



PLANNING COMMISSION STAFF REPORT

APPLICATION: TTM2019-82659, CUP2019-0006 and ME2019-0010 **AGENDA ITEM:** PH-1

PREPARED BY: Teresa Santilena **MEETING DATE:** June 12, 2019
Associate Planner

SUBJECT: Tentative Tract Map TTM2019-82659,
Conditional Use Permit CUP2019-0006, and
Minor Exception ME2019-0010
425 West Duarte Road

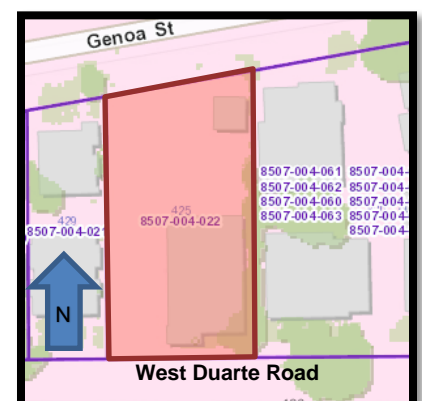
REQUEST: Construct a 6-unit, two-and-three-story, attached townhouse development in the RH (Residential High Density) Zone. Allow the east property line wall to exceed the maximum permitted height (7' in lieu of 6') and encroach up to 5' into the required front yard setback at that height.

APPLICANT: Justin P.J. Kao
2321 Fallen Drive
Rowland Heights, CA 91748

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3 - New Construction)

BACKGROUND: The applicant is requesting approval to construct an attached 6-unit, two-and-three-story townhouse development on a 15,288 square foot lot, which will be subdivided into seven parcels. The subdivision of the property requires the approval of a Tentative Tract Map (TTM), which allows for separate ownership of each dwelling unit and common ownership of the common areas. In accordance with Monrovia Municipal Code (MMC) Section 17.44.050, the construction of a townhouse development requires approval of a Conditional Use Permit (CUP). The applicant is further requesting a Minor Exception (ME) from MMC Section 17.12.040 to allow the east side property line wall to exceed the maximum permitted height by one foot (7' in lieu of 6') and to encroach 5' into the front yard setback at that height for the purpose of reducing privacy impacts to the adjacent residential development to the east.

SUBJECT PROPERTY: The subject parcel is located on the north side of West Duarte Road, between South Mayflower and South Magnolia Avenues. The parcel is a through lot; the south property line has frontage on the north side of West Duarte Road and the north property line has frontage on the south side of Genoa Street. The site is also slightly irregular in shape; Genoa Street runs in a northeast/southwest diagonal direction, causing the north property line to be slanted and the west side property line to be slightly shorter than the east. The parcel is currently improved with one commercial structure that was built in 1956. No residential structures are proposed for demolition in conjunction with the project.



Site and Surrounding Land Uses

The project vicinity is predominately developed with larger multifamily projects. Although there are several commercial uses operating on this section of West Duarte Road the majority are considered legal-nonconforming due to the underlying residential zoning. The project site is designated Residential High Density (maximum 54 du/acre) in the General Plan and is zoned RH (Residential High Density). The site is surrounded by the following land uses:

North (across Genoa Street):

General Plan: Residential High Density (54 du/acre)
Zoning: RH (Residential High)
Land Use: Multifamily Residential (12-unit condominium development and 5-unit bungalow court)

South (across West Duarte Road):

General Plan: Residential High Density (54 du/acre)
Zoning: RH (Residential High)
Land Use: Commercial Building (medical supply manufacturing)

East:

General Plan: Residential High Density (54 du/acre)
Zoning: RH (Residential High)
Land Use: Multifamily Residential (9-unit condominium development)

West:

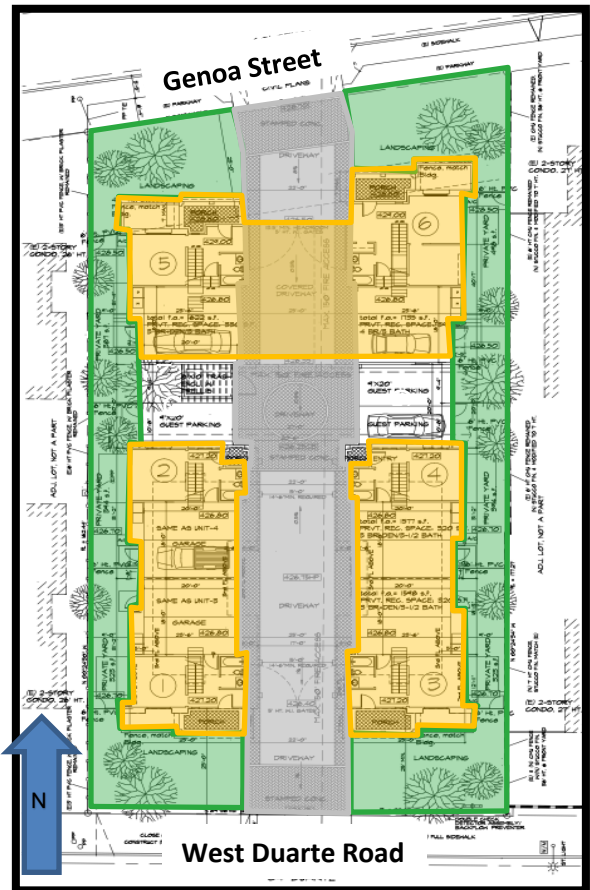
General Plan: Residential High Density (54 du/acre)
Zoning: RH (Residential High)
Land Use: Multifamily Residential (3-unit apartment building)

DISCUSSION/ANALYSIS:

Site Plan

The development of six, attached, two-and-three story residential units is proposed. The lot will be subdivided into seven parcels, one parcel for each unit, with the final parcel consisting of the common area that will be maintained by the homeowner's association.

The orientation of the buildings on the site and in relation to the surrounding property improvements, including entrances, parking areas, and driveways, was carefully considered given the subject site's double-frontage lot configuration. The proposed development incorporates a front yard setback on both West Duarte Road and Genoa Street. There are a total of three buildings proposed, each containing two attached units. The three buildings are separated by a central driveway that provides vehicle access for ingress and egress on both Genoa Street and Duarte Road. Open guest parking spaces and the trash enclosure are located on the interior of the site between the buildings, and will not be visible from the public right-of-way. The driveway



will utilize decorative interlocking pavers. Two driveway gates are proposed at each end of the driveway to prevent cut-through traffic.

The units are setback a minimum of nine feet from the side property lines, and each unit has private recreation area within this side yard setback area. Each unit also contains an attached two-car garage that is accessed from the interior of the development via the central driveway.

The applicant has submitted a preliminary conceptual landscape plan that includes a combination of 24-inch to 36-inch box trees to enhance the site and mitigate privacy impacts to neighboring properties. Conditions of approval also require the applicant to provide landscaping along any unimproved city right-of-way contiguous with the property.

As shown in Table 1.0, the development meets or exceeds all objective zoning code requirements.

TABLE 1.0 DEVELOPMENT STANDARD COMPLIANCE REVIEW

Development Standard	Required	Proposed
Floor Area Ratio (FAR) (75% Dwelling Unit / 40% Accessory Structure)	Maximum 75% / 40%	63.7% / 16.2%
Front Setback – West Duarte Road (25 FT or Average Setback, whichever is greater)	25'-0"	25'-0"
Front Setback – Genoa Street (25 FT or Average Setback, whichever is greater)	25'-0"	25'-0"
Side Setback – First Story 10% of lot width (5ft min. – 15ft max.)	9'-0"	9'-0" (East Side) 9'-0" (West Side)
Side Setback – Second Story	9'-0"	9'-0" (East Side) 9'-0" (West Side)
Side Setback – Third Story	14'-0"	14'-0" (East Side) 14'-0" (West Side)
Building Height	No Maximum	28'-0" (Genoa Side) 32'-0" (Duarte Side)
Private Recreation Space 20% of gross dwelling unit floor area	319 sf (Units 1 & 3) 315 sf (Units 2 & 4) 325 sf (Unit 5) 347 sf (Unit 6)	323 sf (Units 1 & 3) 394 sf (Units 2 & 4) 387 sf (Unit 5) 498 sf (Unit 6)
Parking (2-car garage/dwelling + ½ space per unit)	2-car garage/dwelling + 3 guest parking spaces	2-car garage/dwelling + 3 guest parking spaces

Floor Plans/Building Elevations

The proposed building profiles and heights were designed to be consistent and compatible with the development patterns in the surrounding neighborhood. Two of the three buildings are 3-story and have primary facades facing West Duarte Road. The third building is two-story in height and has its primary entrances on Genoa Street. While Duarte Road is currently

developed with 3-story residential buildings, the residential development along Genoa Street is predominately 2-story. Several of the multifamily buildings on this block have semi-subterranean parking with bridge-like connections between the buildings on the second floor. The 2-story building facing Genoa Street spans over the driveway, similar to many projects in the area.

The proposed units vary in size from 1,577 square feet to 1,735 square feet and contain between three and four bedrooms. The first floor of each unit will consist of an attached garage, sitting area, one bathroom, and an entry area. Unit 6 also has one bedroom on the first floor. The main living areas (kitchens and living/dining rooms) and the master bedroom suites are located on the second floors of each unit. The two-story units (Units 5 and 6) have two additional bedrooms and one additional bathroom on the second floor. Units 1 – 4 have two bedrooms and one bathroom on the third floor.

The proposed project utilizes a Spanish/Mediterranean architectural style, with red tile roofing, stucco finishes, and wrought iron and terra cotta details. The design includes quality building materials and features, such as exposed wood rafter tails and recessed windows. Each of the street facing units also has a partial width front porch and a low walled entry court. The applicant is proposing a warm color palette to imbue a residential feel.

The property owners also reached out to the neighboring properties on the east and west to inform them of the proposed development. Upon receipt of the notice of development, the Homeowner's Association for the development to the east expressed some concerns relating to privacy impacts. To address these concerns, the applicant has revised the project plans to include a Minor Exception request to allow a taller property line wall along the east side. Additionally, obscured glass in the second and third story east facing windows of units 3 and 4, and mature landscaping along the east property line have been proposed. The neighbors to the west did not respond to the notice of development, but the applicant has proposed mature landscaping in addition to offsetting the windows on the west side to minimize privacy impacts to those residents.

Tentative Tract Map (TTM)

The subdivision of the property requires the approval of a TTM, which allows separate ownership of each unit and common ownership of the common areas, which will be maintained by the homeowners association (HOA). The proposed common ownership areas include, but are not limited to, the driveway, front yard areas, and pedestrian walkways. If the development is approved without the subdivision map, the units could not be sold separately. The TTM is subject to the provisions of the Monrovia Municipal Code (MMC) Title 16. The Planning Commission serves as an advisory body to the City Council for approval of a TTM.

Minor Exception

MMC Section 17.52.110 specifically includes a provision to allow exceptions to the development standards pertaining to fences, hedges, and walls when they are warranted by practical difficulties, unnecessary hardships, or results that may be inconsistent with the general intent of the code. The applicant's request for a Minor Exception pertaining to the east property line wall is made to address privacy concerns of the neighbors to the east. The existing commercial structure on the project site is situated along the east property line and provides significant shade and privacy for the residents of the condominiums next door. Though the proposed development would be setback 9' from the east property line, the property owners to the east asked the applicant to revise the plans to add a taller wall height, obscured windows, and mature landscaping. The applicant has been amenable to this request and has revised the

plans accordingly. Approval of the Minor Exception would allow the east side property line wall to exceed the maximum permitted height by one foot and would allow the wall to encroach at that height up to five feet into the required front yard setback.

Development Review Committee Advisory Review

As part of the Advisory Review by the Development Review Committee (DRC), Staff sent out a courtesy notice to property owners within 300 feet of the subject property. The courtesy notice was provided to further encourage and allow for public input regarding the project prior to any public hearings. At the May 8, 2019 DRC meeting, the applicant spoke in favor of the project and nobody spoke with concerns. After the discussion, the DRC unanimously voted to recommend approval of the project.

Conclusion

The proposed development will result in six new homes that will be an attractive addition to the neighborhood and community. The existing property is zoned for multifamily development and there are several multifamily developed properties within these portions of West Duarte Road and Genoa Street. The new units will offer a Spanish/Mediterranean design and display various quality building materials to convey a sense of permanence in an existing residential neighborhood. Other than the Minor Exception for the wall along the east side of the property, the project meets or exceeds all the development guidelines for this multifamily zoned property and the proposed development is fitting with the character of the neighborhood. Lastly, subdividing the land creates an opportunity for individual home ownership.

RECOMMENDATION: Staff and the Development Review Committee recommend approval of TTM2019-82659, CUP2019-0006 and ME2019-0010 for a 6-unit townhouse development. If the Planning Commission concurs with this recommendation then, following the public hearing, the appropriate actions would be:

1. Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, the Planning Commission in the exercise of its independent judgment finds that TTM2019-82659, CUP2019-0006, and ME2019-0010 are categorically exempt from CEQA under Class 3.
2. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California, 91016.
3. The Planning Commission in the exercise of its independent judgment hereby makes the findings listed on attached Data Sheet No. 3 for TTM2019-82659, CUP2019-0006, and ME2019-0010, which are incorporated herein by this reference.
4. The Planning Commission hereby recommends approval to the City Council of TTM2019-82659, CUP2019-0006, and ME2019-0010, subject to the attached Planning Conditions on Data Sheet No. 1, Public Works Conditions on Data Sheet No. 2, and recommendations in the Staff Report, all of which are incorporated herein by this reference.

MOTION:

Recommend approval to the City Council of Tentative Tract No. TTM2019-82659, Conditional Use Permit CUP2019-0006, and Minor Exception ME2019-0010 as presented in the Staff Report.



DATA SHEET 1

Planning Conditions

TTM No. 2019-82659/
CUP2019-0006 and
ME2019-0010

425 West Duarte Road

STANDARD CONDITIONS FOR MULTIPLE RESIDENTIAL DEVELOPMENT

Development of the subject property and operations on the site must remain in substantial conformance at all times with the request and application forms and plans for TTM82659, CUP2019-0006 and ME2019-0010, a 6-unit townhouse development submitted by the applicant, as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this conditional use permit.

DEVELOPMENT STANDARDS

1. A final materials board shall be submitted to the Planning Division Manager for review and approval prior to building permit issuance. The final materials board shall include a breakdown by unit of materials to be used and samples/examples of siding, stucco, stone veneers, windows, exterior doors, garage doors, roofing, color schemes and exterior light fixtures.
2. A decorative block wall shall be provided by the Applicant adjacent to the side property lines but outside of the front setback areas. The property line wall on the west side of the development must be a minimum of five feet above the subject property's finished grade and a minimum of five feet and a maximum of six feet above the adjacent property's grade, measured in accordance with the Monrovia Municipal Code. The property line wall on the east side of the development is being approved with a minor exception to allow for a maximum height of seven feet above the adjacent property's grade. The walls shall be installed before building construction begins.
3. Except as allowed by the minor exception permit, all private recreation areas must be enclosed by 5' to 6' high decorative block wall or approved alternative. All proposed fences and walls shall be shown and indicated on the submitted site plan.
4. The Applicant shall make a good faith effort to work with adjacent property owners (that have existing walls/fences) to avoid a double wall condition, and provide a single wall along the project's perimeter. The applicant shall notify by mail all contiguous property owners at least 30 days prior to the removal of any existing walls/fences along the project's perimeter.
5. A decorative trash enclosure shall be constructed per City specifications and shall be shown and indicated on the submitted site plan.

6. A level concrete patio shall be provided for each unit in the private recreation area and shall be indicated on the grading plan and approved by the Development Review Committee prior to the start of grading.
7. Placement and design of mailboxes shall be reviewed and approved by both the U.S. Postal Service and the Planning Division prior to installation.
8. No roof mounted mechanical equipment shall be permitted.
9. Ground level mechanical equipment shall be placed a minimum of 5' from the interior property lines and shall be completely screened with landscaping. Ground level mechanical equipment shall not be located within the front setback.
10. Electrical power lines, telephone lines, and any other transmission lines (including, without limitation, cable television lines, data transmission lines, communication lines, other utility lines, etc.) to and from the development, and within the development, shall be placed underground and provided to each unit.
11. Placement of the electrical transformer and fire standpipe shall be shown on a site plan and shall be reviewed and approved by the Development Review Committee.
12. All utilities and structures such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, or other potential obstructions shall be noted on the plans with provisions for appropriate screening.
13. Plans showing all exterior lighting shall be submitted to the Planning Division for review prior to building permit issuance and no exterior lighting shall be installed without the approval of the Planning Division Manager. All exterior lighting shall be designed, arranged, and installed so as to confine direct rays onto the premises and to direct light away from adjacent structures.

LANDSCAPING

14. A Landscape and Irrigation Plan prepared by a Landscape Architect shall be submitted to the Planning Division for plan check showing the size, type, and location of all planting areas and shall incorporate the following conditions of approval:
 - a. Landscaping shall be a combination of 24" and 36" box trees, shrubs, groundcover, and turf.
 - b. All landscaping shall be maintained by a permanent automatic irrigation sprinkler system.
 - c. Any unimproved City right-of-way contiguous with the property shall be landscaped by the Applicant and incorporated into the required landscape plan.
 - d. Hardscape improvements shall be provided in common areas.
 - e. Landscaping provided along the property lines shall be designed to provide privacy to the adjacent properties, subject to review and approval by the Planning Division Manager.

15. A landscape documentation package pursuant to the requirements of the State Model Water Efficient Landscape Ordinance shall be submitted to the Planning Division for approval prior to landscape construction. A Landscape Certificate of Completion shall be submitted to the Planning Division at the completion of the installation, prior to request for a final inspection and Certificate of Occupancy.

PARKING

16. All paved parking and driveway areas shall be surfaced with Portland cement concrete (3-1/2" minimum thickness) or approved alternative.
17. All driveway surface areas shall incorporate accent treatment throughout the design. Accent treatment shall include stamped concrete or other approved treatment.
18. Guest parking spaces shall not be assigned and only be used by guests.
19. Wheel stops not less than six inches high shall be installed adjacent to the guest parking spaces.

FIRE DEPARTMENT CONDITIONS

20. A minimum of one fire hydrant shall be provided within 600 feet of the property on Genoa Street and one hydrant within 400 feet on Duarte Road.
21. All structures shall be fire sprinklered per NFPA 13D and local amendments.
22. Any driveway entry gates shall be provided with a knox switch.
23. Smoke alarms shall be provided in each room for sleeping purposes and at a point centrally located in the corridor or area giving access to each separate sleeping area. Smoke alarms shall be installed in accordance with the manufacturers' instructions.
24. Carbon monoxide alarms shall be provided within all sleeping areas.

CONSTRUCTION SITE REQUIREMENTS

25. Provide temporary perimeter fencing with view obscuring material during construction. If graffiti is painted or marked in any way upon the premises or on an adjacent area under the control of the Applicant (including without limitation, any temporary perimeter construction fencing or the permanent wall), the graffiti shall be removed or painted over by Applicant within twenty-four hours, unless any law in effect imposes a shorter time period. Fencing may be removed prior to landscape installation with Planning Division approval.
26. One waterproof sign (36" x 48") in both English and Spanish noting construction hours and a phone number for contact shall be posted at the front of the site prior to grading or construction.

GENERAL REQUIREMENTS

27. A draft copy of the Conditions, Covenants, and Restrictions (CC&R's) shall be provided in electronic form to the Planning Division for review. The CC&R's, acceptable in form and substance to the City Attorney, must meet the approval of the Planning Division Manager and City Engineer, and shall be recorded against each unit with the Los Angeles County Recorder's Office. No Certificate of Occupancy will be issued by the City until the CC&R's are approved and recorded. The CC&R's shall include that a homeowner's fee be collected by the Board of Governors of the Homeowners Association (HOA) for maintenance of the front yard areas and common landscaping, walls/fences, the driveway, and all exterior finishes and roofing. Additionally, the CCR's shall incorporate all of the provisions listed in MMC §17.44.050(C)(4)(a) as well as provisions imposing and enforcing the following conditions of approval:
 - a. The CC&R's shall not be modified or revoked without the prior written approval of the City of Monrovia.
 - b. All trees indicated on the approved Landscape and Irrigation Plan shall be retained. Removal of any trees requires the approval of the Planning Division Manager.
 - c. Garages shall be used for the storage of vehicles only and shall not be converted for livable, recreational or storage usage in a way that would prohibit its primary use as a two-car garage.
 - d. Maintenance of common landscaping and irrigation includes all areas not in enclosed private yard areas.
28. In addition to Planning (Data Sheet No. 1) and Public Works (Data Sheet No. 2) conditions of approval the Applicant shall also comply with all requirements of the Monrovia Municipal Code, Building Division and Fire Department that are directly applicable to the project.
29. This project may be subject to the provisions of the City's Public Art Ordinance (MMC §15.44.050).
30. Any violation of these conditions of approval or the Monrovia Municipal Code may be subject to the Administrative Fine Ordinance, other available remedies and/or revocation or modification of this permit at the discretion of the City Attorney and City Prosecutor.
31. The Applicant shall, within 30 days after approval by the City Council, submit to the Community Development Department his/her written consent to all of the conditions of approval contained in Data Sheet Numbers 1 and 2. The Conditional Use Permit CUP2019-0006 and tentative map TTM82659 shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.
32. The Final Map for the proposed subdivision shown on this Tentative Tract Map No. TTM82659 must satisfy the requirements of Section 16.16.010 et seq. of the Monrovia Municipal Code and be filed with and deemed a complete filing by the City Engineer, and the use or development to which the Conditional Use Permit applies must begin, within twenty-four months after the Tentative Map was

conditionally approved, or TTM82659 and CUP2019-0006 will expire without further action by the City.

33. All of the above conditions shall be complied with prior to issuance of the Certificate of Occupancy, unless an earlier compliance period is specified as part of a condition.
34. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning these permits and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses (including, but not limited to, interest, attorneys' fees and expert witness fees), or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding in accordance with the Subdivision Map Act.



DATA SHEET 2

Public Works Conditions

**TTM No. 2019-82659/
CUP2019-0006 and
ME2019-0010**

425 West Duarte Road

Development shall be subject to the conditions of approval listed below, and if so indicated, the condition(s) shall be satisfied before the Final Map is filed in the Department of Public Works for review and approval. The term "Applicant" shall include, without limitation, the applicant, the property developer, the property owner, and all subsequent owners of each parcel.

Engineering Conditions

1. Prior to any permitting of development, except for those conditions where improvements are bonded per Section 16 of the City Municipal Code, the Applicant shall provide the following:
 - a. Geotechnical Report
 - b. Hydrology Report
 - c. SUSMP Plan
 - d. Local SWPPP Plan
 - e. Parcel Map
 - f. Site Plan
 - g. Grading Plan
 - h. Utility Plan
 - i. Final Tract Map for the creation of a Planned Unit Development (PUD) subdivision for townhome project
2. Submit existing site plan, topographic map of the project site, grading, drainage and utility plan to Public Works Department for review and approval. The plans shall indicate existing and proposed structures, miscellaneous facilities if applicable and all utilities applicable within the project site. The plans shall be prepared on a maximum 24" x 36" sheets with City standard title block stamped and signed by a Registered Professional Civil Engineer in the State of California. The submittal of the plans shall include: a hydrology report, a geotechnical report, required design calculations, a cost estimate, a plan check fee, and an inspection fee. The final submittal for final approval shall include a mylar of the approved grading, drainage and utility plans. The applicant shall use the assigned drawing number G-895 for this project. Partial or incomplete submittals will not be accepted.
3. All site plans, grading plans, drainage plans and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
4. Prior to filing the Final Map with the Department of Public Works, the Applicant shall provide a current title report for the project site located in the City of Monrovia. The title report and guarantee is required and such documents shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders.
5. All easements and dedications at the time of the Final Map approval must be accounted for on the approved tentative parcel map. This includes the location, owner, purpose and recording reference for all existing easements.

6. A Final Map prepared by or under the direction of a Licensed Land Surveyor or Licensed Civil Engineer legally authorized to practice land surveying in the State of California must be filed in the Department of Public Works for review and approval and processed through the City Engineer prior to being filed with the Los Angeles County Recorder.
7. Prior to filing the Final Map with the Department of Public Works for review and approval, the Applicant's surveyor or engineer shall set durable monuments to the satisfaction of the City Engineer in conformance with Section 66495 of Subdivision Map Act.
8. Improvement plans and necessary letters of credit, cash and/or bonds to secure the construction of all public improvements shall be submitted and approved by the City Engineer prior to the recordation of the Final Map.
9. Prior to filing the Final Map with the Department of Public Works for review and approval, the Applicant shall provide street improvements adjacent to the proposed land division to the satisfaction of the City Engineer. Improvements shall include, but are not limited to, driveway modifications, new driveways, removal of abandoned driveways, sidewalk improvements, ADA improvements, replacement of damaged curb and gutter, and street resurfacing and/or slurry seal of street pavement within the boundary of the dedicated Right-of-Way property as directed by the Engineer.
10. Remove and replace any curb, gutter, sidewalk, driveway approach or street pavement found by the City Engineer to be broken, uplifted, damaged or not meeting current ADA standards. Construct improvements as required, per City standard drawings to match existing improvements on adjacent properties. All ADA requirements shall be satisfied by the Applicant. These conditions apply on public right-of-way along property frontage.
11. All work such as but not limited to demolition, construction and improvements within the public right-of-way shall be subject to review and approval of the Public Works Department, and will require construction and encroachment permit from the City's Public Works Department, prior to start of any construction. All work within the public right-of-way shall be in accordance with applicable standards of the City of Monrovia, Standard Specifications for Public Works Construction ("Green Book", latest edition) and the Manual on Uniform Traffic Control Devices (MUTCD, latest edition), and further that construction equipment ingress and egress be controlled by a plan approved by the City Engineer.
12. Applicant shall obtain applicable permits for all work to be done within the public right-of-way from the Public Works Department and shall pay all applicable fees for Engineering Division services such as plan check fee and construction inspection fee as applicable.
13. The applicant shall remove all existing driveway approaches not used along property frontage and reconstruct curb and gutter per City Standards, and shall be inspected by the Public Works Inspector and approved by the City Engineer.
14. The City requires the restoration of the existing pavement after utility installation. Restoration is required from the outer limits of the area covering and encompassing all the utility cuts as shown on the plans, but actual limits shall be determined out in the field by City Engineer. Restoration of asphalt pavement may be up to 2-inch pavement grind and 2-inch asphalt overlay and slurry seal type II.

15. Applicant shall provide a Transportation Plan formalizing the approved truck route, staging areas, radio control points and manpower, street sweeping activities along with loading/unloading of supplies/materials and parking for contractors and employees in/on and around the site.
16. Applicant shall provide the Engineering Division with a soils and geotechnical report. The soils investigation shall evaluate the soils percolation characteristics for storm drainage considerations. Grading plan shall conform to MMC Chapter 15.28 and be prepared on a maximum 24" x 36" sheets with City title block. Required improvements may be shown on the grading plan along with site drainage.
17. All grading is to be done under the supervision of a licensed engineer qualified in soils field. Upon completion of the grading, the Soils Engineer shall file a certification with the Public Works Department that he/she supervised the grading and that the grading was done pursuant to the City of Monrovia Municipal Code, Chapter 15.28, and the grading plan approved by the City.
18. Applicant shall provide an analysis and construct required infiltration and/or treatment of storm water from impervious surfaces prior to reaching direct connections leading to the main storm drainage system.
19. All required mitigation measures identified in the soils engineer's and geologist's reports shall be incorporated into the grading/drainage plans and a made a part thereof. Drainage devices shall be designed to handle and prevent erosion from damaging the proposed structure and surrounding neighborhood.
20. The lot shall handle its own drainage and the site drainage shall be directed to the existing drainage system or be handled on site. An alternative shall infiltrate or percolate drainage on site, thereby not impacting off site drainage structures.
21. Prior to issuance of a grading permit, Applicant shall provide geotechnical report that addresses earthwork and foundation recommendations, including but not limited to, earthwork, retaining walls and foundation construction adjacent to the existing structures located on the property. The geotechnical report shall include data regarding the nature, distribution and strengths of existing soils, conclusions and recommendations for grading procedures, design criteria for and identified corrective measures, and opinions and recommendations regarding existing conditions and proposed grading. The report shall also include subsurface geology of the site, degree of seismic hazard if any, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, opinions and recommended design criteria to mitigate any identified geologic hazards including locations of surface and subsurface fault lines in the area as applicable.
22. Applicant shall submit a utility plan showing all proposed utility cuts for services such as Water, Sewer, Fire Department Stand Pipe, Gas, Edison, Telephone, Cable TV, etc. The Utility plan shall be submitted and approved prior to issuance of grading permits. Private utility plans including sewer, water, gas, including all abandoned, or to be removed facilities, etc. for the proposed development shall be submitted for review and approval by the City Engineer. Pay all applicable fees for Engineering Division services for issuance of Public Works permits.

23. The Applicant shall install water service to Monrovia's water system to serve the entire development within the City of Monrovia to the specifications of the City Engineer.
24. The Applicant shall install sanitary sewers to Monrovia's sewer system to serve the entire development within the City of Monrovia to the specifications of the City Engineer.
25. Applicant shall connect all buildings to the public sewer. The sewer is to be constructed in the common driveways through new 6 inch lateral(s) with clean-out(s) at property line per City standard drawing S-215 and S-225. Cap off all abandoned laterals at the connection point from the main line to the satisfaction of the City Engineer. Indicate on the Site/Utility Plan the work to be done by the Applicant.
26. The Applicant shall comply with the requirements of MMC Section 13.12.015 Non-Storm Water Discharges, Section 13.12.02 Deposit or Discharge of Specified Substances Prohibited, Section 13.12.030 Grease Traps Required and Section 13.12.040 Maintenance of Sewer Laterals. All sewer laterals shall be maintained by the owner of the property served by such lateral in a safe and sanitary operating condition so that there is no seepage of waste at any point up to and including the junction of the sewer lateral and sewer main so that passage of waste through the lateral to the sewer main is free from stoppage and obstruction; all devices and safeguards required for the operation of sewer laterals shall be maintained in good working order. The Applicant shall provide the Department of Public Works a copy of a closed circuit television inspection report of the condition of the existing sewer lateral. If the sewer lateral needs repair, it shall be completed to the satisfaction of the City Engineer prior to commencement of the applicant's operation or prior to issuance of certificate of occupancy.
27. For projects one (1) acre or greater, project must be covered under the General Construction Activity Stormwater Permit (GCASP). Developer must submit a Notice of Intent and Waste Discharge's Identification (WDID) number as evidence of having applied for a GCASP before the City will issue a grading permit.
28. A CCTV video of the existing/proposed sewer lateral connecting to the City mainline is required for the project; a copy of the video shall be submitted to Public Works. Prior to CCTV please notify the Department of Public Works requesting to have the Public Works Inspector on-site to witness the inspection.

Environmental Conditions

Based upon the requirements of the City's Stormwater Management Ordinance, MMC 12.36 and the Los Angeles County Municipal Storm Water National Pollutant Discharge Elimination System (MS4 NPDES) Permit issued by California Regional Water Quality Control Board, Los Angeles Region, the following shall be incorporated into the project application:

The Applicant shall be responsible for the following:

- Minimize impacts from storm water runoff on the biological integrity of natural drainage systems and water bodies in accordance with requirements under the California Environmental Quality Act (California Public Resources Code Section 21100), Section 13369 of the California Water Code, Sections 319, 402(p), and 404 of the Clean Water Act, Section 6217(g) of the Coastal Zone Act Reauthorization Amendments, Section 7 of the Environmental Protection Act, and local governmental ordinances.

- Maximize the percentage of permeable surfaces to allow more percolation of storm water into the ground.
- Minimize the amount of storm water directed to impermeable surfaces.
- Minimize pollution emanating from parking lots through the use of appropriate treatment control using best management and good housekeeping practices.

General Conditions/Package Information

Based on the Development Planning Program and Storm Water Program Planning Priority Checklist (Form PC), this project is **NON-exempt**, and the Applicant **SHALL prepare a Standard Urban Stormwater Mitigation Plan (SUSMP)** and demonstrate mitigation of the following options:

- The project shall require that post-construction Treatment Control BMP's incorporate, a volumetric treatment control design standard, or both, to infiltrate, filter or treat storm water runoff from the project to capture the first ¼ inch of storm runoff.
- SUSMP must determine and provide pervious and impervious for pre-development and post development created by the project.
- Control of Impervious Runoff
- Roof down spouts must not be directed to trash enclosures or material storage areas. Down spouts should be discharged to gravel or heavily vegetated areas whenever possible.
- Trash containers shall be enclosed to prevent discharge of trash, and be equipped with lids, or screened, roofed or walled, and runoff should be diverted around trash areas to avoid flow through.
- Trash enclosure drainage should be directed to vegetative areas whenever feasible.
- Storm drains should be stenciled. All yard drains and catch basins to the street or storm drain system must be stenciled or labeled with the "No Dumping – Drains to Ocean" logo or equivalent.
- Outdoor storage must be equipped with adequate secondary containment or other equivalent measures to reduce contamination of runoff. This applies to storage of both hazardous and non-hazardous materials (solids or liquids).
- The project shall provide verification of maintenance provisions for structural and treatment control BMP's, including but not limited to legal agreements, covenants, CEQA mitigation requirements, and or conditional use permits.
- Applicant shall provide a trash generation study in compliance with the requirements of AB939 and AB 2176 for proposed site uses. Trash enclosures shall be adequately sized based on the results of the trash generation study and as approved by Environmental Services. Show locations of trash/recycling bins on the grading plan. Include public trash/recycling receptacle locations on the grading plan. The trash generation study shall be coordinated with the City's permitted trash hauler and Public Works Environmental Services.

The following forms have been provided to the applicant:

- A. Brochure: City of Monrovia Planning Developer's Guidelines and Review (Applicant Retains)
- B. Stormwater Best Management Practices (BMPs) – General Construction & Site Supervision
- C. Development/Planning – Minimum Project Requirements (Applicant Retains)
- D. Form PC – Storm Water Program Planning Checklist (Applicant Returns)
- E. Form P1 – General Project Certification (Applicant Returns)
- F. Form OC1 – Minimum BMPs for all Construction Sites

- G. Form LS-1 – Local Storm Water Pollution Prevention Plan (Applicant Returns)
- H. Form LS-2 – Local Storm Water Pollution Prevention Plan, BMP Table (Applicant Returns)
- I. Form LS-F – Sample Project Site Diagram, Local Storm Water Pollution Prevention Plan (Applicant Retains)
- J. Self Inspection Forms (Applicant Retains)
- K. Form LS-3 – Wet Weather Erosion Control Plan (Applicant Returns, if applicable)

29. This project is subject to the MS4 NPDES' Standard Urban Stormwater Mitigation Plan (SUSMP) regulations. The Applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater.
30. The Applicant shall integrate Best Management Practices to ensure compliance with NPDES guidelines and the City's Stormwater Management Ordinance, MMC 12.36 to the satisfaction of the City Engineer, prior to the issuance of the grading permit. The design, implementation, construction activities and maintenance of the management devices shall mitigate and reduce pollutants in storm water discharges to the maximum extent practicable and shall be identified on a "site specific mitigation plan". Site Specific Mitigation Plan must specifically address and provide best management practices (BMPs) either structural or non structural to mitigate pollutants.
31. The Applicant shall obtain the approval of a Drainage BMP plan. The BMP must address run-off and pollutants of concern including, but not limited to trash/litter, fossil fuels, metals, bacteria, toxics, nutrients, and sediment. The Drainage BMP plan shall be reviewed and approved to the satisfaction of the City Engineer prior to the issuance of grading permit. The plans shall be prepared on a maximum 24" x 36" sheets with City title block. The submittal of the plans shall include: a cost estimate for the installation of structural BMP's, a plan check fee, and an inspection fee. The final submittal shall include a mylar of the approved Drainage BMP plan. Partial or incomplete submittals will not be accepted.
32. The Applicant shall comply with NPDES guidelines and the City's Stormwater Management Ordinance, MMC 12.36 to the satisfaction of the City Engineer, prior to commencement of the applicant's operation. The design, implementation, construction activities and maintenance of the management devices shall mitigate and reduce pollutants in storm water discharges to the maximum extent practicable and shall be identified on a "site specific mitigation plan". Site Specific Mitigation Plan must specifically address and provide best management practices (BMPs) to mitigate pollutants from the following activities:
- a. Parking Lot Run-off: A biofiltration, infiltration area, filter (or approved equivalent) should be installed to filter parking lot and site run-off.
33. In compliance with AB 939, any waste and recyclables that are generated within the portion of the site in the City of Monrovia must be reported. The applicant must work with Athens Services or an authorized hauler to fulfill this on-going condition and provide a monthly disposal report to the City of Monrovia (attn: Environmental Services) no later than 60 days following each months' end. The report must provide the following information as it related to the portion of the site within the City of Monrovia's boundaries: (the total tonnage collected, total tonnage diverted, total tonnage disposed, and disposal sites used and tonnages delivered to each).

34. The site will be required to contract for recycling services.
35. Roof down spouts should be discharged to gravel or heavily vegetated areas whenever possible.
36. Storm drains must be stenciled. All yard drains and catch basins to the street or storm drain system must be stenciled or labeled with the "No Dumping – Drains to Ocean" logo or equivalent.
37. Outside washing activities are prohibited. Outside wash activities are considered an illegal discharge in violation of the Stormwater Management Ordinance and subject to immediate clean up and cost recovery.
38. The Applicant shall maintain the drainage devices such as paved swales, inlets, catch basins, pipes, and water quality devices as applicable that have been constructed within said areas according to BMP plans permitted by the City of Monrovia, in a good and functional condition to safeguard all lots within the development and the adjoining properties from damage and pollution.
39. The Applicant shall conduct annual maintenance inspections by the manufacturer or by a City approved inspector of all structural and/or treatment control storm water devices by following best management practices which shall also verify the legibility of all required stencils and signs which shall be repainted and labeled as necessary. Proof of such inspection shall be retained by the property owner and a copy submitted to the City of Monrovia on a yearly basis.
40. The Applicant shall record a maintenance covenant with the L.A. County Registrar/Recorder and submitted to the City for the Standard Urban Stormwater Mitigations Plan and other Municipal NPDES Requirements to the satisfaction of the City Engineer prior to the issuance of Certificate of Occupancy.
41. For projects which disturb soil during wet season (October 1- April 15), Applicant must submit a signed certification statement declaring that contractor will comply with Minimum Best Management Practices (BMPs) required by the National Pollutant Discharge Elimination System (NPDES), and also submit a Local Storm Water Pollution Prevention Plan/Wet Weather Erosion Control Plan.
42. The project demolition activities shall comply with the City's Construction and Demolition Recycling Program (C&D Recycling Program) by filing an application and submitting a deposit to Public Works Environmental Services prior to issuance of permits. The C&D Recycling Program requirements are enclosed as an attachment and made part of the Conditions of Approval.
43. Building, demolition, and grading permits will not be issued until the applicant provides the City with the required forms and the waste management plan has been reviewed and approved by the Environmental Services. If the Applicant chooses not to participate in the C&D Recycling Program, then the hauler must be identified on the demolition, building and grading plans. The C&D Recycling Program requirements are enclosed as an attachment and made part of the conditions of approval.



DATA SHEET 3

Findings

TTM No. 2019-82659/
CUP2019-0006 and
ME2019-0010

425 West Duarte Road

TENTATIVE TRACT MAP

As required by Sections 66473.5 & 66474 of the California Government Code, the decision for approving Tentative Tract Map No. TTM2019-82659 for a 6-unit Townhouse Development located at 425 West Duarte Road is based on the following findings:

- A. That the tentative tract map subdividing the existing 15,288 square feet of land area for the development of 6 attached units, together with the provisions for the subdivision's design and improvement, are consistent with the General Plan and satisfy the requirements of the Map Act and of the Municipal Code. *This project will be consistent with the General Plan in that it meets the requirements of the current General Plan land use designation for the property. The RH (Residential High Density) zoning allows for a maximum Floor Area Ratio (FAR) of 75%. The applicant is proposing a 6-unit development with a 63.7% FAR and all the Zoning Code development standards are being met or exceeded. The parcel is a through lot with frontage on both West Duarte Road and Genoa Street; there are two front yard setback areas and no rear yard setback area. The project is also consistent with Policy 1.6 of the Land Use Element that promotes a variety of housing types ranging in size, density, and price; with the exception of the minor exception request for increased wall height and encroachment into the front yard setback, no variances are requested for the proposed improvements. This project will conform to the Municipal Code standards for multifamily residential developments.*

- B. That the site is physically suitable for this type of development. *The parcel is located within a neighborhood that is primarily developed with multi-family residential projects and some commercial uses. It is a through lot with frontage on both West Duarte Road and Genoa Street. The size of the subject parcel allows for the lot to be subdivided and developed with a new residential townhouse development project without creating detrimental visual or privacy impacts. The lot size and dimensions exceed the minimum RH zoning requirements outlined in the Monrovia Municipal Code. The lot area of 15,288 square feet allows for the development of 6 residential units, each with an attached garage and three open guest parking spaces. The site has been sensitively designed to minimize impacts on the neighboring properties. At the request of the property owners directly to the east of the project site, the applicant has modified the property line wall design to provide additional privacy to the existing development. Furthermore, the applicant is proposing obscured glass in the second and third story windows facing the property to the east. The applicant has also sensitively placed the windows on the west elevations to avoid direct line of site views and minimize impacts to the neighboring property to the west.*

- C. That the site is physically suitable for the proposed density of development, *specifically the 15,288 square foot project site is zoned RH (Residential High Density), and is being developed within the maximum density and floor area ratio thresholds of the Zoning Ordinance. The proposed development will meet or exceed all of the development standards of the Zoning Ordinance and, with the exception of the minor exception request for increased wall height and encroachment into the front yard setback, no variances are requested for the proposed improvements.*
- D. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat *in that the project site has been previously developed and is located in an area that is already improved with residential and commercial development. The land area surrounding the site is also developed with residential and commercial uses. Therefore, the proposed subdivision and the proposed site improvements are not likely to cause substantial damage to the environment.*
- E. The design of the subdivision and the type of improvements are not likely to cause serious public health problems, as it will comply with all City design and safety standards, including fire suppression requirements. *The project plans have been routed for preliminary plan check by the Public Works Division and Fire Department. Condition of Approval No. 28 on Data Sheet No. 1 requires the project to comply with the Monrovia Municipal Code, Building Division and Fire Department standards and regulations that are directly related to the project. The City Engineer has reviewed this proposed subdivision relative to the adjacent right-of-way. Access to the double-frontage site is proposed to be taken from both West Duarte Road and Genoa Street. Based on the City Engineer's review, it is determined that the design and construction of the project would preserve public safety and provide adequate access and circulation for vehicular and pedestrian traffic. All necessary public improvements will be made prior to the proposed construction.*
- F. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, *as the public sidewalks incorporated into the design will continue to provide access to the public along the West Duarte Road and Genoa Street rights-of-way, and the City is unaware of any other such easements that exist on the property.*
- G. The City has considered the effect of the subdivision on the housing needs of the region in which the City is situated, and balanced those needs against the public service needs of its residents and available fiscal and environmental resources. *The proposed development consists of 6 residential units. This change will not significantly increase the demands on available fiscal and environmental resources. The housing needs will be improved in the region by the addition of 6 more units. Lastly, by subdividing the land, the opportunity for individual home ownership becomes a possibility.*
- H. The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements of the Regional Water Quality Control Board. *The City Engineer has reviewed the proposed subdivision. Per*

the Public Works conditions of approval, the existing sewer system will be upgraded to accommodate the project.

CONDITIONAL USE PERMIT

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. CUP2019-0006 for the development of a 6-unit Townhouse Development located at 425 West Duarte Road is based on the following findings:

- A. The project site is adequate in size, shape and topography for the development of 6 units. *The site has sufficient width, depth and lot area to accommodate this type of development. The parcel is a through lot, with frontage on both the south property line on West Duarte Road and the north property line on Genoa Street. It is also slightly irregular in shape; this section of Genoa Street runs in a northeast/southwest diagonal direction, causing one side property line to be shorter than the other and the north property line to be angled. However, it is relatively flat and of sufficient size to accommodate the proposed 6-unit development.*
- B. The project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by this 6-unit development. *The project will be accessed by two ingress and egress access driveways onto West Duarte Road and Genoa Street. Duarte Road is designated as a Secondary Arterial Street in the Circulation Element of the General Plan. Secondary Arterial streets have a capacity of 20,000 to 30,000 vehicles per day. Genoa Street is classified as a local street in the Circulation Element of the General Plan and has a capacity of up to 5,000 vehicles per day. The project provides the required residential parking spaces of two garage spaces per unit plus three additional guest parking spaces.*
- C. The 6-unit Townhouse Development will be compatible with the General Plan and will not adversely impact the objectives of the General Plan, *specifically the Residential High Density designation allows a density of up to 75% Floor Area Ratio (FAR), greater than the 63.7% proposed in the project. Furthermore, Goal 1.6 of the Land Use Element of the General Plan states, "Promote a variety of housing types ranging in size, density, and price."*
- D. The 6-unit Townhouse Development will comply with the applicable provisions of the Zoning Ordinance. *The project is zoned RH (Residential High Density) and meets or exceeds all development standards, including density, setbacks, height, parking, and recreation space.*
- E. The proposed location of the 6-unit Townhouse Development and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity, *as the site will be upgraded to include new landscaping, perimeter walls, and architectural amenities. It is on a residential block developed primarily with multifamily residences. The development is*

consistent with the existing development patterns in the vicinity. The new units will offer a Spanish/Mediterranean design, which is compatible with the existing architecture of the eclectic neighborhood and will allow for property ownership within an existing multifamily residential neighborhood.

- F. The proposed project will not result in the demolition of a residential structure built prior to January 1, 1940, with architectural or know historic value. *The property located at 425 West Duarte Road is currently improved with one commercial structure that was built in 1956. No residential structures are proposed for demolition in conjunction with the proposed 6-unit townhouse development.*

PUD/TOWNHOUSE DEVELOPMENT

As required by Section 17.44.050 of the Monrovia Municipal Code, the approval of the 6-unit Townhouse Development located at 425 West Duarte Road is based upon the following findings:

- A. The plan provides as well, or better, for light and air, for public safety and convenience, the protection of property values and the preservation of the general welfare of the community, than if developed in other permitted uses, *because the design of the Townhouse Development has taken into consideration all of those concerns on a parcel in the RH zone. The project meets or exceeds all of the development standards for the RH zone, specifically proposing a project below the maximum permitted FAR of 75% and exceeding the private recreation space requirements. Impacts to the surrounding neighborhood have also been addressed. The four units facing West Duarte Road are three stories tall, while the two units facing Genoa Street are limited to two-stories in height. At the request of the neighbors to the east, the project proposes one Minor Exception for the east property line wall to exceed maximum height (7' in lieu of 6') and to encroach up to 5' into the front yard setback. Furthermore, by subdividing the land, the opportunity for individual home ownership becomes a possibility.*

MINOR EXCEPTION

As required by Section 17.52.110 of the Monrovia Municipal Code, the decision for granting Minor Exception ME2019-0010, allowing the east property line wall to exceed maximum height allowed by the MMC (7' height in lieu of 6' maximum height) and to encroach 5' into the required front yard setback, is based on the following findings:

Practical difficulties, unnecessary hardships and results that may be inconsistent with the general intent of the code warrant the granting of ME2018-0010. Monrovia Municipal Code (MMC) Section 17.52.110 specifically includes a provision to allow exceptions to the development standards pertaining to fences, hedges, and walls. The applicant's request for a Minor Exception pertaining to the east property line wall is made to address privacy concerns of the neighbors to the east. MMC Section 17.12.005 sets forth the Neighborhood Compatibility Design Review standards and states the concurrent goals of addressing privacy impacts on existing development while not unreasonably restricting property development rights for new projects.

HOUSING ACCOUNTABILITY ACT

The proposed development is subject to the approval requirements of the state Housing Accountability Act because the development meets or exceeds all of the applicable objective development standards contained within the Monrovia General Plan and the Monrovia Zoning Ordinance, including the density requirements, lot coverage requirements, setback requirements, and the Floor Area Ratio (FAR) requirements.

425 W Duarte Rd. Average Front Yard Setback Calculation



Duarte Road existing front yard setback breakdown:

443	20'
441	0'
433	13'
424	25'
425	SITE
405	18'
401	30'
351/353	8'
343/345	0'
341	0'

Average front yard setback on Duarte side:
 $(20+0+13+25+18+30+8+0+0)/9=13'$

Genoa St. existing front yard setback breakdown:

443 garage	2' (excluded in average yd. calculation)
441 rear parking	n/a
432	25'
428	25'
425	SITE
406	20'
402	20'
346	20'
340	20'

Average front yard setback on Genoa side:
 $(25+25+20+20+20+20)/6=22'$

PROJECT SUMMARY

PROJECT: NEW 6 UNITS TOWNHOUSES
 ADDRESS: 425 W DUARTE ROAD
 MONROVIA, CA 91016
 SCOPE OF WORKS: NEW 6 UNITS DUPLEX TOWNHOUSES
 OWNER: GRAND RIVER INVESTMENT, INC. C/O CHERRY WANG (909) 576-2588
 ARCHITECT: JUSTIN P.J. KAO
 2321 FALLEN DR. ROWLAND HTS, CA 91748 (626) 839-9385

ZONE: RH
 A.P.N.: 8507-004-022
 LOT SIZE: 15,250+ SQ. FT.
 MAX. F.A.R.: 75% X 15,250 = 11,437 SQ. FT.

	LIVING AREA	GARAGE AREA
PROPOSED FLOOR AREA (UNIT 1 & 3):	1,598 SQ. FT.	412 SQ. FT.
PROPOSED FLOOR AREA (UNIT 2 & 4):	1,571 SQ. FT.	412 SQ. FT.
PROPOSED FLOOR AREA (UNIT 5):	1,622 SQ. FT.	414 SQ. FT.
PROPOSED FLOOR AREA (UNIT 6):	1,735 SQ. FT.	411 SQ. FT.
TOTAL PROPOSED LIVING AREA:	9,107 SQ. FT. (63.7% < 15% FAR, OK)	
TOTAL PROPOSED ACCESSORY AREA:	2,473 SQ. FT. (16.2% < 40% FAR, OK)	

PRIVATE RECREATION AREA BREAKDOWN (20% MIN. OF LIVING F.A.):

UNIT 1 & 3:	323 SQ. FT.
UNIT 2 & 4:	394 SQ. FT.
UNIT 5:	387 SQ. FT.
UNIT 6:	498 SQ. FT.
TOTAL PRIVATE RECREATION AREA:	2,319 SQ. FT. (23.9% OF TOTAL F.A.)

PARKING REQUIREMENT:

REQUIRED 2-CAR GARAGE:	6
PROVIDED 2-CAR GARAGE:	6
REQUIRED GUEST PARKING:	3
PROVIDED GUEST PARKING:	3

STORY/HEIGHT:

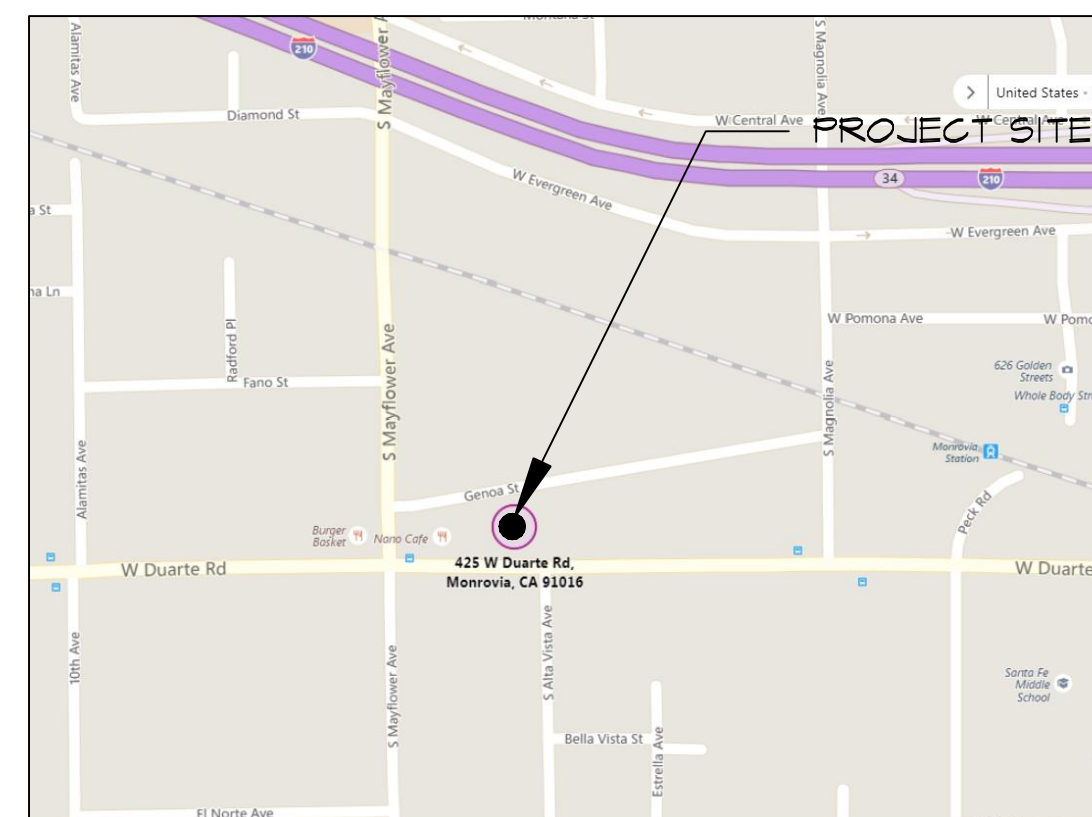
(UNIT 1-4)	3 STORY / 32 FT. MAX. HIGH
(UNIT 5 & 6)	2 STORY / 28 FT. MAX. HIGH

CODE: 2016 CALIFORNIA BUILDING CODE, RESIDENTIAL CODE, ELECTRICAL, ENERGY (T-24-6), MECHANICAL AND PLUMBING CODES.

TYPE OF CONSTRUCTION: V-B, NO FIRE SPRINKLER

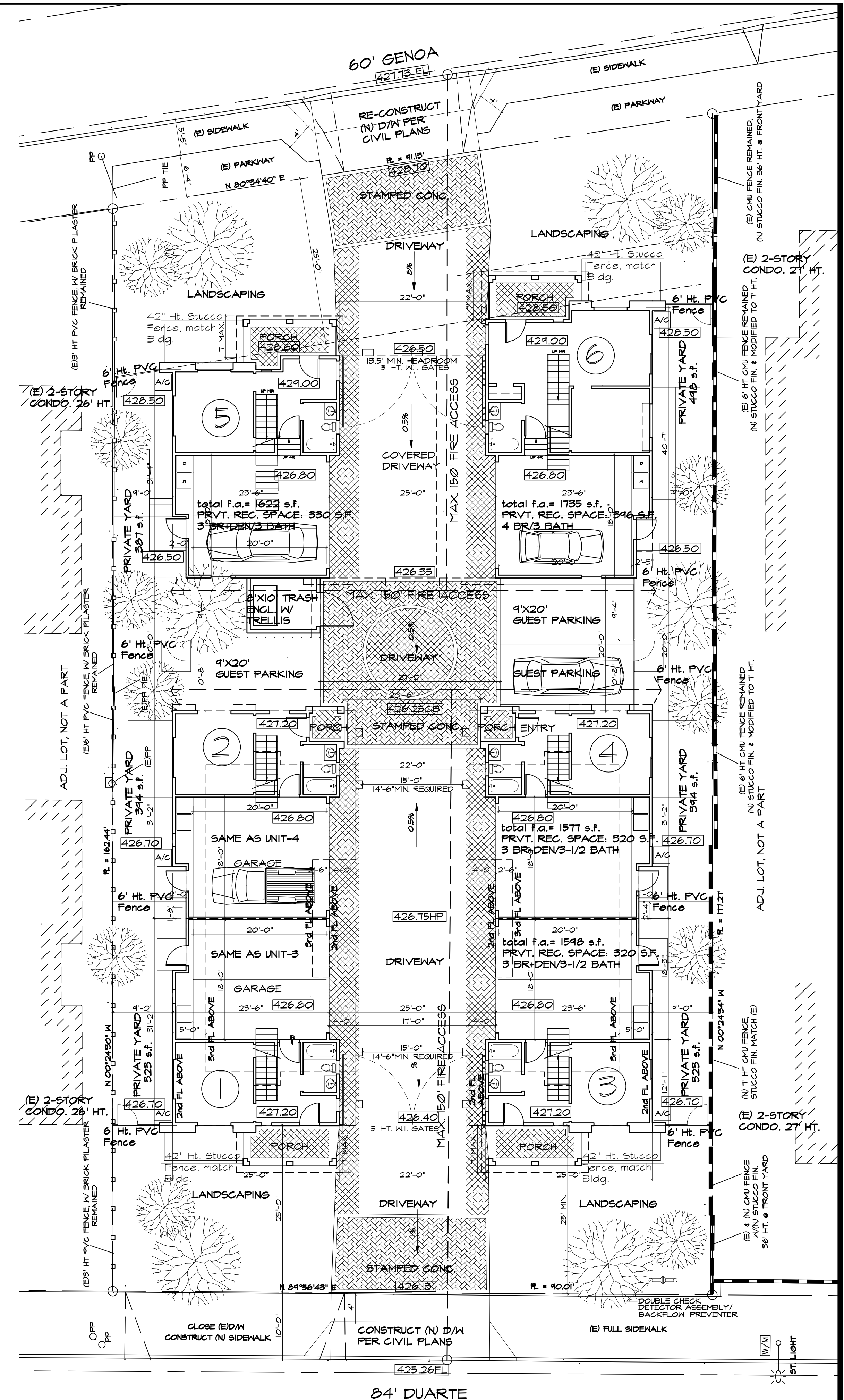
OCCUPANCY GROUP: R-3/U

TENTATIVE TRACK MAP REQUIRED TO SELL UNITS SEPARATELY

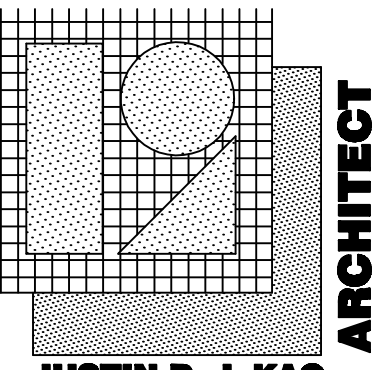


VICINITY MAP
 SCALE: N.T.S.

NOTES:
 1. EXISTING CMU FENCES AT EAST SIDE SHALL BE MODIFIED TO 7' HIGH (3' MAX. HT. @ NEIGHBOR'S FRONT YARDS PORTION) AND NEW STUCCO FINISHED PER PLANNING REQUIREMENTS
 2. NEW ENTRY GATES AT DRIVEWAYS SHALL PROVIDE KNOX BOX AND COMMUNICATION/KEY PAD DEVICE.



SITE PLAN
 SCALE: 1" = 10'-0"



P.J. DESIGN SQUARE
 2321 FALLEN DR.
 ROWLAND HTS,
 CA 91748
 TEL: (626) 839-9385

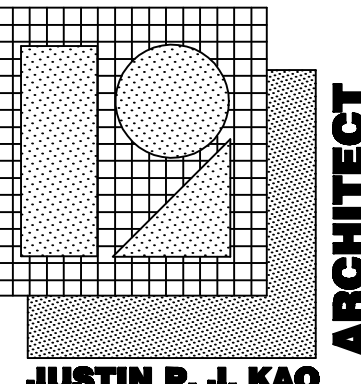
PROJECT ADDRESS
SIX UNITS DUPLEX TOWNHOUSES
 425 W. DUARTE ROAD
 MONROVIA, CA 91016

SHEET TITLE
SITE PLAN PROJECT DATA

THESE DRAWINGS AND SPECIFICATIONS AND IDEAS AND DESIGN CONCEPTS AND APPROVEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE SOLE PROPERTY OF P.J. DESIGN SQUARE. ALL RIGHTS ARE RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS OR IDEAS AND DESIGN CONCEPTS AND APPROVEMENTS SHALL BE COPIED, REPRODUCED, TRANSMITTED, OR USED IN CONNECTION WITH ANY PROJECT WITHOUT THE WRITTEN CONSENT OF P.J. DESIGN SQUARE. P.J. DESIGN SQUARE SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS SHALL PREVAIL OVER ANY DIMENSIONS AND CONDITIONS SHOWN ON THE JOB. DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS SHALL PREVAIL OVER ANY DIMENSIONS AND CONDITIONS SHOWN ON THE JOB. DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS SHALL PREVAIL OVER ANY DIMENSIONS AND CONDITIONS SHOWN ON THE JOB.

Date: 04/08/2019
 Scale: AS SHOWN
 Draft: JK
 Job:

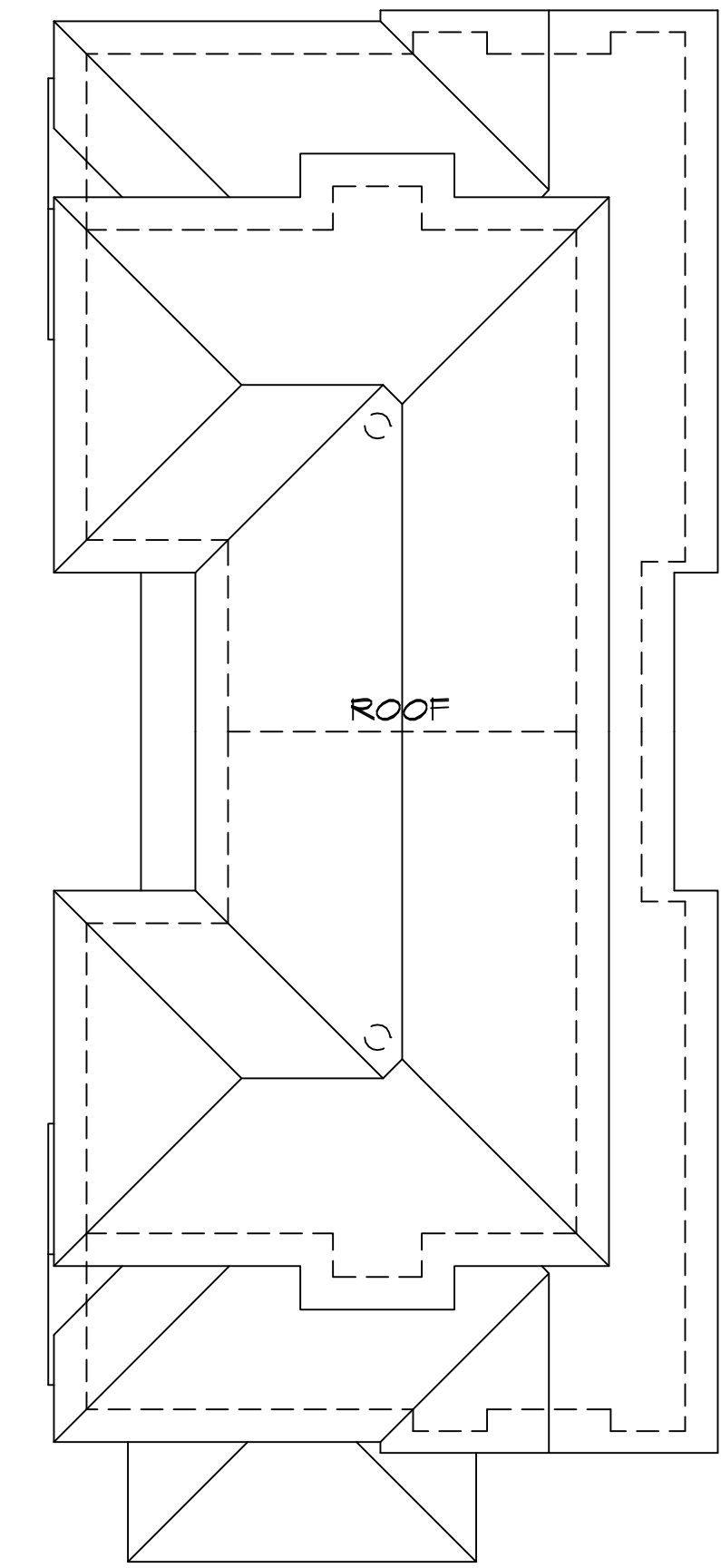
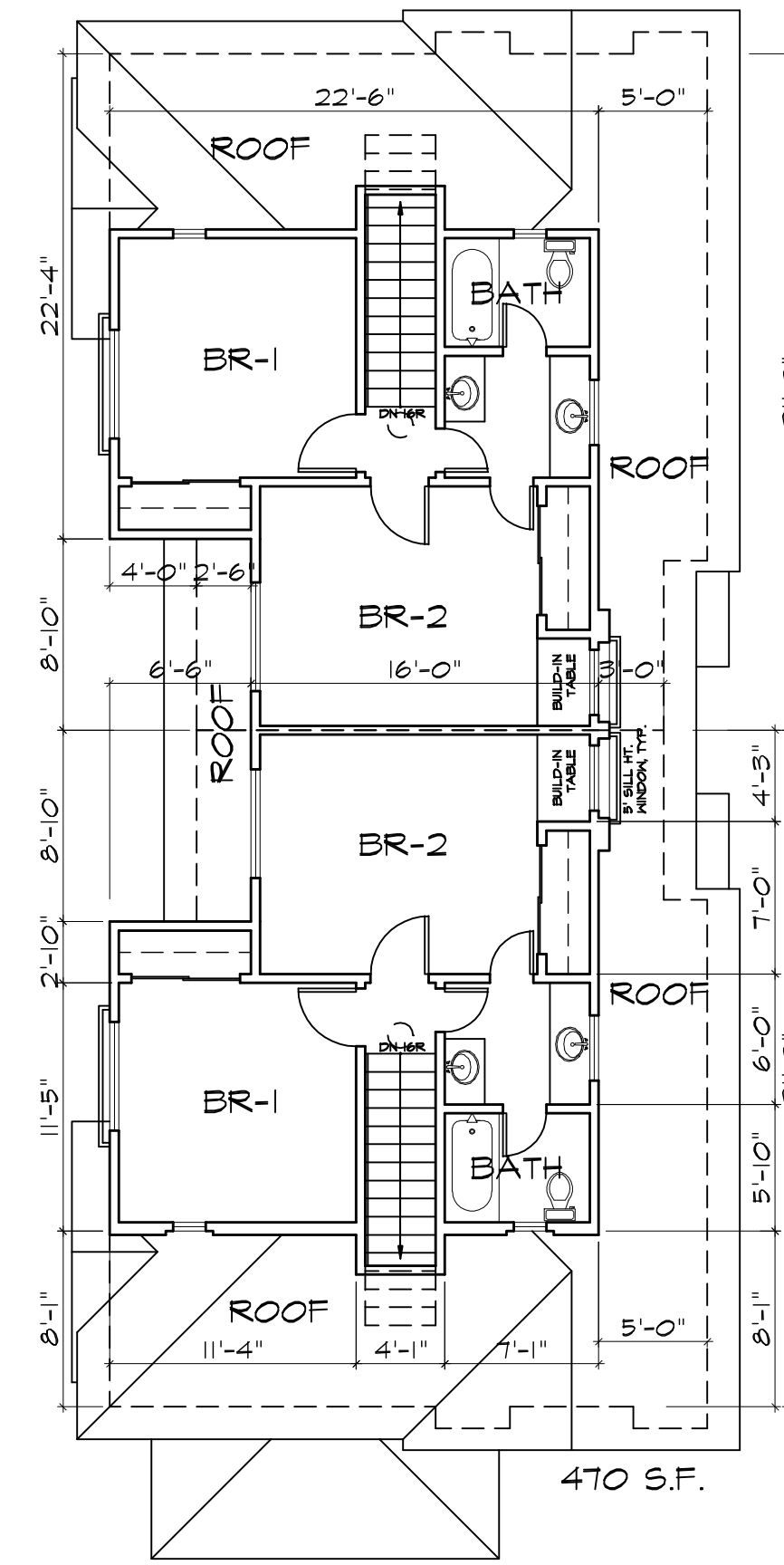
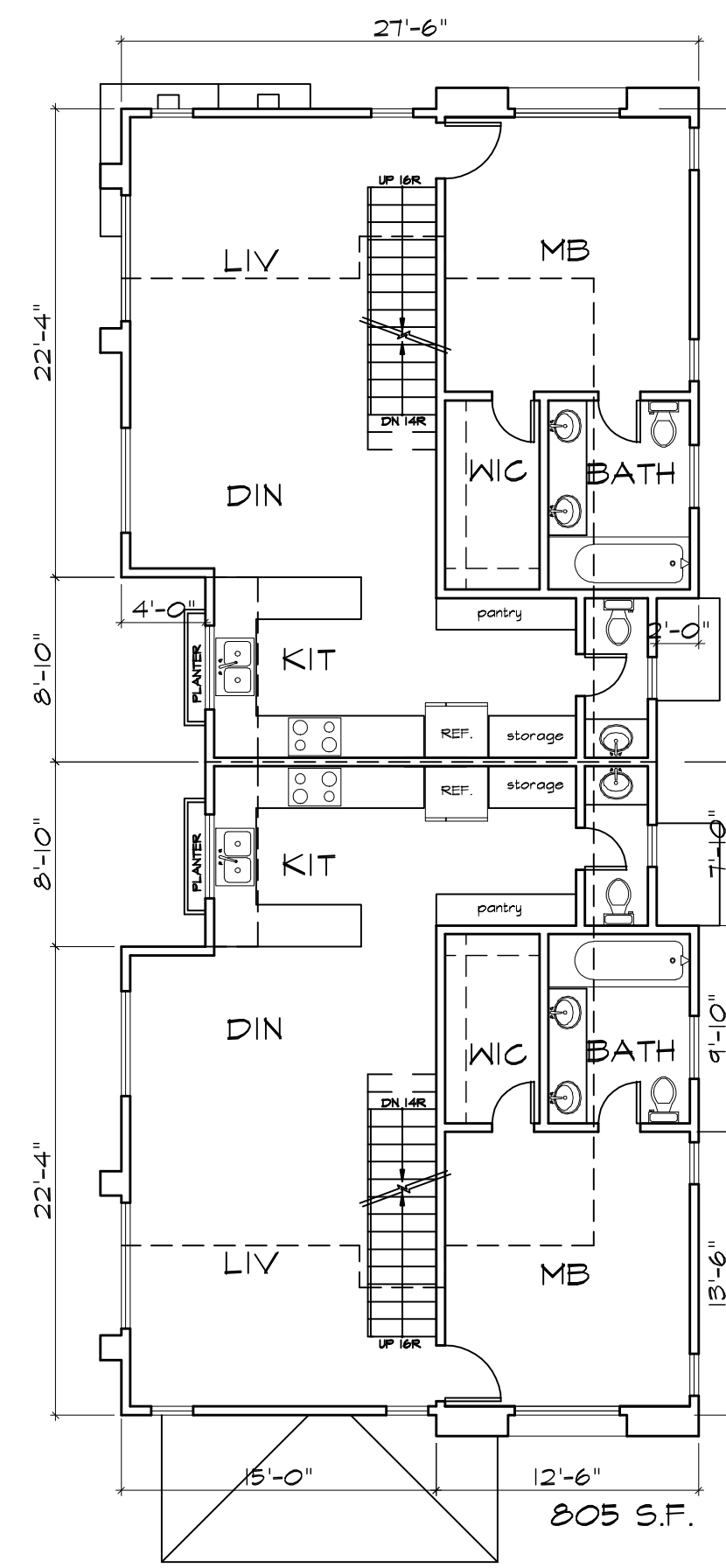
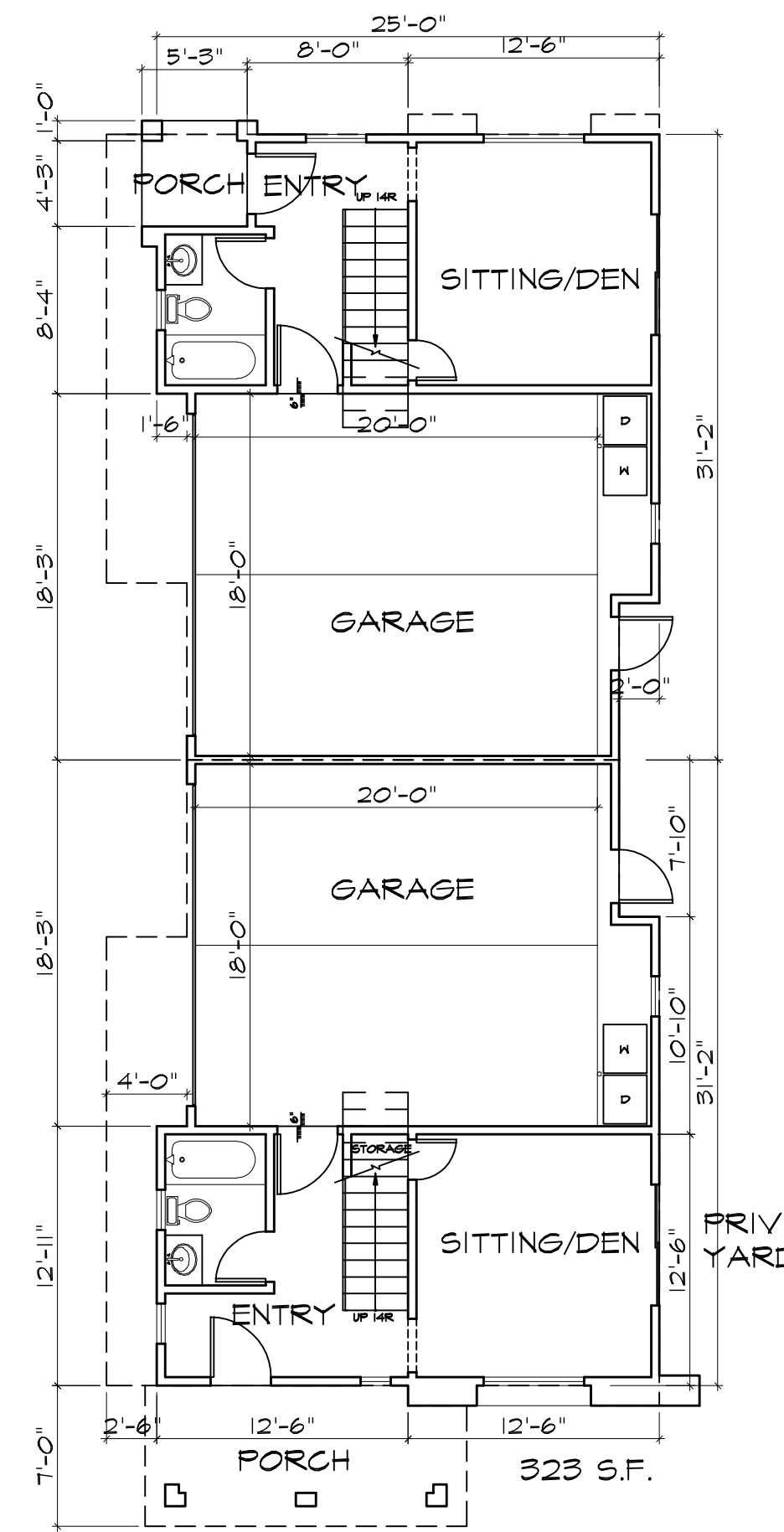
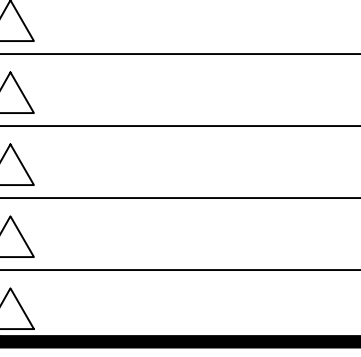
Sheet Number:
A-1
 Of - Sheets



JUSTIN P. J. KAO

P.J. DESIGN SQUARE

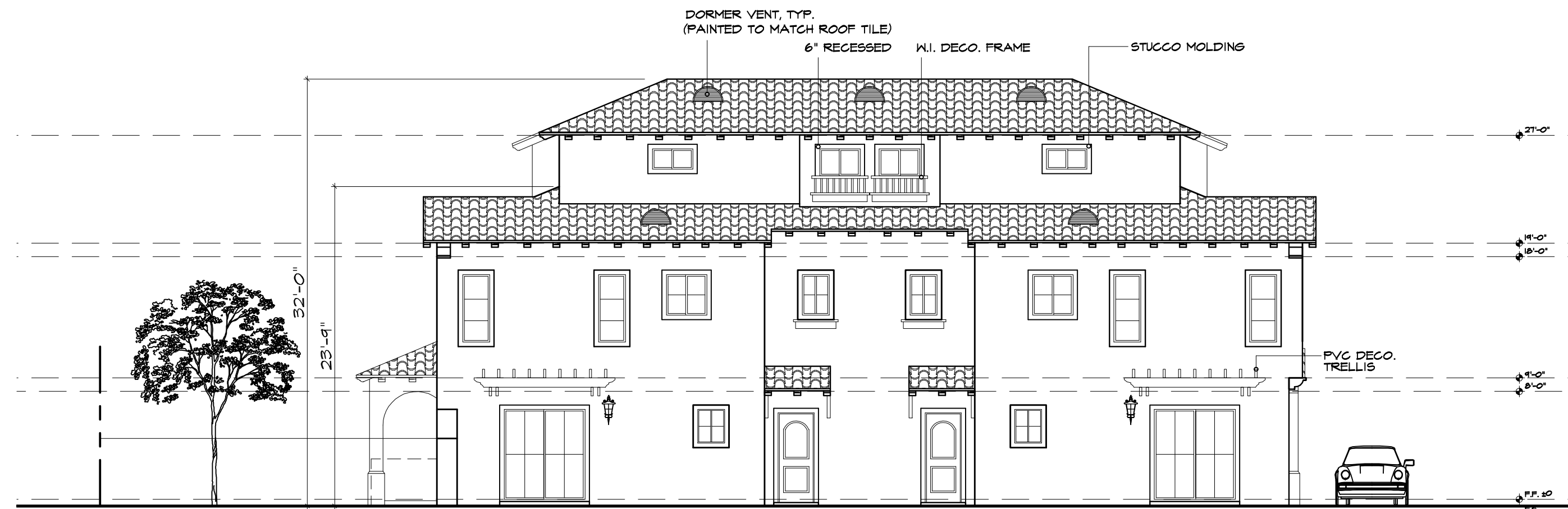
2321 FALLEN DR.
ROWLAND HTS,
CA 91748
TEL: (626) 839-9385



UNIT 1-4 TYP. FLOOR PLANS & ROOF PLAN

SCALE: 1/8" = 1'-0"

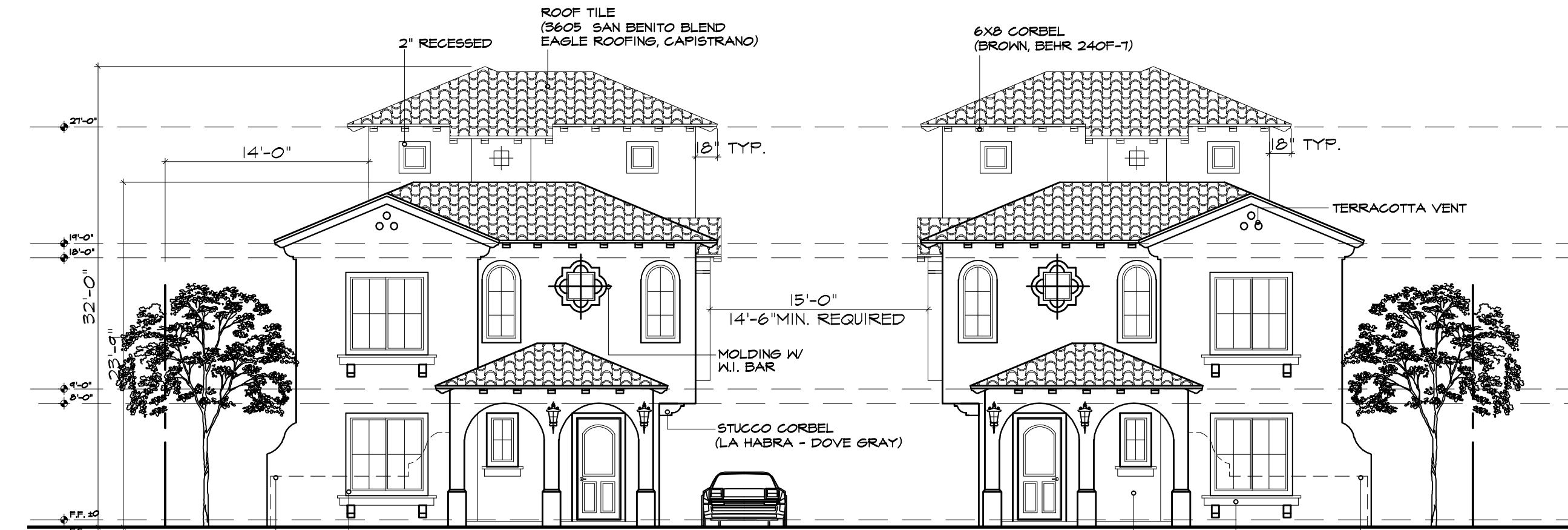
NOTE: ALL WINDOWS ON EAST SIDE 2ND & 3RD FLOOR OF UNIT 3 & 4 ONLY SHALL BE OBSCURE (FROST) GLASS.



UNITS 3 & 4 EAST ELEVATION

SCALE: 1/8" = 1'-0"
(MIRROR FOR UNITS 1 & 2 WEST ELEVATION)

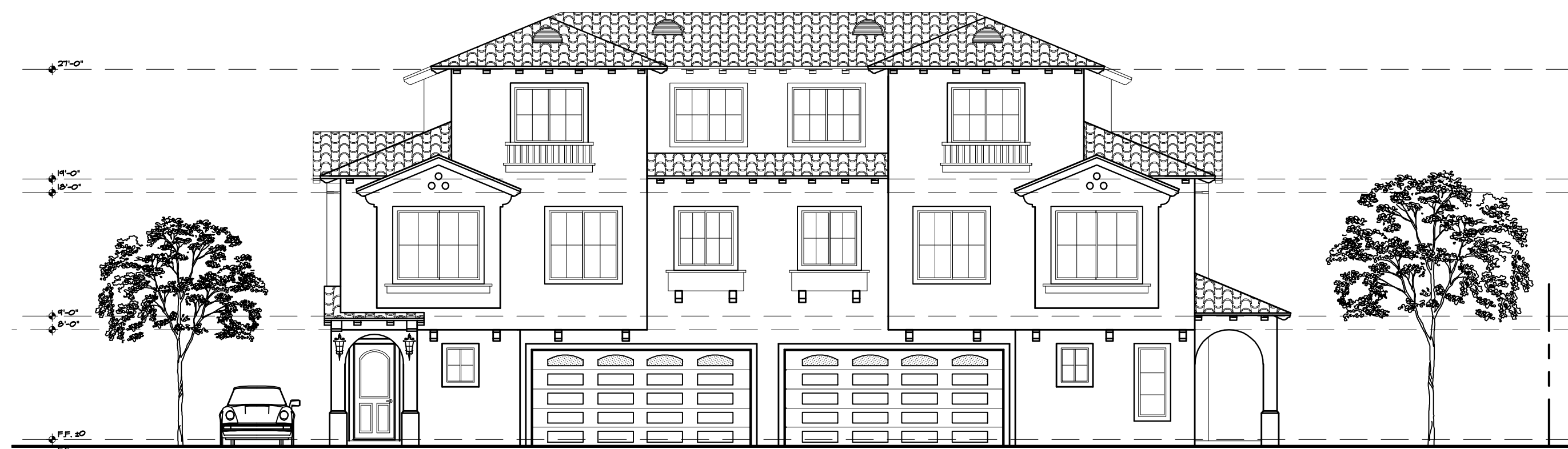
NOTE: ALL WINDOWS ON EAST SIDE 2ND & 3RD FLOOR OF UNIT 3 & 4 ONLY SHALL BE OBSCURE (FROST) GLASS.



DUARTE FRONT ELEVATION

SCALE: 1/8" = 1'-0"

(UNITS 1 & 3 SOUTH ELEVATION)



UNITS 3 & 4 WEST ELEVATION

SCALE: 1/8" = 1'-0"
(MIRROR FOR UNITS 1 & 2 EAST ELEVATION)



UNITS 3 & 4 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT ADDRESS
SIX UNITS DUPLEX TOWNHOUSES
425 W. DUARTE ROAD
MONROVIA, CA 91016

SHEET TITLE:

FLOOR PLANS
ELEVATIONS

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Date: 04/08/2019

Scale: AS SHOWN

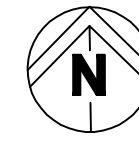
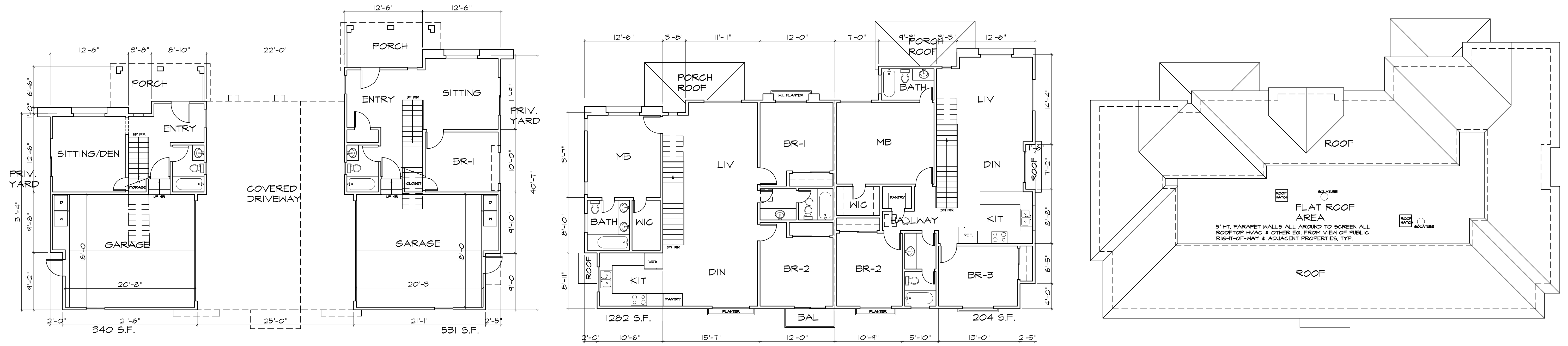
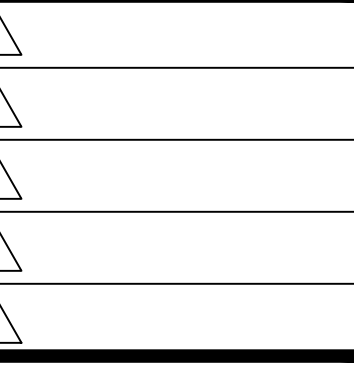
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Job:

Sheet Number:

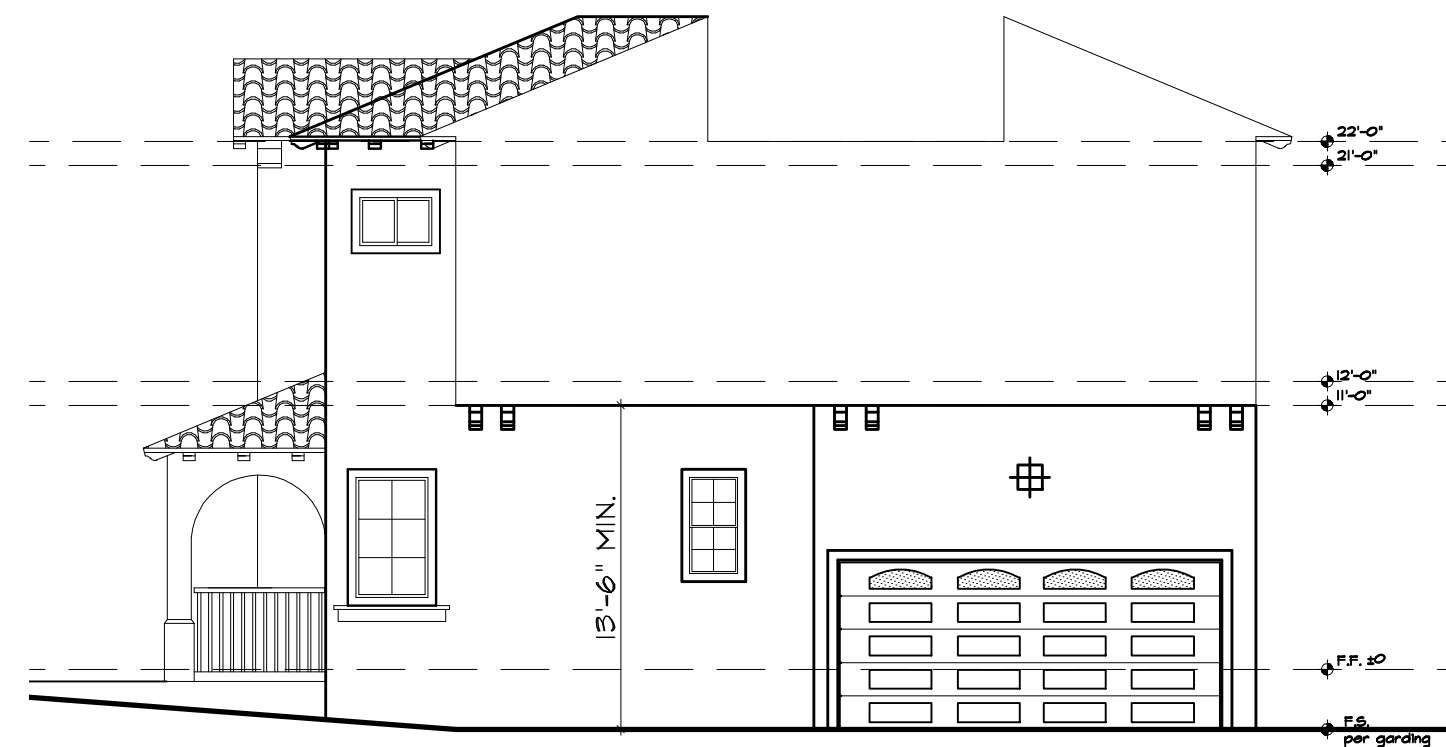
A-2

Of - Sheets



UNIT 5&6 FLOOR PLANS & ROOF PLAN

SCALE: 1/8" = 1'-0"



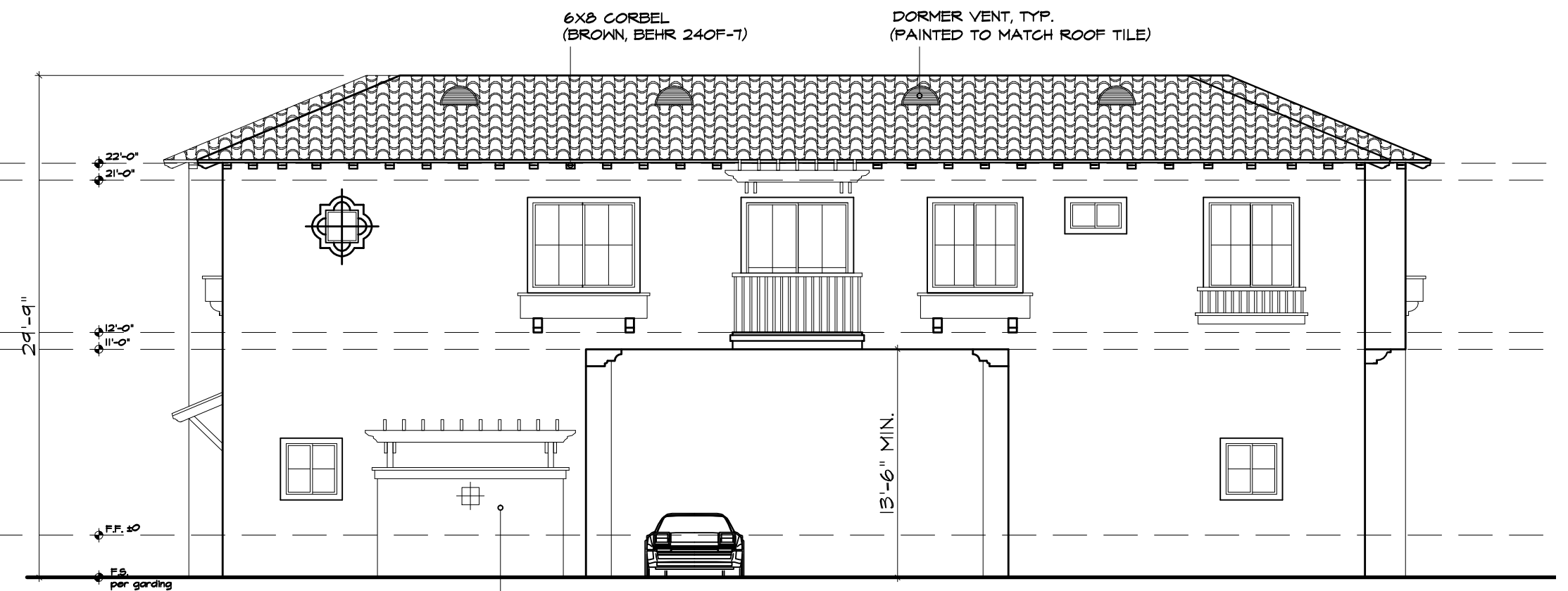
UNITS 6 INT. WEST ELEVATION

SCALE: 1/8" = 1'-0"



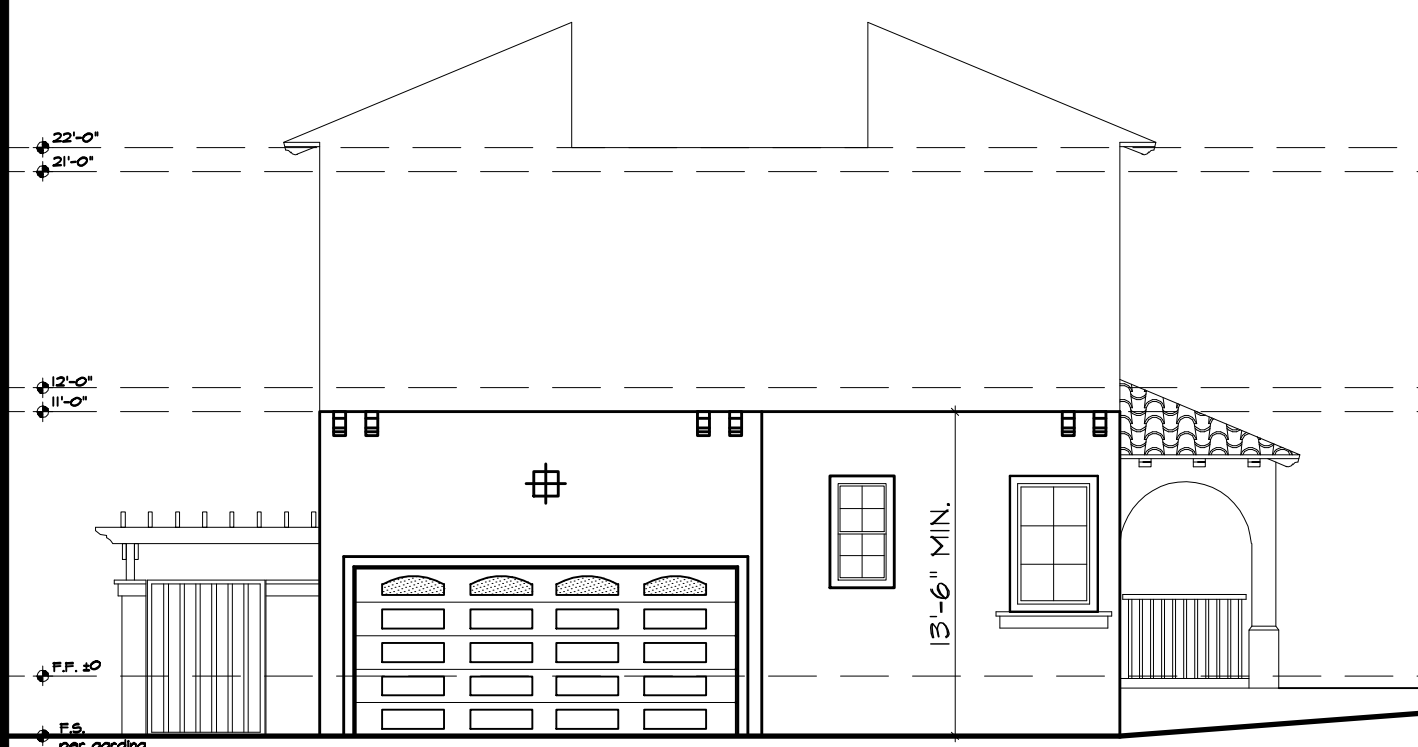
UNITS 6 EAST ELEVATION

SCALE: 1/8" = 1'-0"



UNITS 5 & 6 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



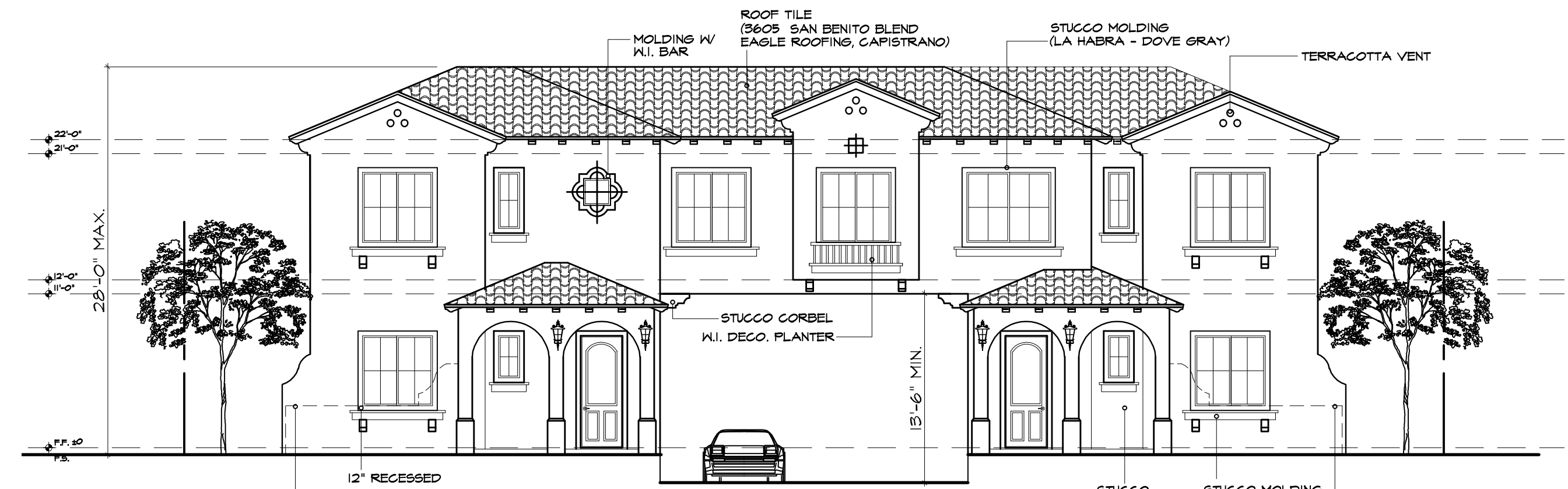
UNITS 5 INT. EAST ELEVATION

SCALE: 1/8" = 1'-0"



UNITS 5 WEST ELEVATION

SCALE: 1/8" = 1'-0"



GENOA FRONT ELEVATION

SCALE: 1/8" = 1'-0"
(UNITS 5 & 6 NORTH ELEVATION)

PROJECT ADDRESS
SIX UNITS DUPLEX TOWNHOUSES
425 W. DUARTE ROAD
MONROVIA, CA 91016

SHEET TITLE:

**FLOOR PLANS
ELEVATIONS**

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Date: 04/08/2019

Scale: AS SHOWN

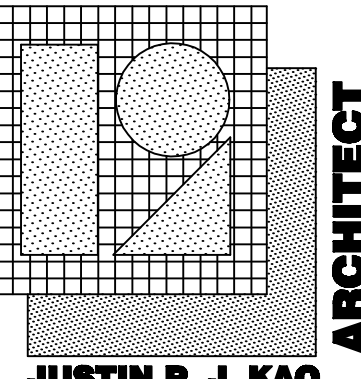
Draft:

Job:

Sheet Number:

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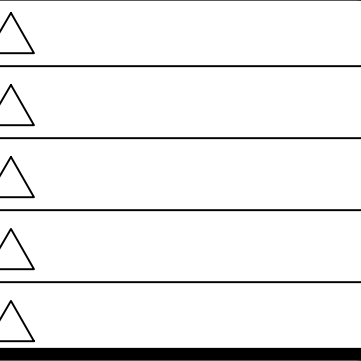
Of - Sheets



JUSTIN P. J. KAO

P.J. DESIGN
SQUARE

2321 FALLEN DR.
ROWLAND HTS,
CA 91748
TEL: (626) 839-9385



PROJECT ADDRESS
SIX UNITS DUPLEX TOWNHOUSES
425 W. DUARTE ROAD
MONROVIA, CA 91016

PROJECT ADDRESS

SHEET TITLE:

SIGHTLINE
ANALYSIS

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Date: 04/08/2019

Scale: AS SHOWN

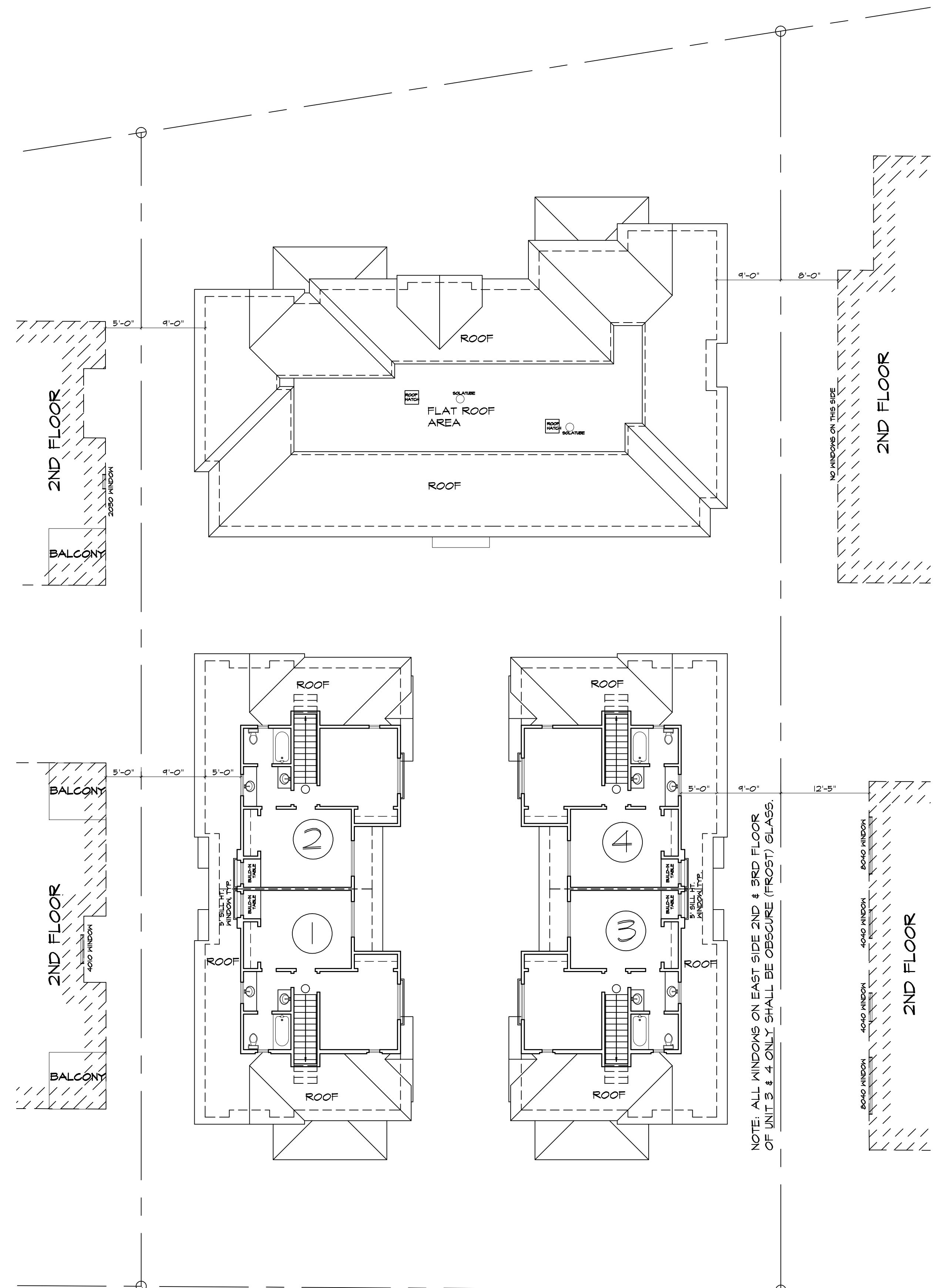
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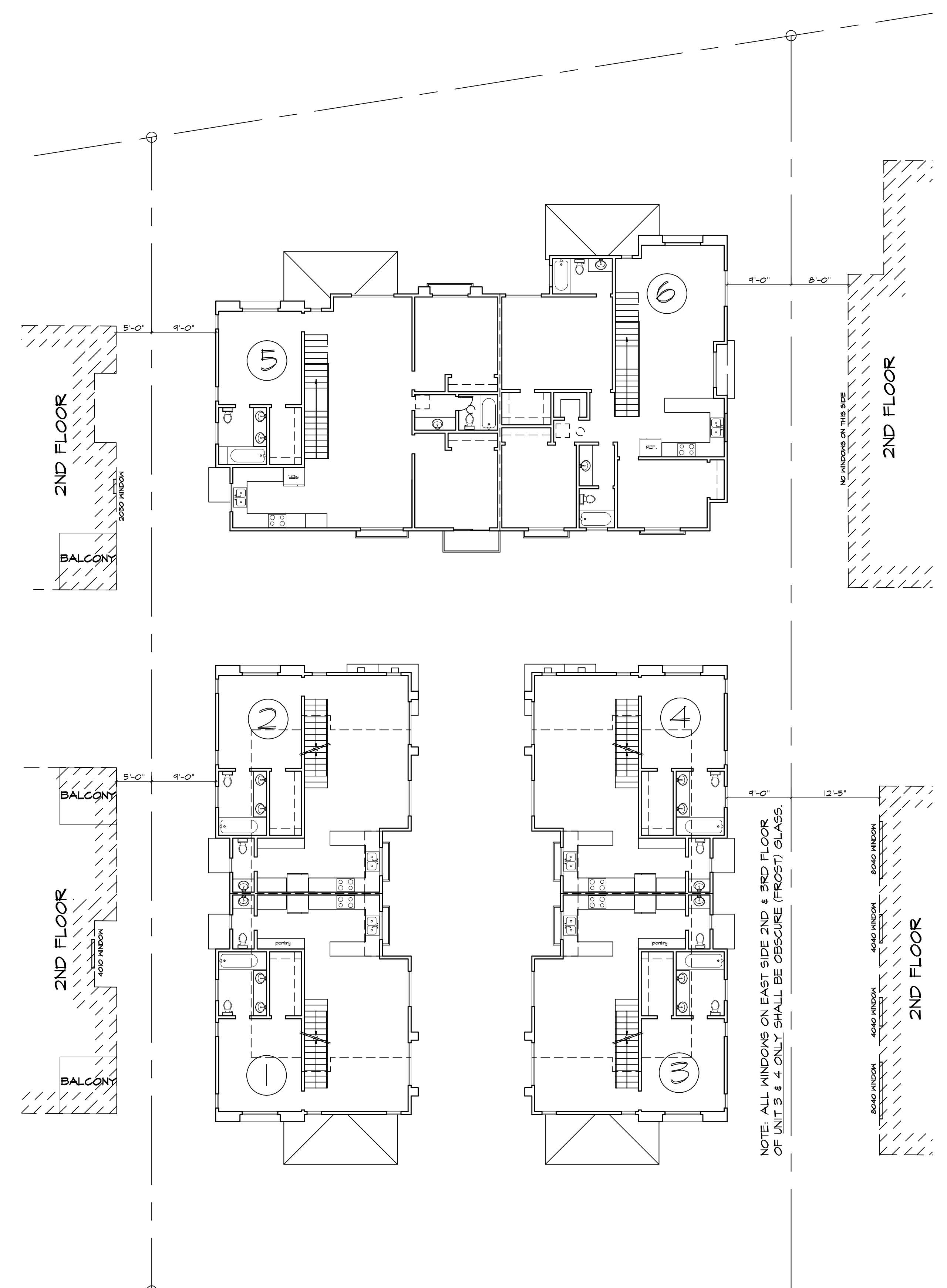
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Of - Sheets



3RD FLOOR PLANS W/
NEIGHBOR'S 2F WINDOWS
SCALE: 1" = 10'-0"



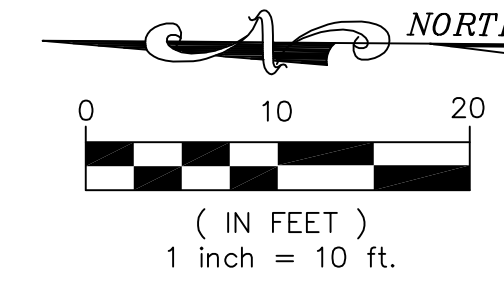
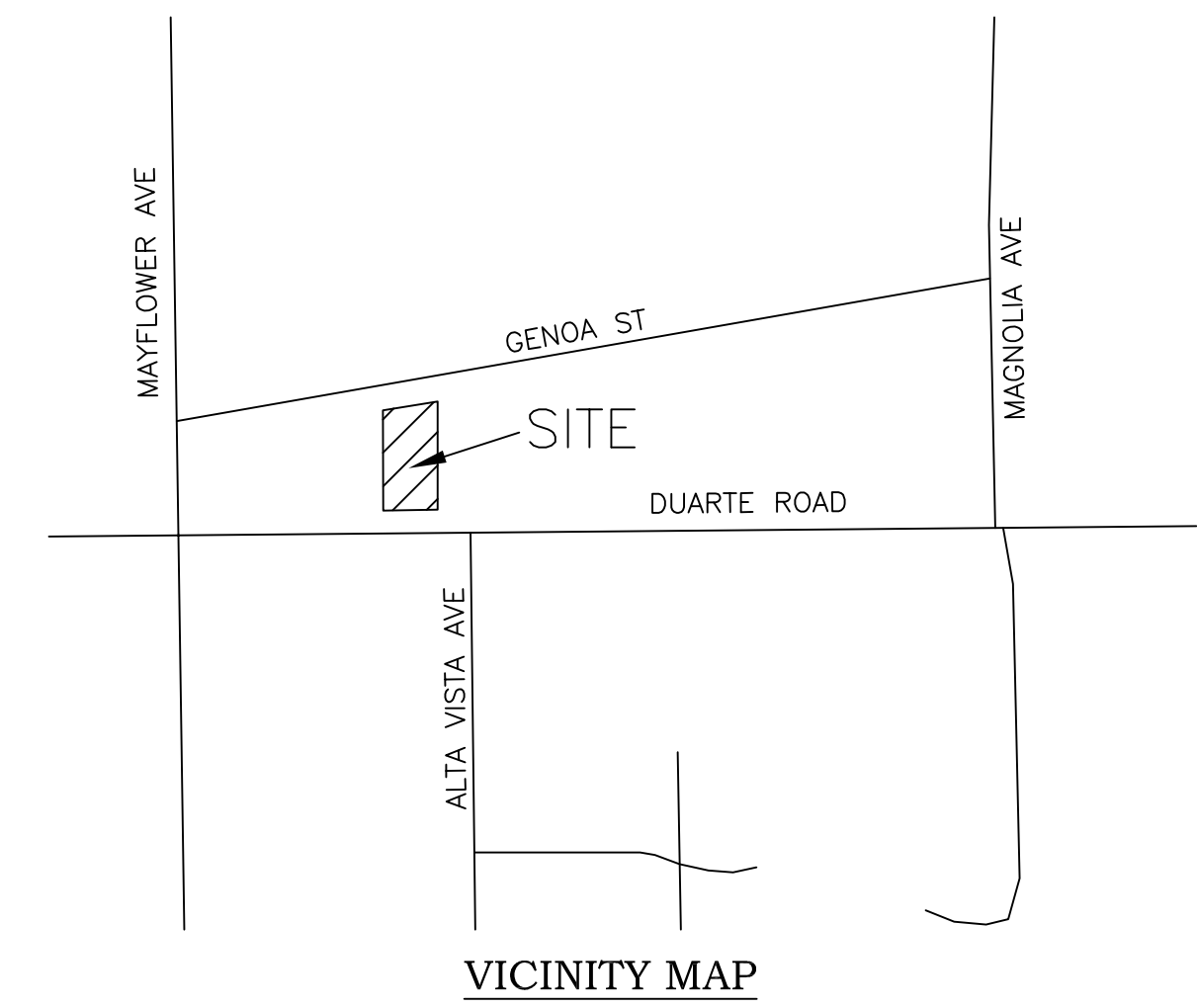
2ND FLOOR PLANS W/
NEIGHBOR'S WINDOWS
SCALE: 1" = 10'-0"

**TENTATIVE TRACT MAP NUMBER 82659
LOCATED IN THE CITY OF MONROVIA
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"**

A PORTION OF LOT 4 OF TRACT 6348, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AS PER MAP RECORDED IN BOOK 68, PAGE 19, OF MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

APN: 8507-004-022

FOR SINGLE LOT SUBDIVISION



PREPARED BY:

JACK LEE
CALLAND ENGINEERING, INC.
576 E LAMBERT RD
BREA, CA 92821
TEL: (714) 671-1050
FAX: (714) 671-1090

OWNER:

GRAND RIVER INVESTMENT
CONTACT: CHERRY WANG
410 BALLENA DR,
DIAMOND BAR, CA 91765
TEL: 909-576-4413

LEGEND:

- | | |
|--------------------------------|---------------------------|
| (98.23).....EXISTING ELEVATION | EC.....END OF CONCRETE |
| 99.00.....PROPOSED ELEVATION | EP.....END OF PAVEMENT |
| --(100)-- EXISTING CONTOUR | EX.....EXISTING |
| -----DRAINAGE PATTERN | TO.....TOP GRADE |
| -----EXISTING STRUCTURE | INV.....INVERT ELEVATION |
| -----PROPOSED STRUCTURE | FS.....FINISH SURFACE |
| -----PROPOSED SEWER | BP.....BOTTOM OF SUMP PIT |
| -----EXISTING R/W LINE | T.C.....TOP OF CURB |
|FIRE HYDRANT | F.L.....FLOW LINE |
|CATCH BASIN | F.G.....FINISH GRADE |
| RL.....RIDGE LINE | F.S.....FINISH SURFACE |
| P.....PLANTER | F.F.....FINISH FLOOR |
| B/W.....BACK OF SIDEWALK | TC.....TOP OF CURB |
| o.....PROPOSED TREE | --D--D--DAYLIGHT LINE |
| | H.P.....HIGH POINT |

BENCHMARK:

FOUND LEAD AND NAIL AT INTERSECTION OF
DUARTE ROAD AND MAYFLOWER AVENUE
TEMPORARY ELEVATION: 427.32'

EARTHWORK QUANTITIES

CUT: 100 CY
FILL: 0 CY
EXPORT: 100 CY

BASIS OF BEARINGS:

CENTER LINE OF DUARTE ROAD
BEARING AT N89°56'43"E

NOTES:

- ZONE: RH
- OCCUPANCY GROUP: R-3/U
- NO. OF EXISTING LOTS: 1
- NO. OF PROPOSED LOTS: 1
- NO. OF PROPOSED UNITS: 6
- NO. OF STORIES: UNITS 1-4 = 3 STORIES
UNITS 5-6 = 2 STORIES
- SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN (TO GENOA)
- LAND SIZE = 15,288.06 SF = 0.351 AC
- IMPERVIOUS AREA = 10,017.70 SF
- APN: 8507-004-022

UTILITY SERVICES

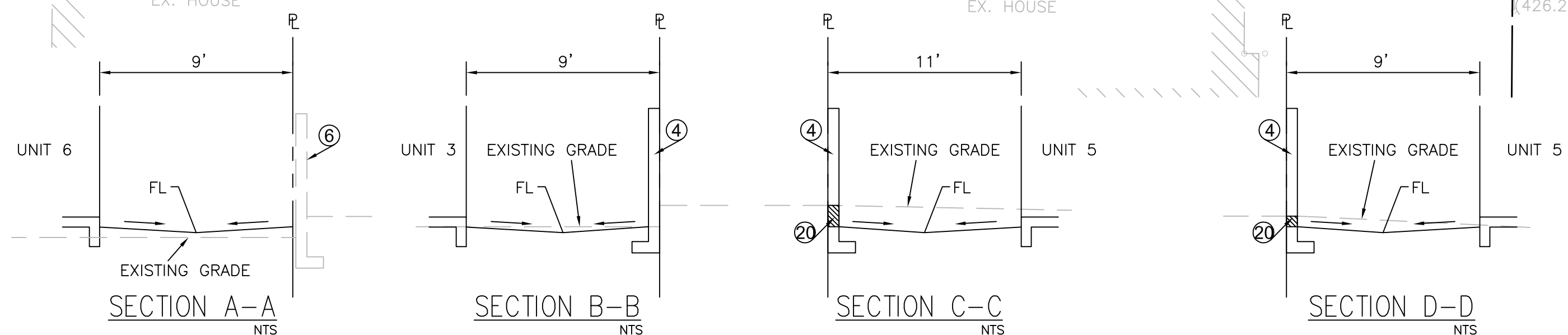
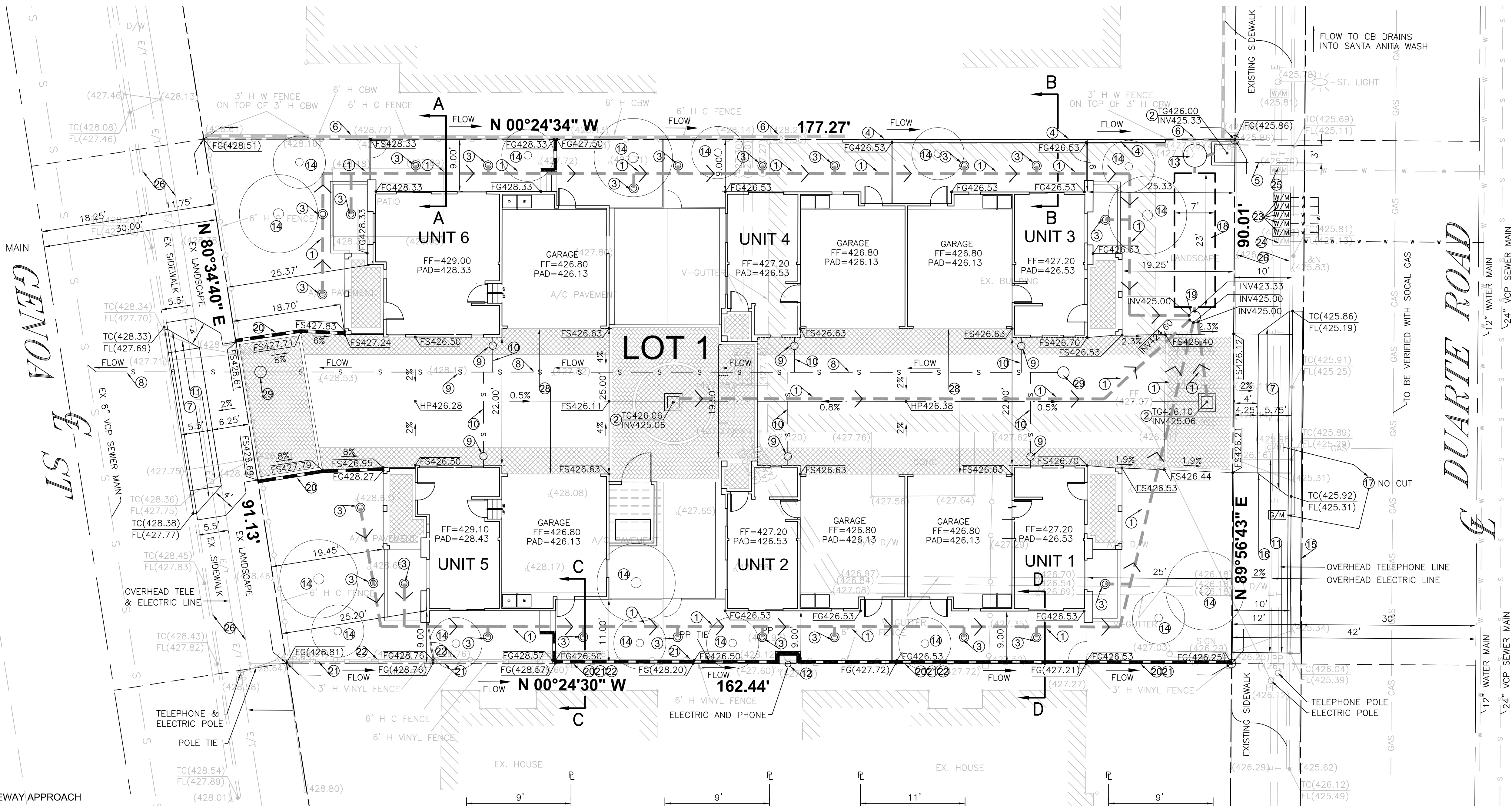
- WATER - CITY OF MONROVIA
- SEWER - CITY OF MONROVIA
- GAS - THE GAS COMPANY
- ELECTRICAL - SOUTHERN CALIFORNIA EDISON
- TELEPHONE - FRONTIER
- TRASH - ATHENS DISPOSAL COMPANY

LOW IMPACT DEVELOPMENT

CATEGORY - REDEVELOPMENT:
LAND-DISTURBING ACTIVITIES WHICH CREATE, ADD,
OR REPLACE 5,000 SQUARE FEET OR MORE OF
IMPERVIOUS SURFACE AREA ON AN ALREADY
DEVELOPED SITE EXCLUDING SINGLE FAMILY
DWELLINGS AND ACCESSORY STRUCTURES.

NOTES:

- 1 PROPOSED 6" PVC DRAIN PIPE
- 2 PROPOSED 18"x18" CONCRETE CATCH BASIN
- 3 PROPOSED 4" AREA DRAIN
- 4 PROPOSED 6" HIGH BLOCK WALL
- 5 PROPOSED 36" WIDE PARKWAY DRAIN PER SPPWC STD 151-2
- 6 PROTECT-IN-PLACE EXISTING WALL AND TOP OF FOOTING
- 7 PROPOSED DRIVEWAY APRON PER CITY STD 305
- 8 PROPOSED SEWER LATERAL PER CITY STD 215
- 9 PROPOSED SEWER CLEANOUT
- 10 PROPOSED SEWER HOUSE CONNECTION
- 11 REMOVE EXISTING DRIVEWAY
- 12 PROTECT-IN-PLACE EXISTING POLE
- 13 PROPOSED 4' DIA. 5' DEEP DRY WELL WITH OVERFLOW
- 14 PROPOSED TREE
- 15 PROPOSED CURB & GUTTER PER DETAIL 360
- 16 PROPOSED SIDEWALK PER CITY STD 360
- 17 RELOCATE EXISTING GAS METER TO WEST OF PROPOSED DRIVEWAY APPROACH
- 18 PROPOSED 84" DIAMETER, 23' LONG PERFORATED PIPE
- 19 PROPOSED NYLOPLAST DRAIN BASIN (PRETREATMENT BMP)
- 20 PROPOSED 2' HIGH MAX RETAINING WALL
- 21 PROTECT-IN-PLACE EXISTING VINYL FENCE
- 22 REMOVE EXISTING CHAIN LINK FENCE
- 23 INSTALL WATER METER (DOMESTIC)
- 24 PROTECT-IN-PLACE EXISTING WATER METER (DOMESTIC)
- 25 PROTECT-IN-PLACE WATER METER (IRRIGATION)
- 26 FIX ANY BROKEN SIDEWALKS, TRIPPING HAZARDS OR TREE UPLIFT. MEET ADA PATH REQUIREMENTS.
- 27 PROTECT-IN-PLACE EXISTING POLE
- 28 PROPOSED CONCRETE PAVEMENT
- 29 PROPOSED SEWER MANHOLE



CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 • FAX: (714) 671-1090

NO.	DESCRIPTION	DATE

PREPARED FOR:
**6-UNIT CONDOMINIUM
425 W. DUARTE ROAD,
MONROVIA, CA 91016**

DRAWN: RR
CHECKED: _____
DATE: 03/12/2019
JOB NO: 18-023-023
SCALE: 1"=10'
FILE NAME: _____

T-1

SHEET 1 OF 1 SHT.





