



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2019-0007

AGENDA ITEM: PH-1

PREPARED BY: Vincent Gillespie,
Planning Technician

MEETING DATE: July 10, 2019

SUBJECT: Conditional Use Permit CUP2019-0007
920 West Colorado Boulevard

REQUEST: Remodel an existing single-story main dwelling unit and construct a new two-story unit behind the main dwelling in the RM/RH (Residential Medium/ Residential High Density) zone.

APPLICANT: Tim Arnold, Kenneth Arnold Design and Associates, Inc.
13521 Telegraph Road, Suite A
Whittier, CA 90605

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

BACKGROUND: The applicant is proposing to remodel the existing main dwelling and construct a new two-story second dwelling on an 8,500 square foot lot in the RM/RH (Residential Medium/High) zone. Monrovia Municipal Code (MMC) Section 17.12.030(B)(1)(a) requires the approval of a Conditional Use Permit for multifamily development proposals that result in a two-story, second unit behind a main dwelling.

SUBJECT PROPERTY: The property is located on the south side of West Colorado Boulevard between South Fifth Avenue and South Madison Avenue. The lot measures 50 feet wide and 170 feet deep, resulting in a lot area of approximately 8,500 square feet. The property is currently developed with a single-story single family residence and a detached two-car garage which were built in 1946.

Because the existing residential structure was built within the historic period (50 years of age or older) and is proposed for significant alteration, the application was subject to the City's demolition permit review regulations set forth in MMC Chapter 17.10. In compliance with these standards, the applicant submitted a professional historic assessment and DPR Form prepared by Charles J. Fisher, finding that the residential structure does not have architectural or known historic value. The Historic Preservation Commission reviewed the assessment at their meeting on March 27, 2019, and approved the DPR Form with a California Historic Status Code (CHRS) of 6Z. A status code of 6Z is assigned to properties that do not meet any of the criteria required for landmark designation.

Site and Surrounding Land Uses

The project site is designated Residential Medium High Density (maximum 5.8-54 du/acre) in the General Plan and is zoned RM/RH (Residential Medium/High Density). The site is surrounded by the following land uses:

North:

General Plan: Residential Medium Density (5.8-17.4 du/acre)
Zoning: RM 2500 (Residential Medium 2500)
Land Use: Multifamily Residential (5 units)

South:

General Plan: Residential Medium High Density (5.8-54 du/acre)
Zoning: RM/RH (Residential Medium/High Density)
Land Use: Multifamily Residential (6 units)

East:

General Plan: Residential Medium High Density (5.8-54 du/acre)
Zoning: RM/RH (Residential Medium/High Density)
Land Use: Single Family Residential

West:

General Plan: Residential Medium High Density (5.8-54 du/acre)
Zoning: RM/RH (Residential Medium/High Density)
Land Use: Multifamily Residential (2units)

DISCUSSION/ANALYSIS: The applicant is proposing the development of a new two-story detached dwelling unit behind the existing main dwelling. The existing 614 square foot single-story dwelling will remain with a substantial addition to the rear. The existing detached two-car garage will be demolished to make way for the proposed development.

Site Plan

The main dwelling unit is orientated towards West Colorado Boulevard and will total 1,251 square feet in floor area after the addition. The new detached second unit is proposed towards the rear of the lot and will be 1,999 square feet in floor area. Both units include attached two-car garages that will be minimally visible from the street.

The subject property is located in the Residential Medium/High Density (RM/RH) zone. The applicable developments standards are based on the lot size of the subject property. Because the subject property is less than 15,000 square feet, the proposed development is subject to the Residential Medium Density zoning code requirements. As shown in Table 1.0, the development meets or exceeds all zoning code requirements, in relation to density, building setbacks, building height, recreation space, and parking.

TABLE 1.0 DEVELOPMENT STANDARD COMPLIANCE REVIEW

Development Standard	Required/Allowed	Proposed
Density (1 du/2,500SF)	Maximum 3 units	2 units
Floor Area Ratio (FAR) (40% Dwelling Unit / 20% Accessory Structure)	Maximum 40% / 20%	38% / 8.7%
Front Setback (25 FT or Average Setback, whichever is greater)	25'-0"	30'-0"
Side Setback – First Story 10% of lot width (5ft min. – 15ft max.)	5'-0"	5'-0" (Main Dwelling) 5'-0" (Second Dwelling)
Side Setback – Second Story	8'-0"	8'-0" (Second Dwelling)
Rear Setback	20'-0"	20'-0"
Building Height	27'-0"	17'-8" (Main Dwelling) 25'-6" (Second Dwelling)
Private Recreation Space 40% of gross dwelling unit floor area	500 SF (Unit A) 800 SF (Unit B)	506 SF (Main Dwelling) 1,000 SF (Second Dwelling)
Parking	2-car garage/dwelling	2-car garage/dwelling

Floor Plans/Building Elevations

Remodeled Main Dwelling Unit

The main dwelling unit will remain as a single-story structure with a new attached two-car garage to the rear. The existing bay window will be removed and replaced by a new main entrance covered by small porch. The dwelling unit will have three bedrooms, two bathrooms, and laundry facilities adjacent to the attached garage.

The proposed architectural style of the residence will remain Minimal Traditional, however, many of the existing architectural elements will be replaced with newer materials. The existing side gable roof will be removed and replaced with a taller front facing gable roof system. The roof material will consist of asphalt shingles (*Oakridge Shingles by Owens Corning*) that simulate wood shake. The gable ends will be clad in horizontal Hardie Board siding with attic vents comparable to other Minimal Traditional residences in the neighborhood. The exterior will be clad in stucco, and the front façade will be adorned with a short stone veneer wainscoting along the base. The main entry porch ties into the roof line of the main structure and will be supported by modest eight inch square wood posts. The applicant has selected a neutral tone color pallet of dark and light gray with white and brown trim. The colors and materials are appropriate for the Minimal traditional style of architecture.

New Second Dwelling Unit

The second dwelling unit proposes two bedrooms, two bathrooms, a dining room, living room, kitchen, laundry closet, and an attached two-car garage on the first floor. The second floor consists of a loft area with hallway access to three additional bedrooms, two bathrooms, and a laundry room.

The architectural style of the second unit compliments the Minimal Traditional style of the main dwelling. It incorporates matching roof design elements, such as roof pitch and 18" eave overhangs. It also integrates similar exterior finishes, including the use of stucco and Hardie Board siding. The covered front porch spans the majority of the entire front façade.

Neighborhood Context

The surrounding neighborhood is developed primarily with Minimal Traditional homes built in the 1940's and 1950's. There are also several new two-story multifamily developments designed in modern traditional styles to the east of the project site.

The site has been sensitively designed to minimize impacts on the neighboring properties. All windows on the second story were placed carefully to address privacy and view shed impacts on the adjacent properties. The placement of the second story windows on the south elevation are not in direct alignment with the windows on the existing two-story residences to the south. There are no second story windows on the west elevation, and only two windows on the east elevation, one of which is a bathroom window with a raised sill height and a required bedroom window for egress.

Several design techniques were incorporated into the new home design to ensure the massing fits within the character of the neighborhood. Specifically the second story is "L" shaped and setback an additional three feet from the first floor to break-up the overall massing and provide depth in wall planes.

The project will be conditioned to provide a landscape plan that incorporates quality landscape materials proportionate to the size of the development. The plan will incorporate appropriate trees in addition to a variety of plants, shrubs, and groundcover that will be planted throughout the site.

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 the public hearing. Staff did not receive any inquiries regarding the proposed development prior to the meeting held on May 29, 2019. Since that time, staff has met with a neighbor who has expressed concerns about the lack of property maintenance. Code Enforcement staff are working with the property owner to correct the violations.

The DRC determined that the proposed project is designed to minimize the privacy impacts to the surrounding properties. Furthermore, it was determined that the development was compatible in density and size with the surrounding area and met all applicable development standards for the zone.

Conclusion

The proposed development will result in the addition of a new residence and the revitalization of an existing residence that will greatly improve the character of the neighborhood. This area

is zoned for multifamily development and there are several multifamily structures within this block of West Colorado Boulevard, many of which are two-story. The proposed development will maximize the use of the subject property, similar to neighboring properties. The retention of the existing main dwelling unit and the addition of a second unit which is reminiscent of the Minimal Traditional style is fitting of the architectural style and character of the neighborhood.

RECOMMENDATION: Staff and the Development Review Committee recommend approval of the Conditional Use Permit CUP2019-0007. If the Planning Commission concurs with this recommendation then, following the public hearing, the appropriate action 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 CUP2019-0007 is 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 CUP2019-0007, which are incorporated herein by this reference.
4. The Planning Commission approves CUP2019-0007, 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:

Close the public hearing and approve CUP2019-0007 pursuant to the recommendations in the Staff Report.



DATA SHEET 1

Planning Conditions

CUP2019-0007

920 West Colorado Boulevard

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 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.
 - a. The Applicant shall provide a short wainscoting along the base of the front façade that wraps around on the side elevations. The specific style of wainscoting shall be approved by the Planning Division Manager prior to the issuance of the building permit.
2. A decorative block wall shall be provided by the Applicant adjacent to the rear and side property lines but outside of the front setback area. The property line wall 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 walls shall be installed before building construction begins.
3. All private recreation areas must be enclosed by 5' to 6' high wood fence or approved alternative. All proposed fences shall be shown and indicated on the submitted site plan.
4. The second story windows along the side (east) and rear (south) property lines shall be located in a manner to preserve the privacy of the properties to the east and south, subject to review and approval by the Planning Division Manager
5. 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.
6. If a driveway gate is proposed at a later date the Development Review Committee shall consider the request after providing written notification to property owners

within a 300' radius of the site. The cost of such notification shall be paid in advance by the Applicant.

7. An area for storage of individual trashcans for each unit shall be provided on a paved surface and screened from public view. These areas shall be shown and indicated on the submitted site plan.
8. 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.
9. Placement and design of mailboxes shall be reviewed and approved by both the U.S. Postal Service and the Planning Division prior to installation.
10. No roof mounted mechanical equipment shall be permitted.
11. 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.
12. 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.
13. 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.
14. 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

15. 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 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.

16. 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

17. All paved parking and driveway areas shall be surfaced with Portland cement concrete (3-1/2" minimum thickness) or approved alternative.
18. All driveway surface areas shall incorporate accent treatment throughout the design. Accent treatment shall include stamped concrete or other approved treatment.

CONSTRUCTION SITE REQUIREMENTS

19. 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.
20. 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

21. 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.
22. 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.
23. The Applicant shall, within 30 days after approval by the Planning Commission, 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 2019-0007 shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.
24. 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.

25. 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 this permit 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. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.

Fire Department Conditions

26. The addition to existing single family dwelling is greater than 50%, requiring that the entire structure to have interior fire sprinklers. The new single family dwelling that will be constructed also shall have interior fire sprinklers.



DATA SHEET 2

Public Works Conditions

CUP2019-0007

920 West Colorado Boulevard

Development shall be subject to the conditions of approval listed below. The term "Applicant" shall include, without limitation, the applicant, the property developer, the property owner, and all subsequent owners of each parcel.

Engineering Conditions

a) Site Plan showing: survey monuments, boundaries, easements and right-of-ways

- i) 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 24" x 36" sheets with City standard title block stamped and signed by a Registered Professional Civil Engineer in the State of California.
- ii) All site plans, grading plans, drainage plans and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.

b) Water Improvements

- i) The Applicant shall install additional water services to Monrovia's water system to serve the entire development for domestic and fire usage within the City of Monrovia to the specifications of the City Engineer
- ii) All water lines within the project site shall be a private systems maintained by the project and not the City of Monrovia's responsibility. The project shall provide adequate backflow at the transition from right of way to the private/public utility easement. The City of Monrovia shall not be responsible for the any utility after the backflow and meters.
- iii) All backflow devices will be reduced pressure double check valves from the state approved list. Developer/owner will provide testing of all state approved devices prior to operation and on an annual basis. If testing is not provided, city has the right to test at the owner's expense for said testing. If test fails owner shall replace approved device at their cost with approval from city water personnel.
- iv) The applicant will be responsible for all costs to connect to the City water system and installation of all new fire hydrants off the City system, if required by the Fire Department. The developer shall prepare engineered plans, approved by the City Engineer, and pay for all construction, equipment, testing and inspection for the connections, hydrants and services. These plans to be on separate improvement plans and submitted to Public Works for approval and construction/encroachment permits
- v) The project water usage and standby charges will be per the newly adopted rate schedule: Monrovia ordinance 2018-01 (See attached).

c) Waste Water Improvements

- i) The Applicant shall install additional sanitary sewers or use existing laterals to Monrovia's sewer system to serve the development to the specifications of the City Engineer.
- ii) **The applicant shall provide evidence of payment and approval for connection of sewer units to LA County Waste Water System.**

d) Geotechnical Investigation and Report

- i) Prior to issuance of a grading permit or encroachment 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, pavement structural sections and recommendations. 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.

e) Hydrology Report and Hydraulic Calculations

None required, based on lot size.

f) Grading Plan

- i) Grading plan shall conform to MMC Chapter 15.28 and be prepared on a 24" x 36" sheets with City title block. Required improvements may be shown on the grading plan along with site drainage.
- ii) 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 or street.
- iii) 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.
- iv) Grading plan to provide a scaled detail section at each property line where the project is in cut or fill greater than 0.5 feet. Provide in relation to the adjacent property existing conditions: set back dimensions, retaining wall dimensions and encroachments, ground and finish surface elevations, cut and fill slopes including code setbacks, and direction of flow indicators.
- v) ***Site drainage shall be mitigated with gravity drainage systems. The use of sump pumps and pressure systems is highly discouraged. If a sump pump/pressure system is proposed, a backup underground storage and percolation system is required to hold the one hour point rainfall of a 100 year storm event times the entire surface area draining to the sump location.***

g) Utility Coordination Plan

- i) 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 encroachment permits. 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.

ii) Applicant shall underground all electrical and communication service lines to the new buildings.

h) Off-site Street Improvement Plans

i) ***Applicant shall dedicate additional rights of way if determined in the review of the improvement plans as/if they are needed.***

ii) 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.

iii) 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.

iv) Applicant shall obtain applicable permits for all work to be done within the public right-of-way from the Public Works Department, **including all new driveway approaches**, and shall pay all applicable fees for Engineering Division services such as plan check fee and construction inspection fee as applicable.

v) 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.

i) Off-site Utility Extension/Connection Plans

i) Applicant shall connect all buildings to the public sewer. All new sewer connections are to be constructed through new or existing lateral(s) (sized per the current plumbing code and engineered calculations, minimum 6 inches) 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.

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.

j) Off-site landscaping improvements to be maintained by the Applicant.

i) Any off-site landscaping improvements along the frontage of this project are to be the responsibility of the project for maintenance and upkeep. The watering of this landscaping in the right of way is to

be supplied by the projects water service for irrigation.

k) Traffic Engineering Conditions

- i) None required, based on size of project and trip generation.

l) Environmental Conditions

- i) Project is under 10,000 impervious Square feet and should meet the minimum standards as outlined on page 6 of our City of Monrovia flow Chart for LOW IMPACT DEVELOPMENT STANDARDS (Attached)

m) Demolition of Existing Structures

- i) 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. 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.
- ii) Building demolition permit will not be issued until the applicant provides copy of Air Quality Management District (AQMD) permit.

n) As-built Plans

- i) Applicant shall provide to the City of Monrovia revised plans of the original size, on mylar, showing all as-built conditions for the off-site and on-site improvements prior to the final Certificate of Occupancy

Questions or comments: Brad S. Merrell, P E
City Engineer
Cell # 760-900-7526
bmerrell@ci.monrovia.ca.us



DATA SHEET 3

Findings

Conditional Use Permit CUP2019-0007

920 West Colorado Boulevard

CONDITIONAL USE PERMIT

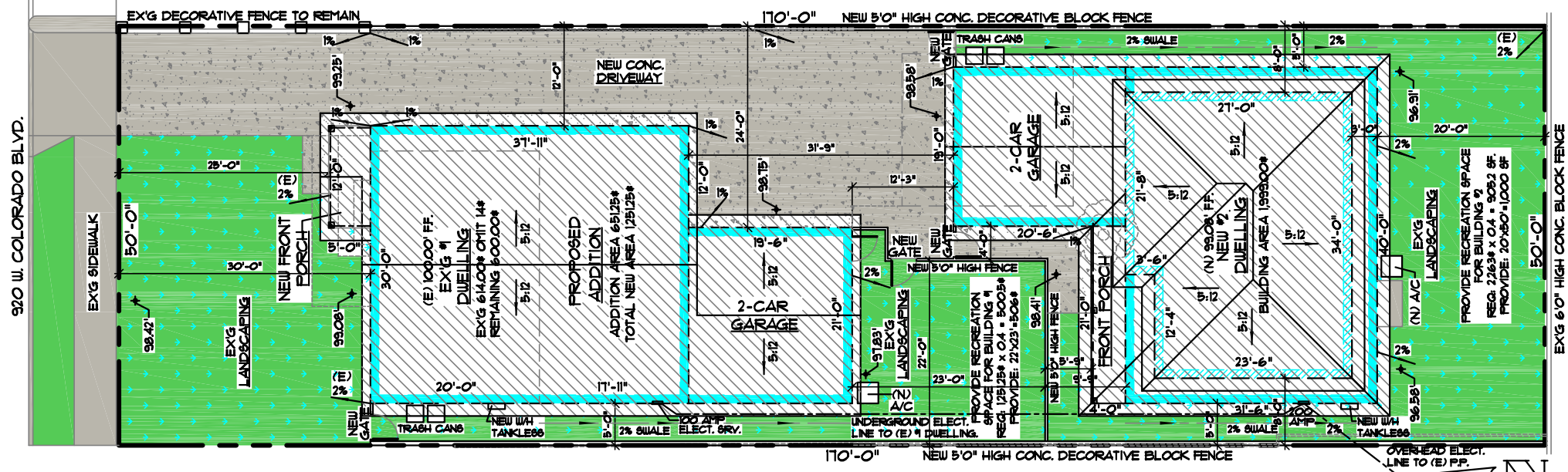
As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. CUP2019-0007 for the construction of a new two-story second unit behind the main dwelling unit located at 920 West Colorado Boulevard is based on the following findings:

- A. The project site is adequate in size, shape and topography for the proposed development. *The site has sufficient width, depth and lot area to accommodate this type of development. The site is rectangular and relatively flat and of sufficient size to accommodate the second unit. The proposed development meets or exceeds all objective development standards including density, setbacks, height, parking, and recreation space.*
- 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 the proposed development. *The project has one ingress and egress access driveway on the south side of West Colorado Boulevard. The project provides the required number of enclosed residential parking spaces, and adequate driveway width of 12 feet.*
- C. The proposed development will be compatible with the General Plan and will not adversely impact the objectives of the General Plan, *specifically the Residential Medium High designation allows a density of up to three dwelling units on this 8,500 square foot site. Furthermore, this development works towards achieving Goal 4 of the Land Use Element by maintaining the established architectural style, development pattern, building materials, and scale of building within the vicinity of the proposed project. Specifically, the main dwelling will remain single-story and comparable in massing to other residences in the surrounding neighborhood. The new second unit will utilize the same building massing and materials as other new developments. Its use of construction materials is also similar to that of existing residences in the neighborhood.*
- D. The proposed development will comply with the applicable provisions of the Zoning Ordinance. *The project is zoned RM/RH (Residential Medium/High Density) and meets or exceeds all development standards, including density, setbacks, height, parking, and recreation space. Based on the lot area of the subject property, the proposed project is subject to the RM (Residential Medium Density) development standards. The proposed project does not require any variances or minor exceptions to the applicable development standards.*

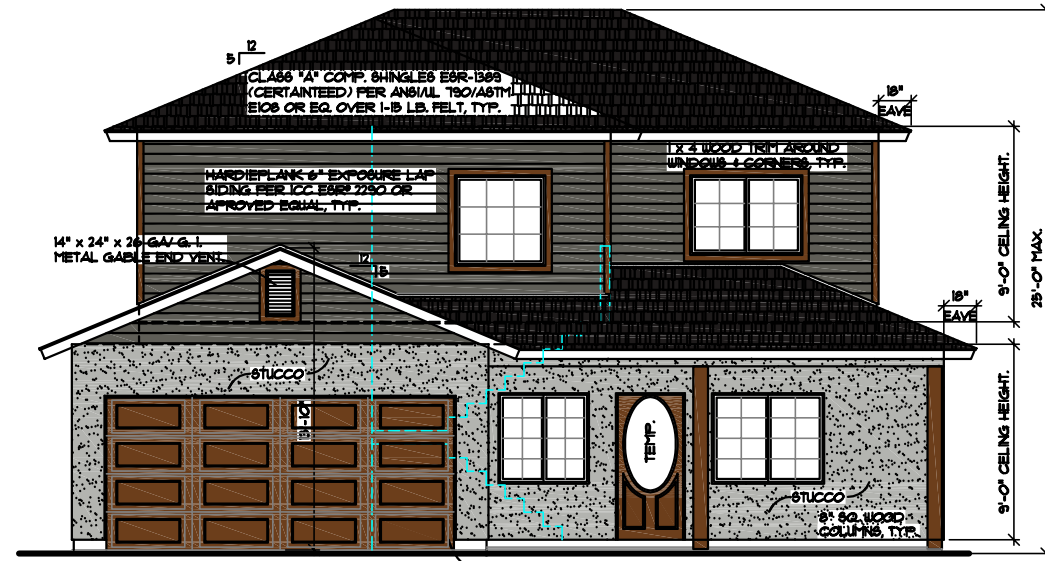
- E. The location of the proposed development and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity, *as the site will be upgraded to include new landscaping, perimeter walls, and architectural amenities. It is on a residential block developed with both single and multifamily residences. The development is consistent with the existing development patterns in the vicinity. There are several multifamily developed parcels within this block of West Colorado Boulevard. The existing unit will maintain its Minimal Traditional style. The new unit will incorporate similar architectural elements; both of which will be compatible with the existing architecture of the 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 920 West Colorado Boulevard is currently developed with one residence that was built in 1946, as well as a detached two-car garage. Given that the existing residential structure was built within the historic period (50 years of age or older) and is proposed for significant alteration to make way for new development, the project was required to be reviewed by the Historic Preservation Commission to determine if the property meets the criteria for listing in the California Register of Historical Resources or the local landmark criteria and is not a “historic resource” for the purposes of the California Environmental Quality Act. The Historic Preservation Commission found that the existing residence on site does not have architectural or known historic value and Department of Parks and Recreation (DPR) Forms prepared by Charles Fisher, found that the existing development does not have architectural or known historic value. The DPR Forms were formally approved with a California Historic Status Code of 6Z, a status code that is assigned to properties that do not meet any of the criteria required for landmark designation, by the Historic Preservation Commission on March 29, 2019.*

HOUSING ACCOUNTABILITY ACT

- A. 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.

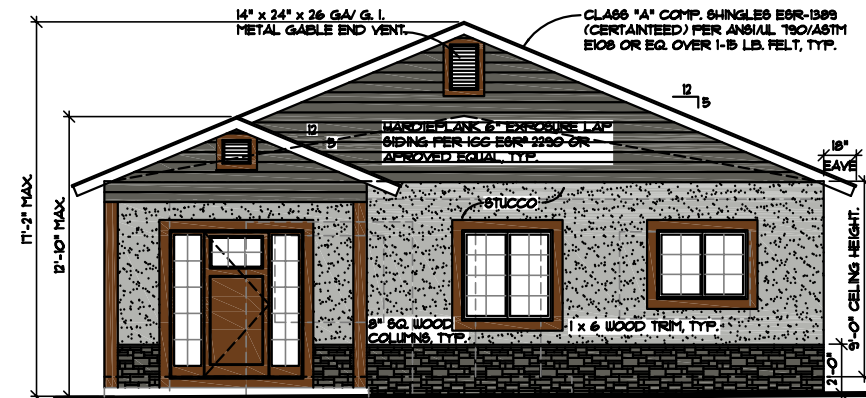


SITE & ROOF PLAN



NORTH ELEVATION
DWELLING #2

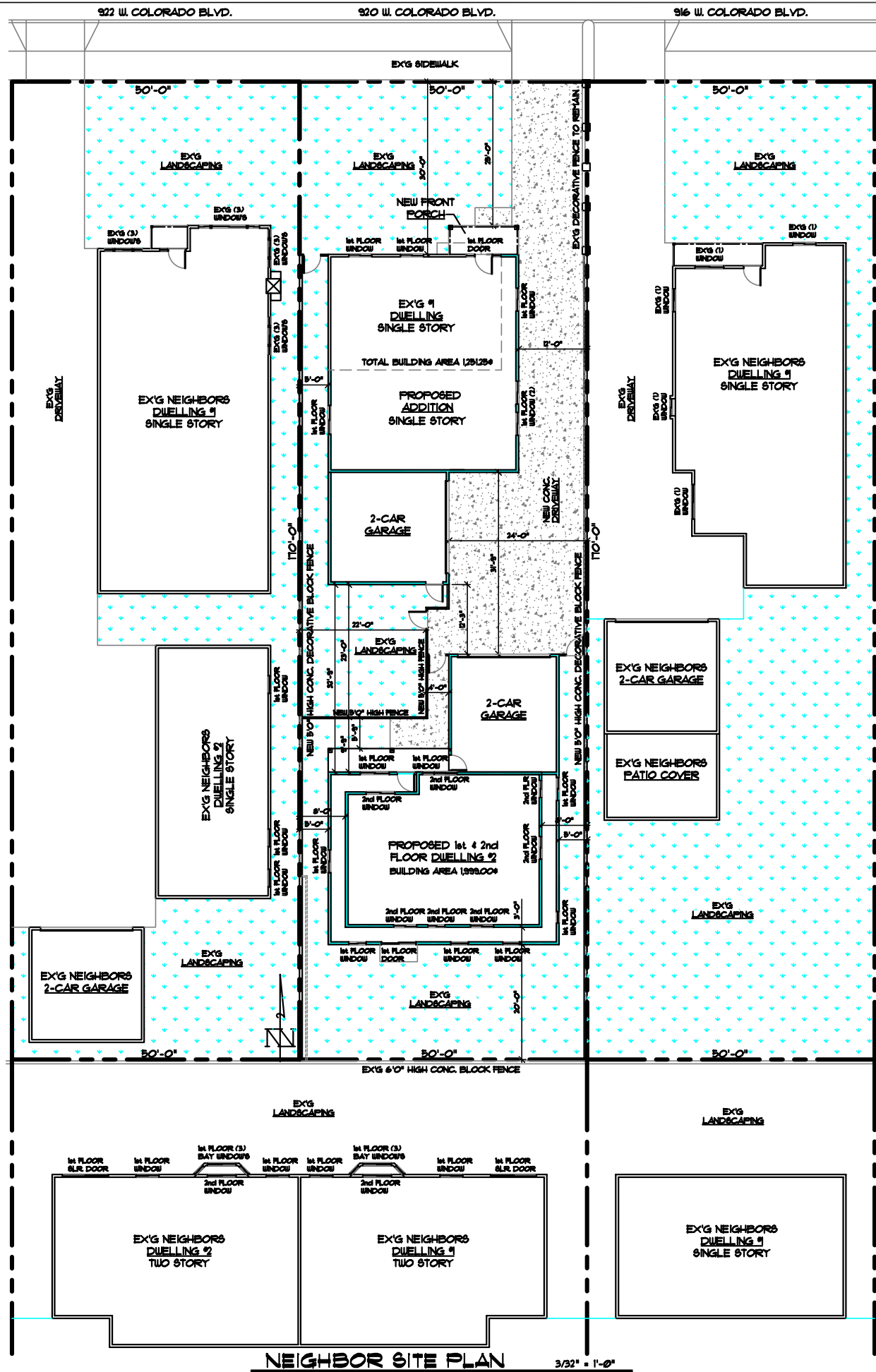
1/4" = 1'-0"



NORTH ELEVATION
DWELLING #1

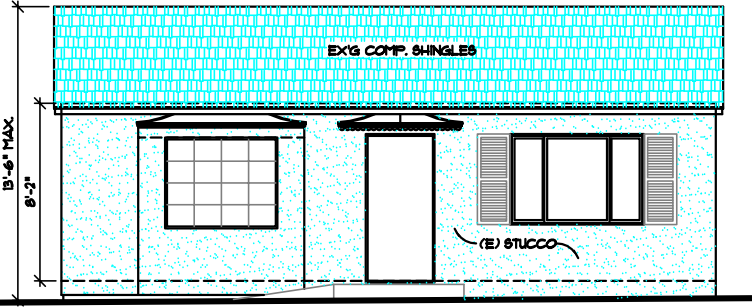
1/4" = 1'-0"

REV.	
ENGINEER:	KENNETH D. ARNOLD & ASSOC.
DESIGNER:	1871 TELEGRAPH ROAD, SUITE A
	WHITTIER, CALIFORNIA 90606-3498
	(949) 944-3636 LIC. 19-393998
CONTRACTOR:	MR. RAUL RAMIREZ
	ADDRESS: 920 WEST COLORADO BLVD.
	MORROVIA, CA 91066
	PHONE # (949) 716-9264
	APR # 8806-025-006
DATE:	MAY 21, 2019
SCALE:	AS NOTED
DRAWN:	T. ARNOLD
SALESMAN:	K. ARNOLD
SHEET NO.:	9

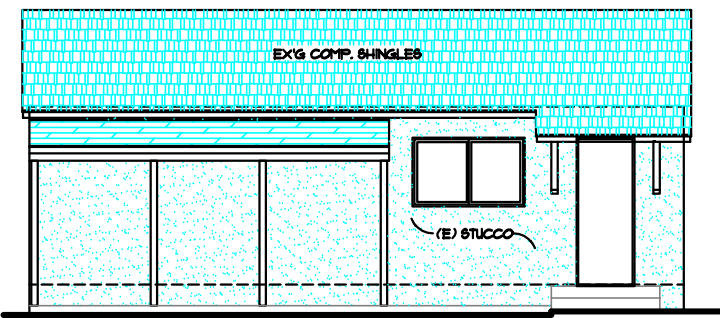


PROJECT SUMMARY TABLE

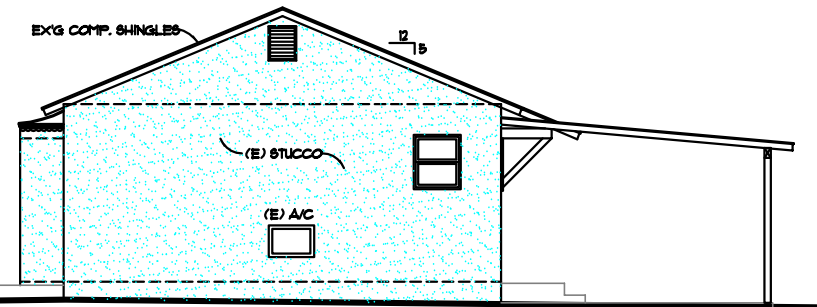
	EXISTING	PROPOSED DWELLING #1	PROPOSED DWELLING #2
LOT SIZE:			
Width	8500.00 sq. ft.	8500.00 sq. ft.	8500.00 sq. ft.
Depth	50'-0"	50'-0"	50'-0"
DWELLING SIZE: #1	614.00 sq. ft.	125125 sq. ft.	2,141.00 sq. ft.
DWELLING SIZE: #2	0.00 sq. ft.		
DWELLING SETBACKS:			
Front	30'-0"	25'-0"	0'-0"
Front Average Setback	25'-0"	25'-0"	0'-0"
Rear	20'-0"	0'-0"	20'-0"
Right side (1st / 2nd)	1st-5'0"/2nd-0'0"	1st-5'0"/2nd-0'0"	1st-5'0"/2nd-8'0"
Left side (1st / 2nd)	1st-5'0"/2nd-0'0"	1st-5'0"/2nd-0'0"	1st-5'0"/2nd-8'0"
ACCESSORY STRUCTURE SETBACKS:			
Front	30'-0"	30'-0"	0'-0"
Front Average Setback	25'-0"	25'-0"	0'-0"
Rear	20'-0"	0'-0"	20'-0"
Right side (1st / 2nd)	1st-3'0"/2nd-0'0"	1st-2'0"/2nd-0'0"	1st-5'0"/2nd-8'0"
Left side (1st / 2nd)	1st-0'0"/2nd-0'0"	1st-5'0"/2nd-0'0"	1st-5'0"/2nd-8'0"
DWELLING HEIGHT:	13'-6"	11'-2"	26'-4"
ACCESSORY STRUCTURE HEIGHT (DETACHED):	12'-9"	ATTACHED 13'-3"	ATTACHED 13'-10"



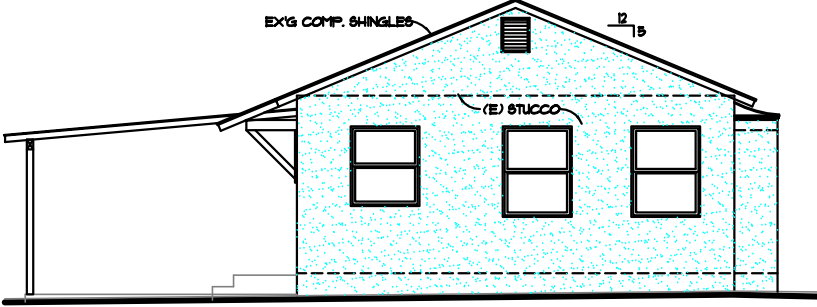
NORTH ELEVATION EX'G DWELLING #1 1/4" = 1'-0"



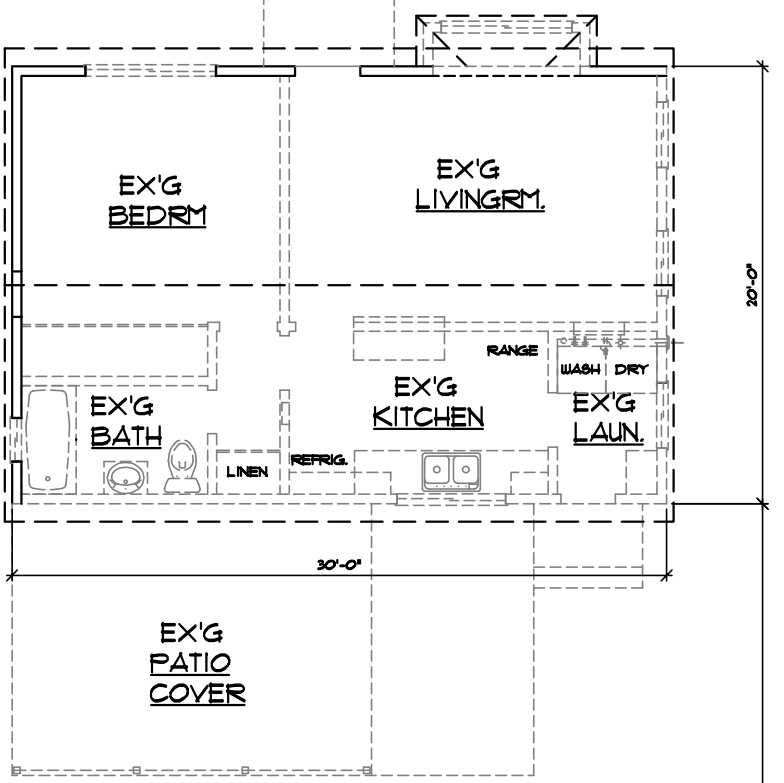
SOUTH ELEVATION EX'G DWELLING #1 1/4" = 1'-0"



WEST ELEVATION EX'G DWELLING #1 1/4" = 1'-0"



EAST ELEVATION EX'G DWELLING #1 1/4" = 1'-0"



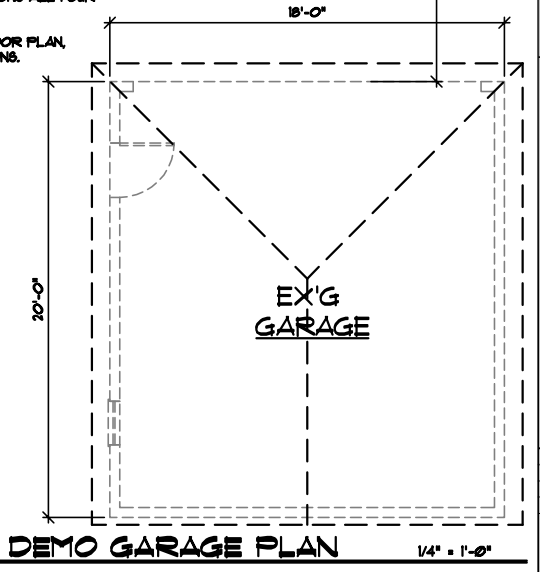
EX'G & DEMO FLOOR PLAN DWELLING #1 1/4" = 1'-0"

DEMOLITION SUMMARY TABLE

TYPE	Total Surface area (square feet)	Total Affected Surface area (square feet)	Total percentage of Affected area
Main Building Roof Area (ALTERATION OR DEMOLITION)	971.60	971.60	100%
Front Wall Area (RICHES PUBLIC STREET)	248.00	114.00	110%
Side Wall Area (RICHES PUBLIC STREET)	0.00	0.00	0.00%
Total Exterior Wall Area	248.00	114.00	110%
Attached columns, balconies, stairs, porch	0.00	0.00	0.00%

TABLE OF CONTENTS:

- SHEET #1. NEIGHBOR SITE PLAN, EXISTING FLOOR PLAN, EXISTING ELEVATIONS, TABLE OF CONTENTS, PROJECT SUMMARY TABLE, DEMOLITION SUMMARY TABLE.
- SHEET #2. NEW SITE PLAN, NEW 1st FLOOR PLAN, NEW 2nd FLOOR PLAN, ROOF LEGEND, WALL LEGEND, BUILDING DATA, AREA INFO, CONDITIONS OF APPROVAL.
- SHEET #3. DWELLING #1 - ELEVATIONS ALL FOUR DIRECTIONS.
- SHEET #4. DWELLING #2 - NEW FLOOR PLAN, ELEVATIONS ALL FOUR DIRECTIONS.



DEMO GARAGE PLAN 1/4" = 1'-0"

REV.

ENGINEER: **KENNETH D. ARNOLD & ASSOC.**
 1820 TELEGRAPH ROAD, SUITE A
 WHITTIER, CALIFORNIA 90605-2439
 (562) 944-3626 LIC. #S-39326

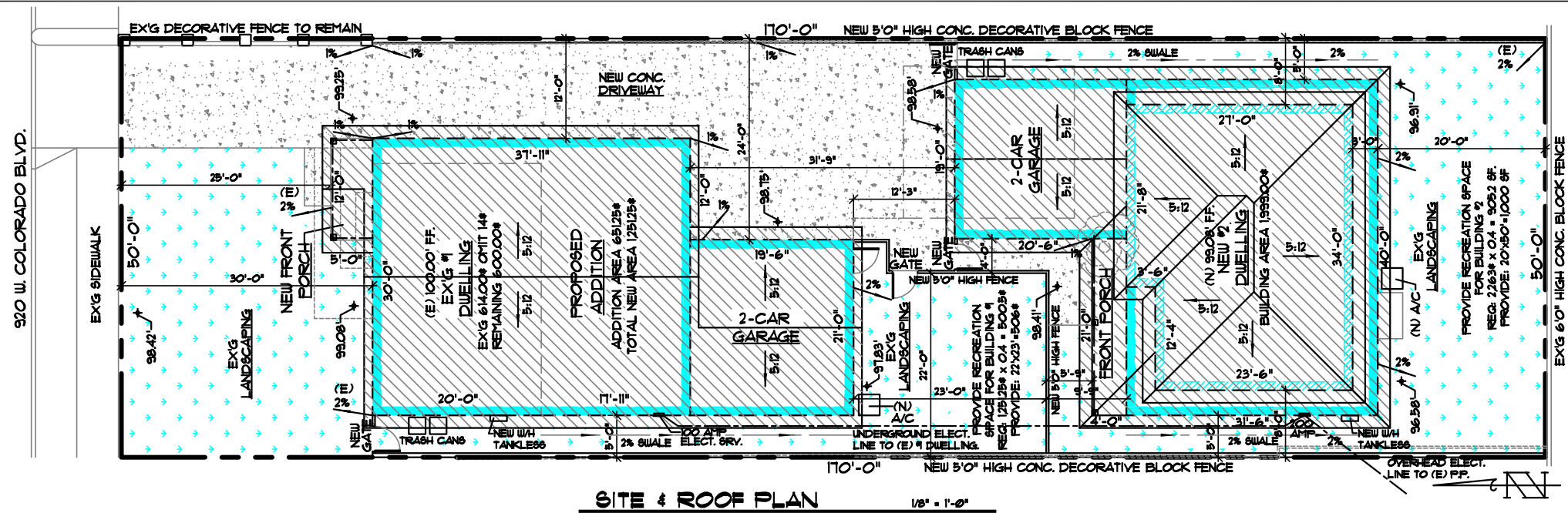
DESIGNER:

CONTRACTOR: **MR. RAUL RAMIREZ**
 529 WEST COLORADO BLVD.
 MONROVIA, CA 91066
 PHONE # (662) 716-9264
 APN # 8606-075-006

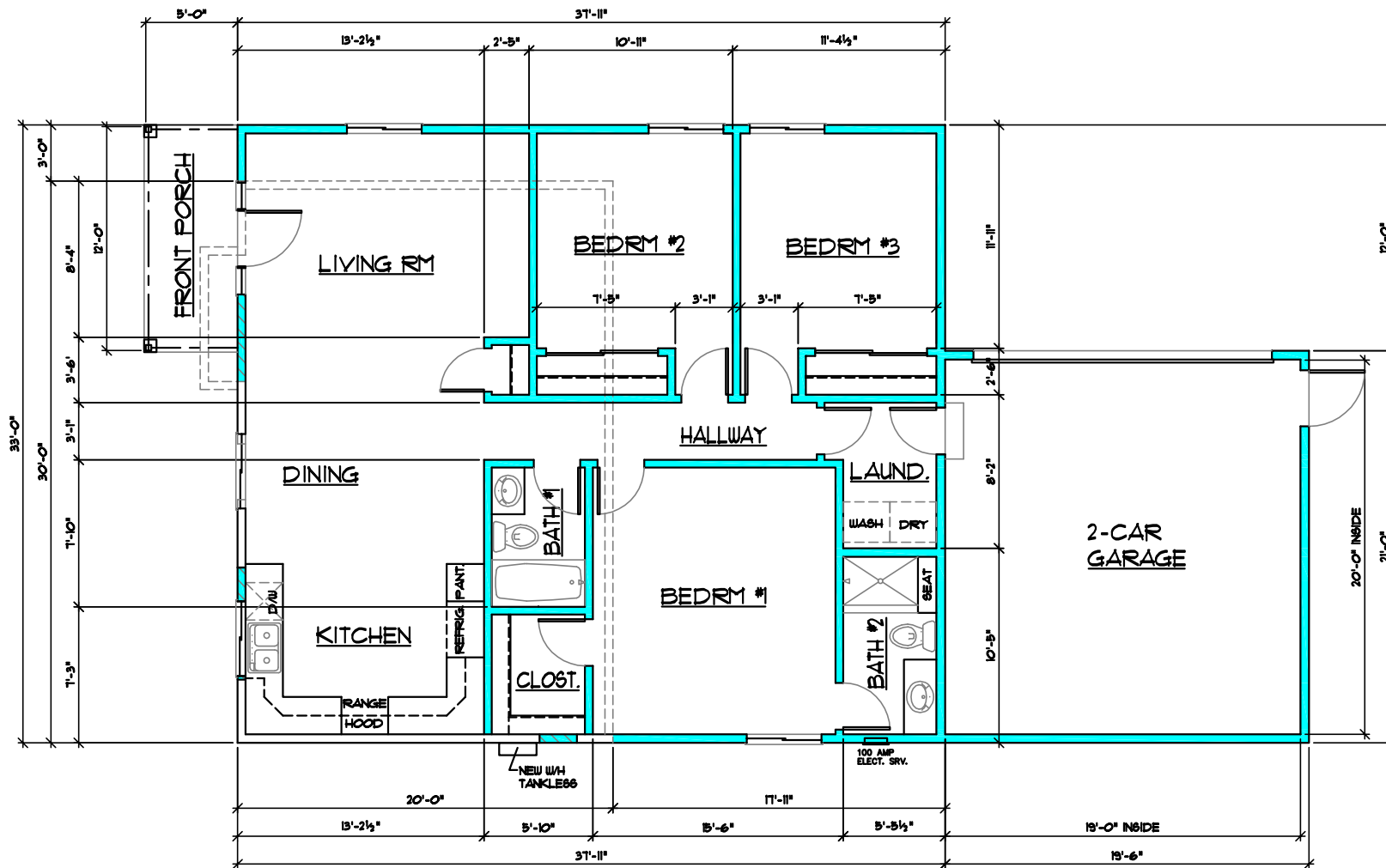
DATE: MAY 21, 2019
 SCALE: AS NOTED
 DRAFTER: T. ARNOLD
 SALESMAN: K. ARNOLD
 SHEET NO: 1 OF 5

ROOF LEGEND

- EXTERIOR WALL LINE
- DEMO EXTERIOR WALL LINE
- NEW 1st FLOOR AREA
- NEW 2nd FLOOR AREA
- NEW ROOF AREA



SITE & ROOF PLAN 1/8" = 1'-0"



NEW FLOOR PLAN
DUELLING #1 1/4" = 1'-0"

WALL LEGEND

- EXISTING WALL AS IS
- DEMO EXISTING WALL
- NEW WALL PER DETL.

SCOPE OF WORK

DEMO EXISTING DETACHED GARAGE AND REAR PATIO COVER AT REAR OF EXISTING DUELLING FOR NEW REAR ADDITION OF 691254 TO MAIN DUELLING #1 WITH FRONT PORCH AND NEW ATTACHED 2-CAR GARAGE.

NEW TWO STORY DUELLING #2 AT REAR OF PROPERTY WITH FRONT PORCH AND NEW ATTACHED 2-CAR GARAGE.

BUILDING DATA:

APN: # 8506-025-006
 TYPE OF CONSTRUCTION: V-B
 OCCUPANCY CLASSIFICATION: R-3
 DUELLING #1 NUMBER OF STORIES: 1
 NOT FIRE SPRINKLERED
 DUELLING #2 NUMBER OF STORIES: 2
 NOT FIRE SPRINKLERED
 ZONING: RM
 LEGAL DESCRIPTION: TRACT: 1275 LOT: # 4
 BLOCK: # NONE ZONE: R2

AREA INFORMATION

EX'G DUELLING #1 LIVING AREA	614.004
DEMO EX'G BAY AREA	-14.004
EX'G GARAGE TO DEMO	360.004
EX'G DUELLING #1 LIVING AREA	600.004
NEW REAR 4 SIDE ADDITION	691254
TOTAL DUELLING #1 LIVING AREA	1291254
NEW 2-CAR GARAGE AREA	408.504
NEW FRONT PORCH AREA	60.004
NEW 1st FLOOR LIVING AREA	1200.004
NEW 2nd FLOOR LIVING AREA	799.004
TOTAL DUELLING #2 LIVING AREA	1,999.004
NEW 2-CAR GARAGE AREA	399.504
NEW FRONT PORCH AREA	84.004
LOT SIZE	8500.004
MAX DUELLING UNIT FAR (40%)	3400.004
TOTAL DUELLING UNIT FAR	3,994.294
FLOOR AREA RATIO	39.5%
MAX ACCESSORY BUILD'G FAR	943.004
FLOOR AREA RATIO	11.0%

CONDITIONS OF APPROVAL

- UPGRADE DRIVE APPROACH TO CURRENT STANDARDS.
- PUBLIC STREET IMPROVEMENTS (i.e. SIDEWALK CURB & GUTTERS, (SPRINKEN, UPLIFTED, HOLDING) WATER FLOWS OR NOT MEETING ADA REQUIREMENT) MUST BE REMOVED AND REPLACED.
- ADDITION TO EXISTING SPD IS GREATER THAN 50%, REQUIRING THE ENTIRE STRUCTURE TO BE FIRE SPRINKLERED. NEW SPD SHALL ALSO BE FULLY FIRE SPRINKLERED.

REV. _____

ENGINEER: _____

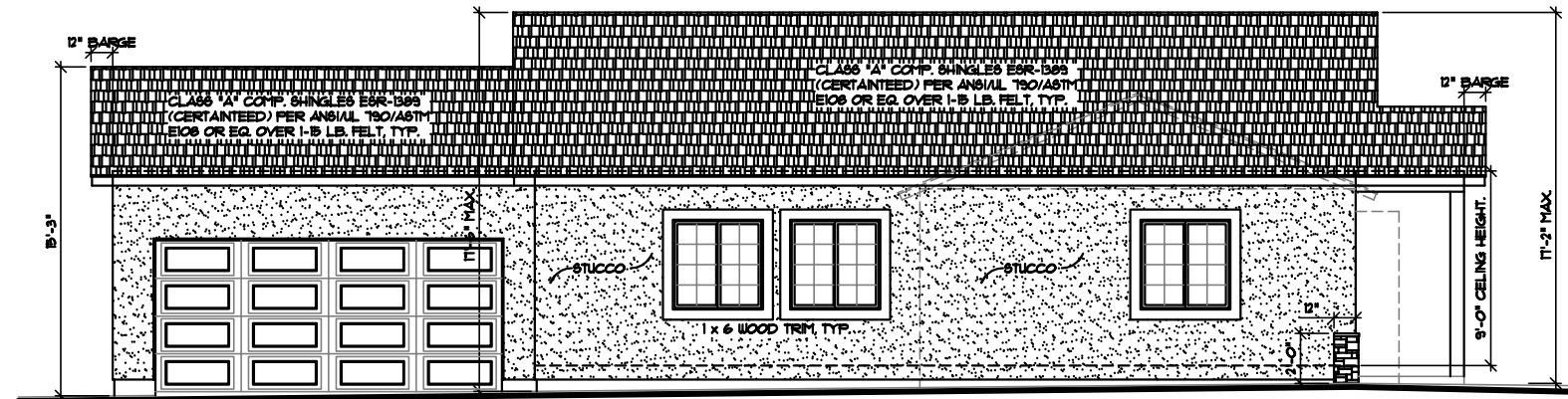
DESIGNER: **KENNETH D. ARNOLD & ASSOC.**
 18321 TELEGRAPH ROAD, SUITE A
 MONTEREY, CALIFORNIA 94025-3439
 (862) 944-3626 LIC. #S-39326

CONTRACTOR: _____

CLIENT: **MR. RAUL RAMIREZ**
 ADDRESS: 529 WEST COLORADO BLVD.
 MONTEREY, CA 94026
 PHONE #: (862) 716-9264
 APN #: 8506-025-006

DATE: MAY 21, 2019
 SCALE: AS NOTED
 DRAFTER: T. ARNOLD
 SALESMAN: K. ARNOLD

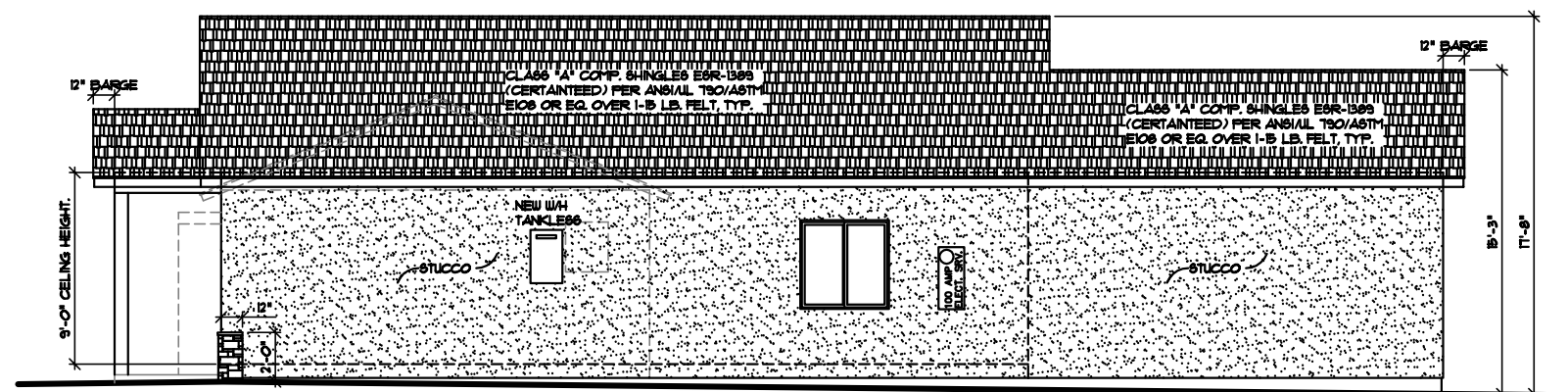
SHEET NO: **2** of **5**



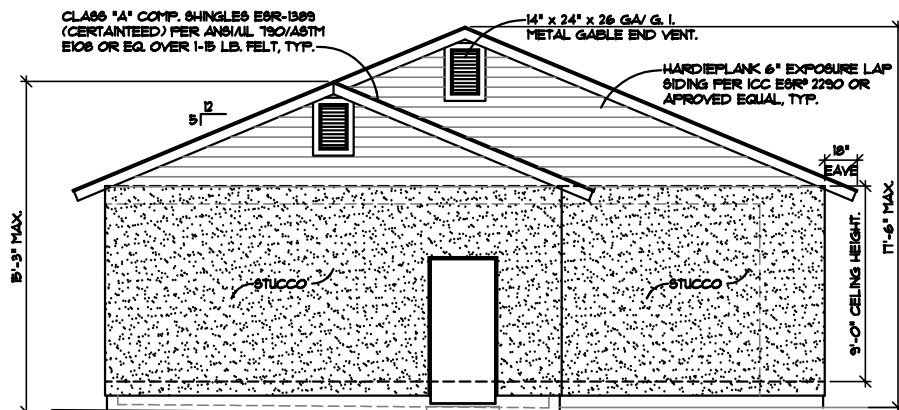
EAST ELEVATION
DWELLING #1 1/4" = 1'-0"



NORTH ELEVATION
DWELLING #1 1/4" = 1'-0"

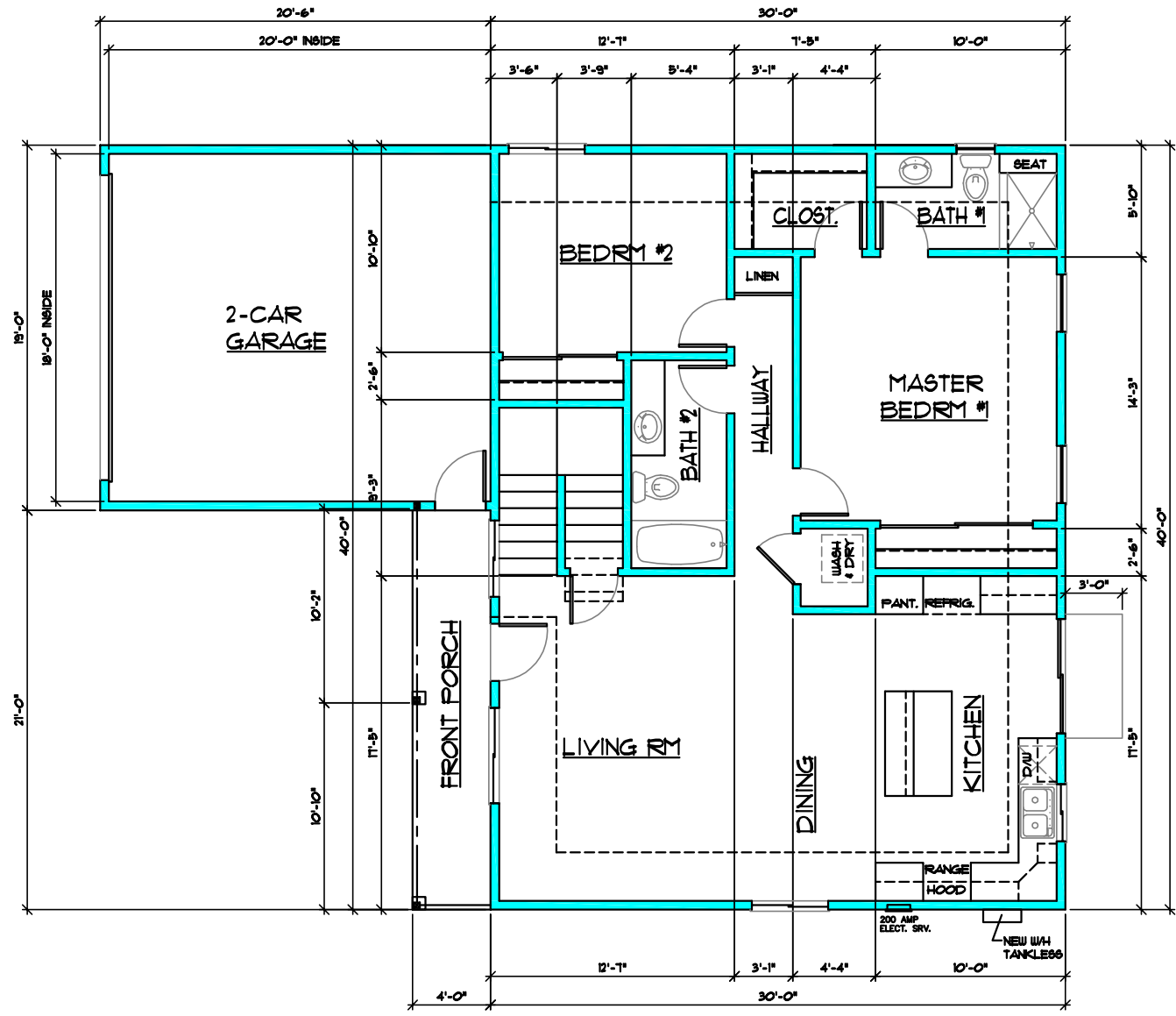


WEST ELEVATION
DWELLING #1 1/4" = 1'-0"

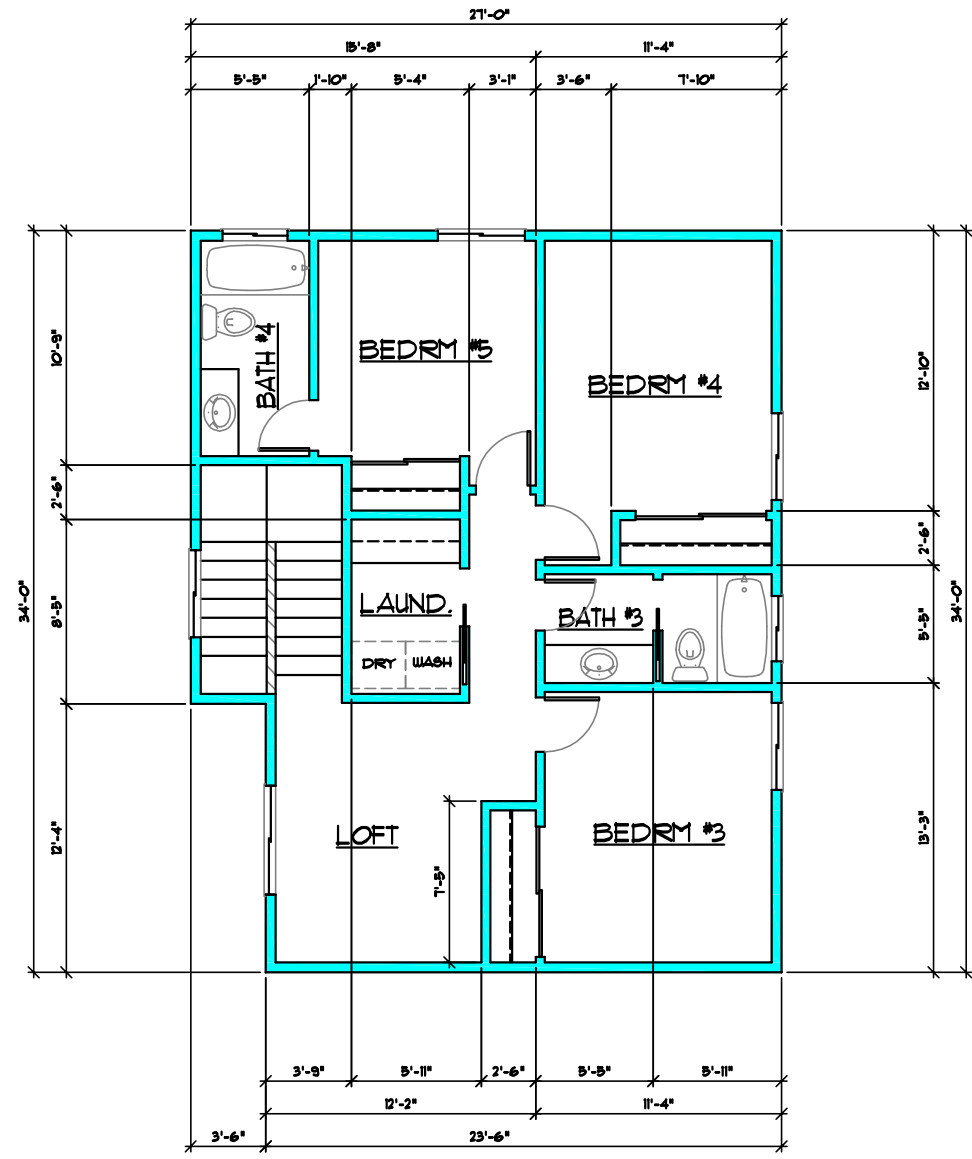


SOUTH ELEVATION
DWELLING #1 1/4" = 1'-0"

REV.	
ENGINEER:	KENNETH D. ARNOLD & ASSOC. 18321 TELEGRAPH ROAD, SUITE A MUNTERS, CALIFORNIA 90405-3439 (562) 944-3626 LIC. 95-39285
DESIGNER:	
CONTRACTOR:	MR. RAUL RAMIREZ 329 WEST COLORADO BLVD. MONROVIA, CA 91016 PHONE # (662) 716-9264 APN # 9506-075-006
DATE:	MAY 21, 2019
SCALE:	AS NOTED
DRAFTER:	T. ARNOLD
SALESMAN:	K. ARNOLD
SHEET NO.:	3 of 5



NEW 1st FLOOR PLAN
DWELLING #2
1/4" = 1'-0"



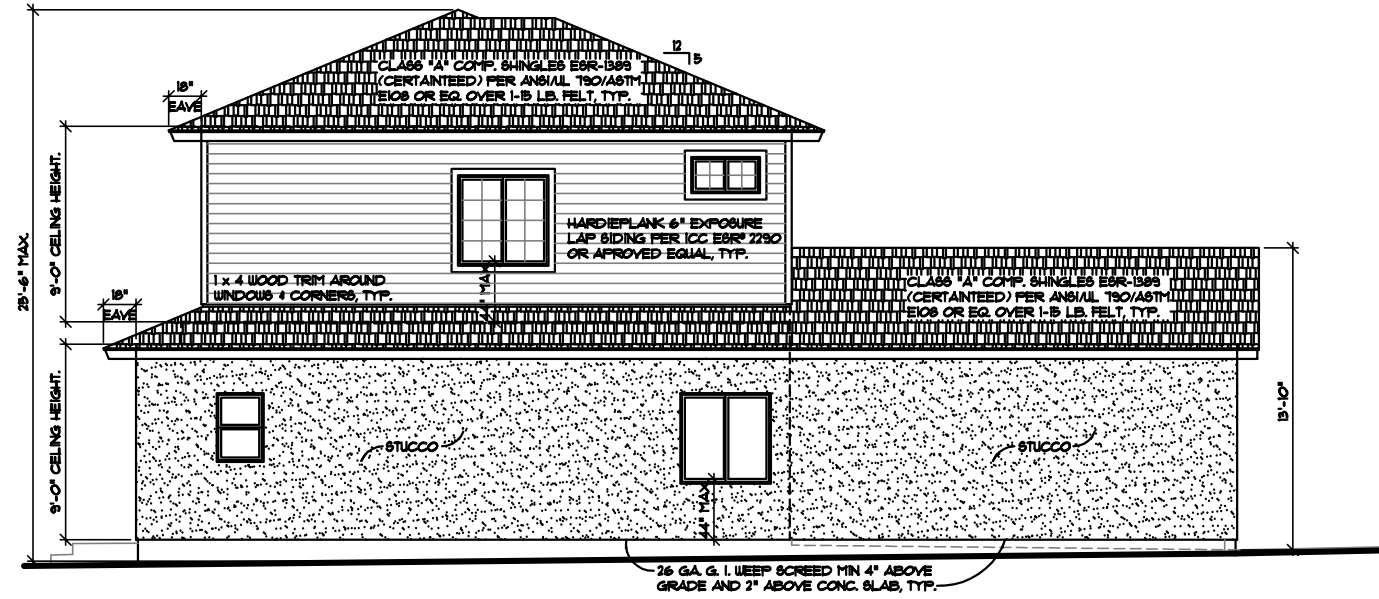
NEW 2nd FLOOR PLAN
DWELLING #2
1/4" = 1'-0"

REV.	

DESIGNER: **KENNETH D. ARNOLD & ASSOC.**
 18521 TELEGRAPH ROAD, SUITE A
 WHITTIER, CALIFORNIA 90606-3438
 (562) 944-3686 LIC. 95-393839

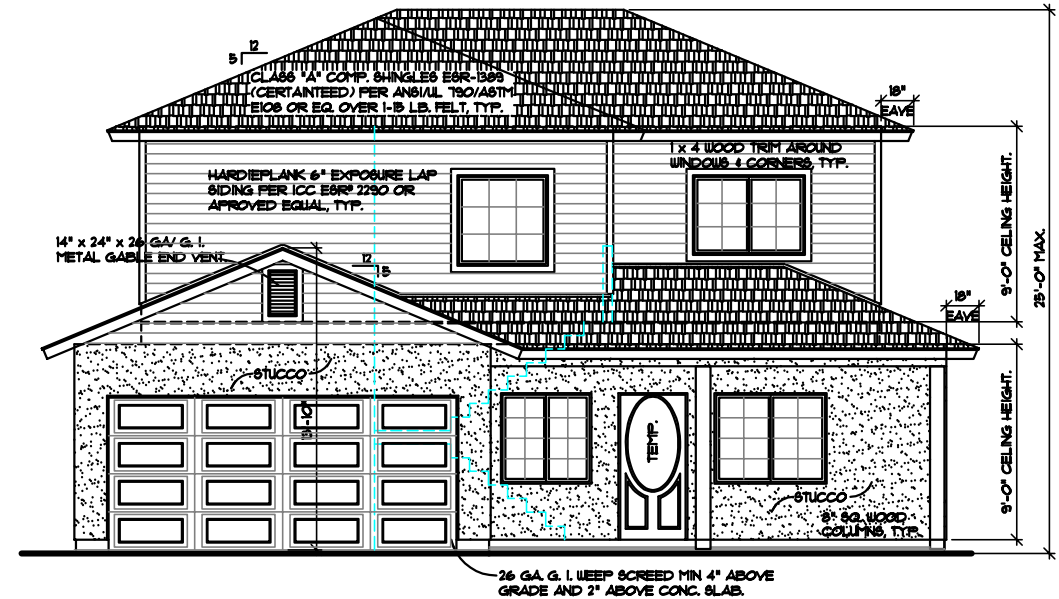
CONTRACTOR: **MR. RAUL RAMIREZ**
 529 WEST COLORADO BLVD.
 MONROVIA, CA 91066
 PHONE # (662) 716-9264
 APN # 8506-07B-006

DATE: MAY 21, 2019
 SCALE: AS NOTED
 DRAFTER: T. ARNOLD
 SALESMAN: K. ARNOLD



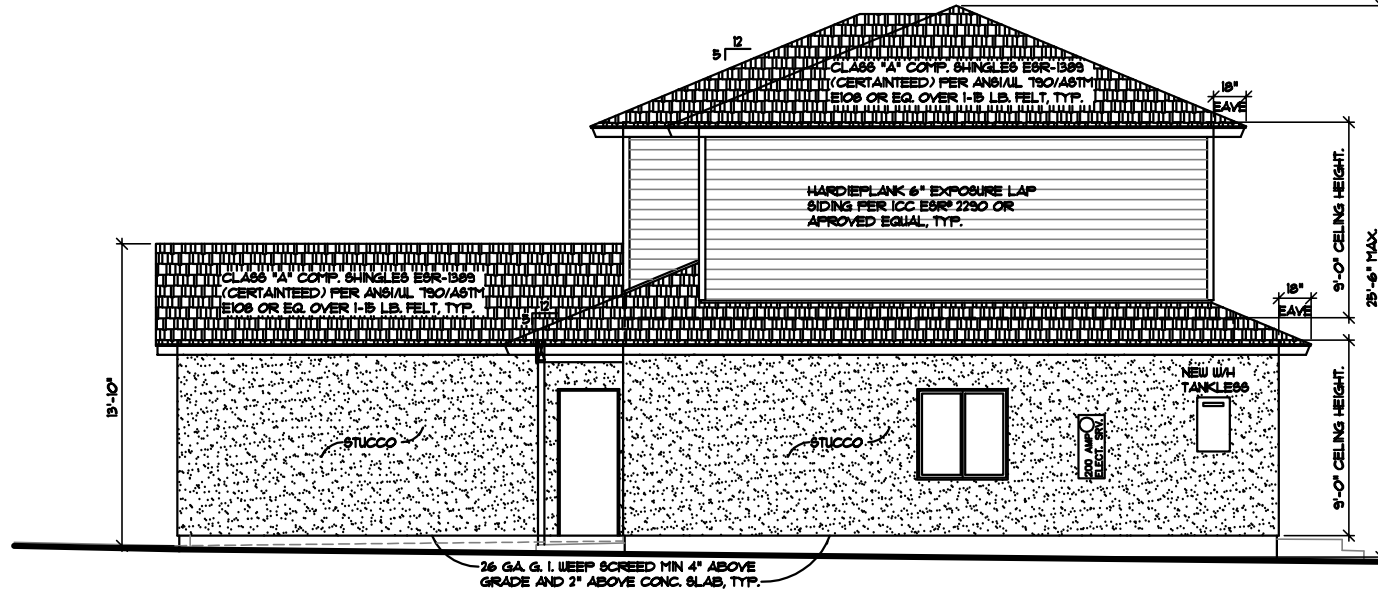
EAST ELEVATION
DWELLING #2

1/4" = 1'-0"



NORTH ELEVATION
DWELLING #2

1/4" = 1'-0"



WEST ELEVATION
DWELLING #2

1/4" = 1'-0"



SOUTH ELEVATION
DWELLING #2

1/4" = 1'-0"

REV.	DESCRIPTION

ENGINEER:	DESIGNER:
KENNETH D. ARNOLD & ASSOC.	KENNETH D. ARNOLD & ASSOC.
1871 TELEGRAPH ROAD, SUITE A	1871 TELEGRAPH ROAD, SUITE A
WHITTIER, CALIFORNIA 90609-3498	WHITTIER, CALIFORNIA 90609-3498
(862) 944-5656	LC 15-393958

CONTRACTOR:	CLIENT:
MR. RAIL RAMIREZ	MR. RAIL RAMIREZ
900 WEST COLORADO BLVD.	900 WEST COLORADO BLVD.
MORROVIA, CA 91066	MORROVIA, CA 91066
PHONE # (862) 716-9264	PHONE # (862) 716-9264
FAX # 866-667-0006	FAX # 866-667-0006

DATE: MAY 21, 2019	SCALE: AS NOTED
DRAFTER: T. ARNOLD	SALESMAN: K. ARNOLD
SHEET NO: 11	