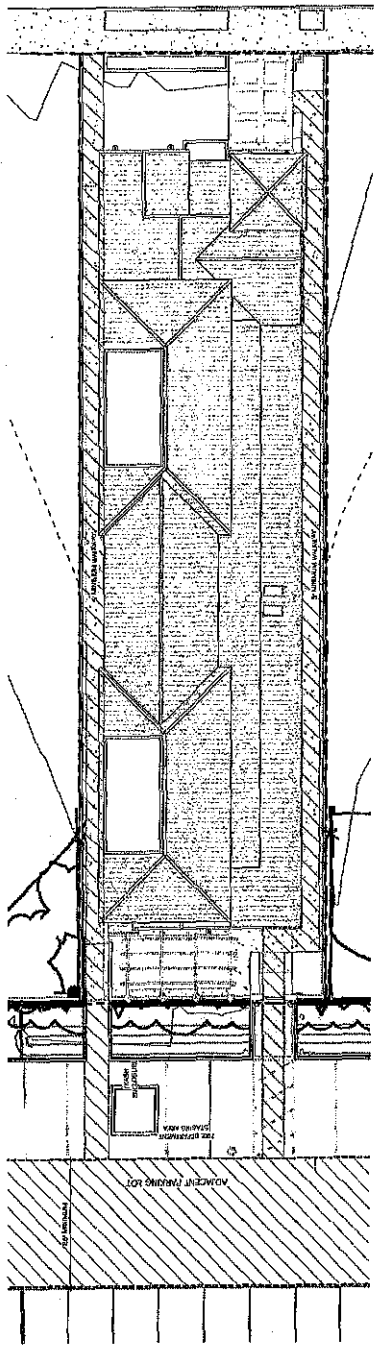
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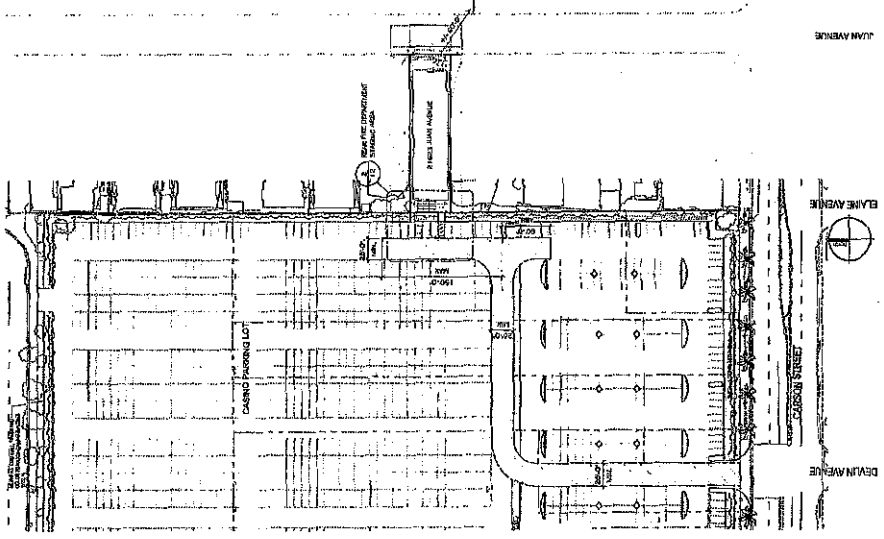
- NOTES:**
1. SEE SECTION 101-4 FOR WALLS.
 2. SEE SECTION 101-5 FOR ROOF.
 3. SEE SECTION 101-6 FOR FLOOR.
 4. SEE SECTION 101-7 FOR CEILING.
 5. SEE SECTION 101-8 FOR STAIRS.
 6. SEE SECTION 101-9 FOR RAMP.
 7. SEE SECTION 101-10 FOR ENTRY.
 8. SEE SECTION 101-11 FOR UNIT.

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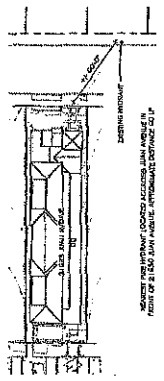
JUAN AVENUE



REAR FIRE DEPARTMENT STAGING AREA AND ACCESS
SCALE: 1/8" = 1'-0"



FIRE ACCESS PLAN
SCALE: 1/8" = 1'-0"



HYDRANT LOCATION PLAN
SCALE: 1/8" = 1'-0"

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