



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2014-13

AGENDA ITEM: PH-4

PREPARED BY: Barbara Lynch
Senior Planner

MEETING DATE: August 13, 2014

SUBJECT: Conditional Use Permit CUP2014-13
1425 South Mountain Avenue

REQUEST: Construct a new BMW dealership building with a 4 level parking structure in the PD-10 (Planned Development-Area 10) Zone.

APPLICANT: Sonic Development
4401 Colwick Road
Charlotte, NC 28211

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 32)

BACKGROUND: The applicant is requesting approval of a Conditional Use Permit (CUP) to construct a 2-story BMW dealership building with an attached four-level parking structure totaling 208,601 square feet in building area. New construction over 10,000 square feet in area and/or with an occupant load of 30 persons or more requires the approval of a conditional use permit is required (MMC §17.08.010).

The property is located in the PD-10 (Planned Development-Area 10) Zone. The PD-10 guidelines were established to facilitate the transition of a primarily industrial area into a regional auto center. The BMW dealership building to be demolished was built in 1988.

SUBJECT PROPERTY: The subject property is located on the west side of Mountain Avenue between Central Avenue and Huntington Drive. The parcel has 356'-5" of frontage on Mountain Avenue, and is 368'-7" deep totaling 130,690 square feet (3 acres) in size. The property is part of Monrovia's "Auto Row" which is where all of the City's dealerships are located. Auto Row runs along Mountain Avenue south of Huntington Drive to Central Avenue and extends along Central Avenue over to Shamrock Avenue.

The Monrovia Chrysler/Dodge dealership is located to the north of the subject property and the Monrovia Mini Cooper dealership is located to the south. To the west (rear) is the Infiniti dealer and the Caltrans Foothill Maintenance Station. Across the street, to the east in the City of Duarte is a shopping center and multifamily residential.

DISCUSSION/ANALYSIS: The applicant proposes to demolish a 30,147 square foot building and in its place construct a 208,601 square foot structure that will include a showroom, sales offices, administrative offices, parts and service department, repair shop and parking structure.

Site Plan/Floor Plan

The proposed building will cover the existing building footprint and will extend closer to Mountain Avenue to accommodate the larger building footprint. The driveway approaches will remain in the same locations and are located on the northeast and southeast corners of the site along the Mountain Avenue frontage. The on-site driveway connections with the neighboring dealerships to the north and south will also remain where they currently exist. There will be one row of parking spaces along the Mountain Avenue frontage that will be available for customer parking and new car displays. There will also be one row of new cars displayed (parked parallel) in front of the dealership building.

The south driveway aligns with the shopping centers primary access point across the street in the City of Duarte and both are served by a signalized intersection on Mountain Avenue. Access to employee parking behind the dealership building and into the parking structure will be from the south driveway. Customers dropping their cars off for service will also use the south driveway. The service bays and the parts department are on the ground floor level. Also on the ground floor level are the showroom and sales offices. On the second level towards the front of the building are administrative offices and an employee break room. Behind the second level of the parking structure are 12 programming bays, 3 detailing bays and vehicle inventory storage. The third and fourth levels of the parking structure will primarily be used for vehicle inventory storage.

Parking

The Monrovia Municipal Code (§17.24.060) requires one parking space for every 200 square feet of building area for retail sales, one parking space for every 250 square feet for office and vehicle servicing and 500 square feet for parts storage. The proposed development provides 23,163 square feet of retail space (showroom/sales/reception) requiring 116 spaces, 36,444 square feet of office area and auto servicing space requiring 146 spaces and 5,573 square feet for parts storage area requiring 11 spaces. A total of 273 spaces are required by code and are provided at ground level.

Building Elevations

The front building elevation (east) provides a showroom with a 180' span of window space that returns 30' on both ends (north and south) and is two-stories in height. The parking structure is recessed 60' back from the showroom and is covered with a smooth, white EIFS wall system with metal horizontal railings for ventilation. The elevation has two tower elements and horizontal roof projections that provide varying heights and modulation that create a desirable architectural design for a dealership building. The design and materials wrap the side (north and south) and rear (west) elevations of the building and CMU scoring has also been incorporated to help visually break the expanse of the parking structures walls.

Conclusion

In the past two years there have been several dealerships in "Auto Row" that have completed extensive remodels and expansions. This proposed development will further the revitalization efforts bringing new life back to an area that was primarily developed in the 1980's and was beginning to look dated. The BMW dealership will now be able to store its new car inventory on-site instead of transporting from other locations.

RECOMMENDATION: The Development Review Committee and Staff recommend approval of the Conditional Use Permit. If the Planning Commission concurs with this recommendation then, following the public hearing, the adoption of the following resolution is appropriate:

The Planning Commission of the City of Monrovia hereby finds, determines and resolves as follows:

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 CUP 2014-13 is categorically exempt from CEQA under Class 32.
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 CUP2014-13, which are incorporated herein by this reference.
4. The Planning Commission approves CUP2014-13, 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 adopt the Resolution approving CUP2014-13 as presented in the Staff Report.



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 CUP2014-13, a 208,601 square foot auto dealership building with a 4 level parking structure 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. 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.
2. No roof mounted mechanical equipment shall be permitted on the building unless completely screened by the proposed roof design.
3. 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.
4. Plans showing all exterior lighting shall be submitted to the Planning Division for prior review and 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.
5. A detailed sign program shall be submitted for review by the Development Review Committee (DRC) and no exterior sign may be installed without prior approval of the DRC.

BUSINESS OPERATION

6. All storage of supplies, products, materials, and equipment shall be completely screened from view from any public street.

LANDSCAPING

7. The existing landscaping that is retained and any new landscaping that is planted shall be consistent with the on-site and perimeter landscaping in the auto center ("Auto Row").

8. A Landscape and Irrigation Plan prepared by a licensed 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:
 - a. All landscaping shall be maintained by a permanent automatic irrigation sprinkler system.
 - b. Any City right-of-way contiguous with the property shall be landscaped and maintained by the Applicant and incorporated into the required landscape plan.

PARKING AND DRIVEWAY ACCESS

9. All parking spaces that are provided as part of the project shall be clearly marked by 2" wide pavement paint or alternate method if approved by the Development Review Committee. Double striping shall be used for delineating all parking spaces so as to provide a minimum parking area of 8'-6" in width by 18' in depth (see details in MMC §17.24.120).
10. No display of vehicles for sale is permitted in parking provided for customers and employees
11. This project shall comply with the Transportation Demand Management (TDM) Ordinance as set forth in MMC §17.24.170.
12. The on-site driveways connecting the property with the neighboring auto dealerships to the north and south shall remain where they currently exist, as shown on the plans ("Connecting Driveways"). Applicant shall allow ingress and egress through the Connecting Driveways, and shall not block, obstruct, or chain-off access through Connecting Driveways during hours of operation when the dealership is open to the public.

CONSTRUCTION SITE REQUIREMENTS

13. One waterproof sign (36" x 48") in both English and Spanish noting construction hours and a phone number for contact shall be posted by the Applicant at the front of the site prior to grading or construction.

GENERAL REQUIREMENTS

14. 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.
15. 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.

16. This project is subject to and shall comply with the provisions of the City's Public Art Ordinance (MMC §15.44.050).
17. This CUP may be called for review, including modification or revocation, at any time by City Staff, the City Council, or Planning Commission if a violation of the approved conditions or the Monrovia Municipal Code (MMC) is alleged, or if it is alleged that the establishment, or its patrons, are creating a public nuisance, and such violation or public nuisance is verified as valid by the Police Department, Code Enforcement, or other City department. In addition to any other remedy available to the City, security measures may be required such as adding an employee to monitor the area where problems are occurring.
18. 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.
19. 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. This CUP shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.
20. The use or development associated with this CUP shall begin within one (1) year after its approval or it will expire without further action by the City.
21. All of the above conditions shall be complied with prior to commencement of the operation, unless an earlier compliance period is specified as part of a condition.



DATA SHEET 2

Public Works Conditions

CUP2014-13

1425 South Mountain Avenue

Development shall be subject to the conditions of approval listed below, and if so indicated, the condition(s) shall be satisfied prior to the final approval of the project or the Applicant's start of operation. The term "Applicant" shall include, without limitation, the applicant, the property developer, the property owner, and all successors in interest to this conditional use permit.

Engineering Conditions

1. Prior to issuance of any demolition, building and/or grading permit, the Applicant shall provide the following submittals to the City's Department of Public Works. Applicant shall not start any development prior to acceptance and approval of the submittal requirements.
 - a. Geotechnical Report
 - b. Hydrology Report
 - c. SUSMP Plan
 - d. Local SWPPP Plan
 - e. Site Plan
 - f. Grading Plan
 - g. Utility Plan
2. Submit existing site plan, topographic map of the project site, grading, drainage and utility plan to the Department of Public Works 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 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-871 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. The site plan shall indicate property line boundaries, easements and right-of-way boundary along Mountain Avenue where offer of dedication maybe needed for width consistency along the public right-of-way. The offer of dedication if needed and acceptance of dedication shall be mutually agreed upon by the Applicant and the City.
4. Remove and replace any curb, gutter, sidewalk, driveway approach or pavement found by the City Engineer to be broken, uplifted or damaged. 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 Mountain Avenue along property frontage (within the limit of the proposed project). Actual limits of work required within the public right-of-way shall be mutually agreed by the Applicant and the City.

5. Obtain applicable permits for all work to be done within the public right-of-way from the Department of Public Works. Pay all applicable fees for Engineering Division services such as plan check fee and construction inspection fee as applicable.
6. The City requires the restoration of the existing street 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 the City Engineer. Restoration of asphalt pavement may be up to 2-inch pavement grind and 2-inch asphalt overlay, removal and replacement of broken AC or PCC pavement, slurry seal Type II, or combination of any of the method of pavement restoration as directed by the City Engineer. The scope of work shall be mutually agreed by the City Engineer and the Applicant prior to approval of all construction plans and issuance of any PW permit.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.

13. 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, location of grease interceptor, 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.
14. This project must obtain water service from the City of Monrovia. Apply to the City's Utilities Division for new water services (if applicable) and for removal of all unused meters by the City. Construction costs will be based on actual time and material incurred by the City.
15. The Applicant shall install sanitary sewers (if applicable) to Monrovia's sewer system to serve the entire development within the City of Monrovia to the specifications of the City Engineer. Connect all buildings to the public sewer. Cap off all abandoned laterals at the main sewer line to the satisfaction of the City Engineer. Indicate on the Site/Utility Plan the work to be done by the Applicant.
16. The Permittee must verify with LA County Sanitations Districts and obtain the appropriate permit(s) as required regarding Sewer System Waste Discharge Requirements. Proof of verification and permit(s) to be submitted to Department of Public Works prior to commencement of the applicant's operation.
17. The Applicant shall comply with the requirements of MMC Section 13.12.015 Non-Storm Water Discharges, Section 13.12.020 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. Prior to CCTV, the owner/applicant shall notify the Department of Public Works 24-hours in advance, requesting to have the Public Works Inspector on site to witness the CCTV inspection. 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.
18. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Department of Public Works. Construction, demolition and improvements will require a construction and encroachment permit from the Department. Pay all applicable fees for Engineering Division services such as plan check fee and construction inspection fee as applicable, prior to start of construction of improvements.
19. 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.

Environmental Conditions

20. 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 within his own lot of the Development 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.

Environmental 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 ¾ 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.

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)
21. This project is subject to the MS4 NPDES' Standard Urban Stormwater Mitigation Plan (SUSMP) regulations; applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater.
22. The applicant shall obtain the approval of a Drainage BMP plan. The BMP must address litter, fossil fuels, and bacteria. The Drainage BMP plan shall be reviewed and approved to the satisfaction of the City Engineer prior to the issuance of construction permit for the installation of structural BMP's. 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.
23. 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 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) either structural or non structural to mitigate pollutants from the following activities:
- a. Equipment/Vehicle Wash Areas: 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. Equipment/accessory washing/steam cleaning has the potential to contribute metals, oil, and grease/solvents, phosphates and suspended solids to the storm drain system. Include in the project plans the area for washing/steam cleaning (or other method) of equipment and accessories. Runoff from washing activities must be fully captured and disposed of through the sanitary sewer system. Run-off and outside washing activities are prohibited by Stormwater Management Ordinance.
 - b. Parking Lot Run-off: A biofiltration, infiltration area, filter (or approved equivalent) should be installed to filter parking lot and site run-off.
 - c. Repair/Maintenance Bays/Spray Booth: Oil and grease, solvents, car battery

acid, coolant and gasoline from repair/maintenance bays can negatively impact storm water if allowed to come into contact with storm water runoff. Vehicle repair/maintenance must be conducted indoors. Provide BMPs that will be used onsite to prevent and mitigate leaks/spills. Storage drums for waste oils and fluids should have secondary containment. Direct connection of repair/maintenance bays to the storm drain system is prohibited.

24. 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.
25. The Applicant shall maintain the drainage devices such as paved swales, inlets, catch basins, pipes, and water quality devices as applicable in a good and functional condition to safeguard all lots within the development and the adjoining properties from damage and pollution.
26. 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 respective owner and a copy submitted to the City of Monrovia on a yearly basis.
27. 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.
28. 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.
29. The project demolition activities shall comply with the City's Construction and Demolition Recycling Program (C&D Recycling Program) by filing an application and submit 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.
30. 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.
31. Applicant shall provide a trash generation study in compliance with the requirements of AB 939 and AB 2176 for the proposed site use. Trash enclosure 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 site plan and submit to Public Works for review and approval. The trash generation study shall be coordinated with the City's permitted residential trash hauler (Athens Services, 626-934-4624) and Public Works Environmental Services.

32. 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.



DATA SHEET 3

Findings

CUP2014-13

1425 South Mountain Avenue

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. CUP2014-13 for the construction of a new auto dealership building with a 4 level parking structure at 1425 South Mountain Avenue is based on the following findings:

- A. The project site is adequate in size, shape and topography for the construction of a new auto dealership as it is located on property that has been developed with an auto dealership and is part of "Auto Row" that has existed since the 1980's and was designed to accommodate several dealerships including the subject site. The site size and configuration will remain unchanged.
- 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 new auto dealership. Specifically, the access onto the site will remain the same and the primary access onto the site will be from a signalized intersection. The new auto dealership will be replacing another dealership that had sufficient access.
- C. The new dealership is compatible with the General Plan, and will not adversely impact the objectives of the General Plan as the proposed facility is in compliance with the development standards and permitted uses set forth in Planned Development-Area 10.
- D. The new dealership will comply with the applicable provisions of the zoning ordinance, including setbacks, parking and building design.
- E. The new dealership 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 it is in compliance with the guidelines set forth in Planned Development-Area 10 and is a compatible development within the "Auto Row" and with the commercial shopping center in the City of Duarte.



DATA SHEET 4

Surrounding Land Uses

CUP2014-13

1425 South Mountain Avenue

Property Description:

The subject property is located on the west side of South Mountain Avenue between Central Avenue and Huntington Drive. The parcel has 356'-5" of frontage on Mountain Avenue and is 368'-7" deep totaling 130,690 square feet in area.

Zoning

Subject site: PD-10

Surrounding pattern:

north: PD-10

south: PD-10

east: City of Duarte

west: PD-10

Land Use

Subject site: Automobile Dealership

Surrounding pattern:

north: Automobile Dealership

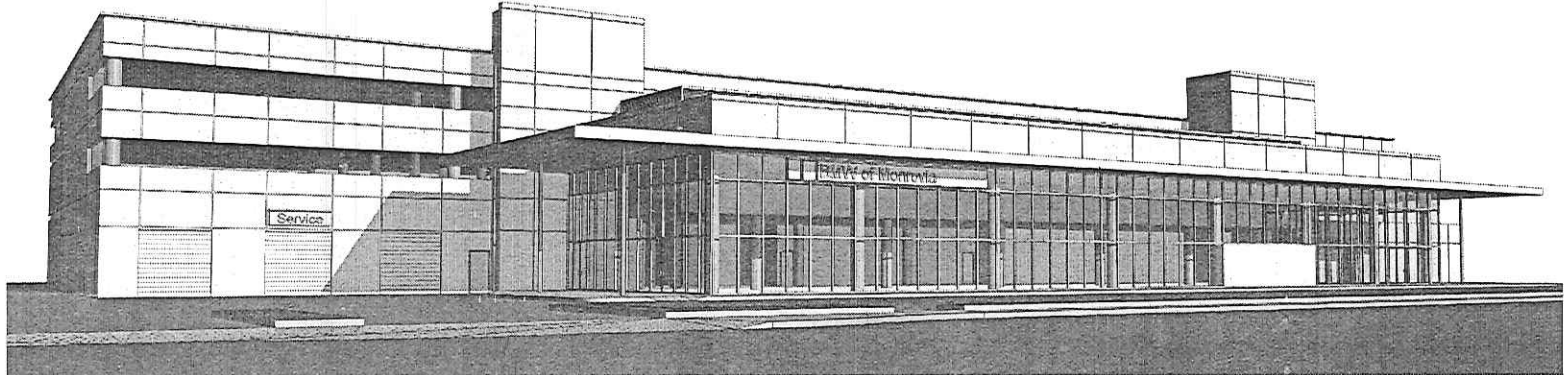
south: Automobile Dealership

east: Retail Center/Multifamily Residential

west: Automobile Dealership

Environmental Determination: Categorical Exemption Class 32

Applicable Ordinance Regulations: MMC §17.52.020 Planning Commission Authority for CUP; §17.08.010 CUP required for new construction over 10,000 SF.



PROJECT TEAM

CLIENT
 SONIC DEVELOPMENT, LLC
 ATTN: MITCH SELBY
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 CHARLOTTE, NC 28212
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ARCHITECT
 AHT ARCHITECTS
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 SANTA MONICA, CA 90403
 TEL: (310) 453-4431
 FAX: (310) 829-5296

CIVIL ENGINEER
 THIENES ENGINEERING
 ATTN: DUKE AGHAIAN
 14349 FIRESTONE BLVD.
 LA MIRADA, CA 90638
 TEL: (714) 521-4811

AREA MAP



SHEET INDEX

- ARCHITECTURAL**
- A0.0 COVER SHEET
 - A1.0 PROPOSED SITE PLAN
 - A1.1 EXISTING SITE PLAN
 - A2.1 GROUND FLOOR PLAN
 - A2.2 SECOND FLOOR PLAN
 - A2.3 THIRD FLOOR PLAN
 - A2.4 RAMP TOP PARKING DECK
 - A4.0 ELEVATIONS
 - A4.1 ELEVATIONS
 - AS.0 BUILDING SECTIONS

SITE INFO

SITE ADDRESS:
 1425 S. MOUNTAIN AVE, MONROVIA, CA 91016

ASSESSORS ID #: 8515-007-089

PROPERTY TYPE: COMMERCIAL/INDUSTRIAL

SECTION/DISTRICT: 27/27801

TRACT #: 28631

FOR: BB

PROPERTY SF: 130,690 SF

LOT DIMENSIONS: ±385'-7" X ±356'-5"

ZONE: CRS

BUILDING SETBACKS:
 FRONT: 10'-0"
 REAR: 0'-0"
 SIDE: 0'-0"

FLOOR AREA SUMMARY

AREA SUMMARY TABLE

GROUND FLOOR					SECOND FLOOR				
SPACE	QC	AREA	FACTOR	LOAD	SPACE	QC	AREA	FACTOR	LOAD
SHOWROOM	B	7,250 SF	1: 100 SF	72.5	ADMIN	B	919 SF	1: 100 SF	9.2
GM OFFICE	B	216 SF	1: 100 SF	2.2	OFFICE MANAGER	B	157 SF	1: 100 SF	1.6
SALES MANAGER	B	418 SF	1: 100 SF	4.2	REGIONAL OFFICE	B	320 SF	1: 100 SF	3.2
NEW VEHICLE DELIVERY	U	730 SF	1: 100 SF	7.1	BREAK ROOM	B	372 SF	1: 15 SF	24.8
FBI OFFICE 1	B	119 SF	1: 100 SF	1.2	TRAINING	B	372 SF	1: 15 SF	24.8
FBI OFFICE 2	B	119 SF	1: 100 SF	1.2	IT ROOM	B	87 SF	1: 300 SF	0.3
FBI OFFICE 3	B	127 SF	1: 100 SF	1.3	JANITOR	B	81 SF	1: 100 SF	0.8
FBI OFFICE 4	B	127 SF	1: 100 SF	1.3	STORAGE	B	231 SF	1: 300 SF	0.8
FBI OFFICE 5	B	127 SF	1: 100 SF	1.3	BDC/INTERNET SALES	B	403 SF	1: 100 SF	4.0
FBI MANAGER OFFICE	B	154 SF	1: 100 SF	1.5	BDC MANAGER	B	145 SF	1: 100 SF	1.5
SALES OFFICE	D	122 SF	1: 100 SF	1.2	REST ROOMS	B	400 SF	1: 100 SF	4.0
SALES BDC	B	759 SF	1: 100 SF	7.6	DETAIL BAYS	S2	1,155 SF	1: 200 SF	5.8
BOUTIQUE	B	590 SF	1: 200 SF	2.9	DETAIL STORAGE	S2	539 SF	1: 900 SF	1.8
CASHER	B	147 SF	1: 100 SF	1.5	TIRE INVENTORY	S2	706 SF	1: 200 SF	3.5
WARRANTY	B	137 SF	1: 100 SF	1.4	TIRE SERVICE	S2	1,117 SF	1: 200 SF	5.6
SERVICE ADVISORS	B	2,028 SF	1: 100 SF	20.3	PARTS INVENTORY	S2	2,744 SF	1: 300 SF	9.1
SERVICE WRITERS	D	2,334 SF	1: 100 SF	23.3	PARKING GARAGE	S2	39,286 SF	1: 200 SF	196.4
SERVICE MANAGER	B	160 SF	1: 100 SF	1.6	NON-OCCUPANCY [A]		3,388 SF		
SERVICE DIRECTOR	B	154 SF	1: 300 SF	1.5	SUBTOTAL		52,426 SF		297.2
PUBLIC RESTROOMS	B	439 SF	1: 200 SF	4.4					
FILE STORAGE	B	115 SF	1: 300 SF	0.5					
JANITOR	B	80 SF	1: 100 SF	0.9					
SERVICE DRIVE	S1	6,830 SF	1: 100 SF	68.3					
PARTS MANAGER OFFICE	B	137 SF	1: 100 SF	1.4					
PARTS INVENTORY	S1	2,063 SF	1: 300 SF	6.9					
PARTS DELIVERY	S1	366 SF	1: 300 SF	1.2					
TECH COUNTER	B	269 SF	1: 200 SF	2.6					
TECH RESTROOMS	B	336 SF	1: 200 SF	3.4					
TECH LOCKER	B	218 SF	1: 50 SF	4.4					
TECH BREAKROOM	B	617 SF	1: 15 SF	41.1					
JANITOR	B	30 SF	1: 100 SF	0.3					
SPECIAL TOOLS	S1	89 SF	1: 300 SF	0.3					
HEAVY TOOLS	S1	106 SF	1: 300 SF	0.4					
TRASH ROOM	S1	215 SF	1: 200 SF	1.1					
SERVICE BAYS	S1	28,309 SF	1: 200 SF	141.5					
OIL & COMPRESSOR RM	S1	401 SF	1: 200 SF	1.3					
MAIN ELECTRICAL	S1	200 SF	1: 300 SF	0.7					
NON-OCCUPANCY [A]		2,613 SF							
SUBTOTAL		59,612 SF		442.3					

THIRD FLOOR					FOURTH FLOOR [ROOF TOP]				
SPACE	QC	AREA	FACTOR	LOAD	SPACE	QC	AREA	FACTOR	LOAD
PARKING GARAGE	S2	44,244 SF	1: 200 SF	221.2	PARKING GARAGE	S2	43,377 SF	1: 200 SF	216.9
MECHANICAL	B	5,113 SF	1: 300 SF	17.0	NON-OCCUPANCY [A]		2,315 SF		
NON-OCCUPANCY [A]		1,514 SF			SUBTOTAL		45,692 SF		216.9
SUBTOTAL		50,871 SF		238.3					

GRAND TOTAL BLDG 208,601 SF 1,194.6

NOTES:
 [A] NON OCCUPANCY SPACE INCLUDES ELEVATORS, STAIRS, HALLWAYS AND WALL FINISHES ETC.

BUILDING CODE COMPLIANCE

ALLOWABLE AREA	CONSTRUCTION TYPE	TYPE II-B [UNRATED]
FIRE PROTECTION	Automatic Fire sprinklers throughout	
OCCUPANCY	8, S1& S2 unseparated - See note (1)	
		S1
Basic Allowable [A1]		17,500 SF
Yard Increase [2]		7,350 SF
Sprinkler Increase [x2]		35,000 SF
Allowable Floor Area [A1&2]		59,850 SF
	PROPOSED	58,612 SF - Complies
Multi-story Increase [3&4A]		179,550 SF
	PROPOSED	157,738 SF - Complies
Building height		CBC Table 503
Allowed		3 story/55'
Proposed		3 story / 43'-8" - Complies

NOTES:
 [1] Building designed per CBC 503.3 as "Nonseparated occupancies". Most restrictive occupancy used > S1
 [2] Calculation for If = (766/1,140 - 0.25) x 29.88/30 + 0.42

OCCUPANCY SEPARATION

No Occupancy Separation PER CBC 503.

BUILDING CONSTRUCTION TYPE

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE II B
Primary Structural Frame	0
Beaming Walls	0
Interior	0
Nonbearing Walls and Partitions	See Table 502
Exterior	0
Nonbearing Walls and Partitions	0
Interior	0
Floor Construction and Associated Secondary Members	0
Roof Construction and Associated Secondary Members	0

SONIC DEVELOPMENT L.L.C.

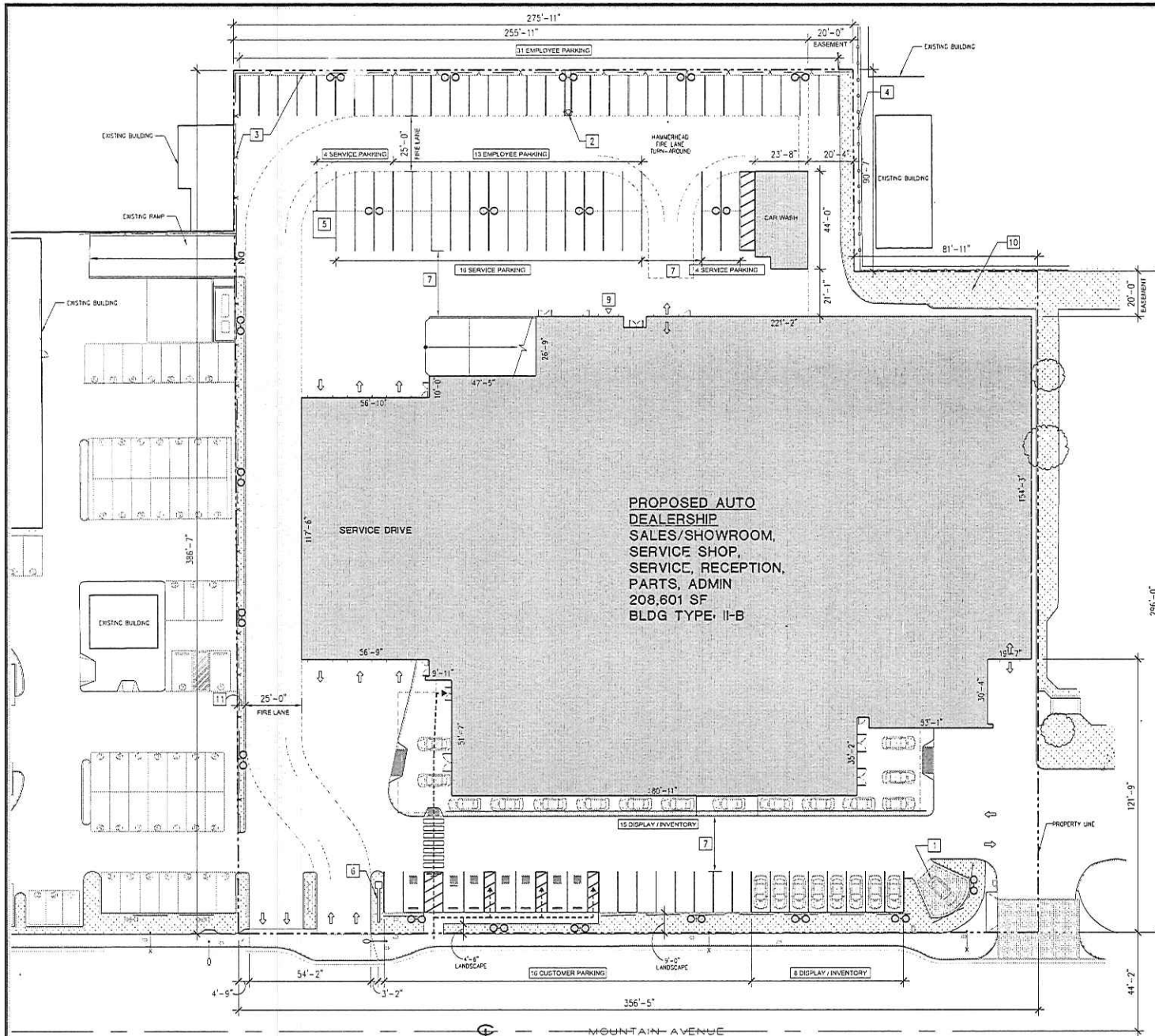
BMW OF MONROVIA
 NEW SALES/SERVICE FACILITY
 1425 S. MOUNTAIN AVE, MONROVIA, CA 91016

A0.0

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 JULY 03, 2014

FIRST SUBMITTAL 7.3.2014

PLANNING COMMISSION SUBMITTAL



PARKING SUMMARY

PARKING ANALYSIS

REQUIRED USE	AREA	RATIO	STALLS
SALES / SHOWROOM	23,163 SF	200 SF	116
SERVICE RECEPTION			
OFFICE / ADMIN	3,006 SF	250 SF	12
PARTS STORAGE	5,573 SF	500 SF	11
SERVICE REPAIR SHOP	33,438 SF	250 SF	134
NON-OCCUPANCY	6,001 SF		
TOTAL	71,181 SF		273

PROVIDED	STALLS
CUSTOMER	16
EMPLOYEE [a]	45
SERVICE [b]	212
TOTAL	273

NOTES:
 [a] At rear of building and in parking structure
 [b] In parking structure

TOTAL PARKING PROVIDED	REQ'D	STORAGE DISPLAY
	AT GRADE	84 24
	2ND FLOOR	11 118
	3RD FLOOR	11 158
	4TH FLOOR	167
SUB - TOTALS	273	300
GRAND TOTAL		573

KEYNOTES

- 1 SPECIAL DISPLAY PLATFORM
 - 2 PRIVATE FIRE HYDRANT
 - 3 8'-0" HIGH MAXIMUM CMU OR CHAIN LINK FENCE AT R
 - 4 (E) WROUGHT IRON FENCE
 - 5 PAD MOUNTED ELECTRICAL TRANSFORMER
 - 6 BMW Pylon SIGN PER SEPARATE PERMIT
 - 7 25'-0" MIN. WIDE DRIVE AISLE
 - 8 U SHAPED TRAFFIC SECURITY BOLLARD
 - 9 PARTS DELIVERY/LOADING AREA
 - 10 (E) LANDSCAPED BERM
 - 11 4' LANDSCAPE W/ (E) CHAIN LINK FENCE ON GARDEN WALL
- NOTE: ALL AREAS NOT SHOWN AS LANDSCAPE ARE PAVED

LEGEND

- INVENTORY/DISPLAY VEHICLE
- ACCESSIBLE STALL (9'-0" X 18'-0")
- STD PARKING STALL (8'-6" X 18'-0")
- LANDSCAPING
- (E) PAVERS
- ACCESSIBLE PATH
- PROPERTY LINE
- STREET LIGHT
- TRAFFIC LIGHT
- (E) FIRE HYDRANT
- FIRE HYDRANT
- SITE LIGHT

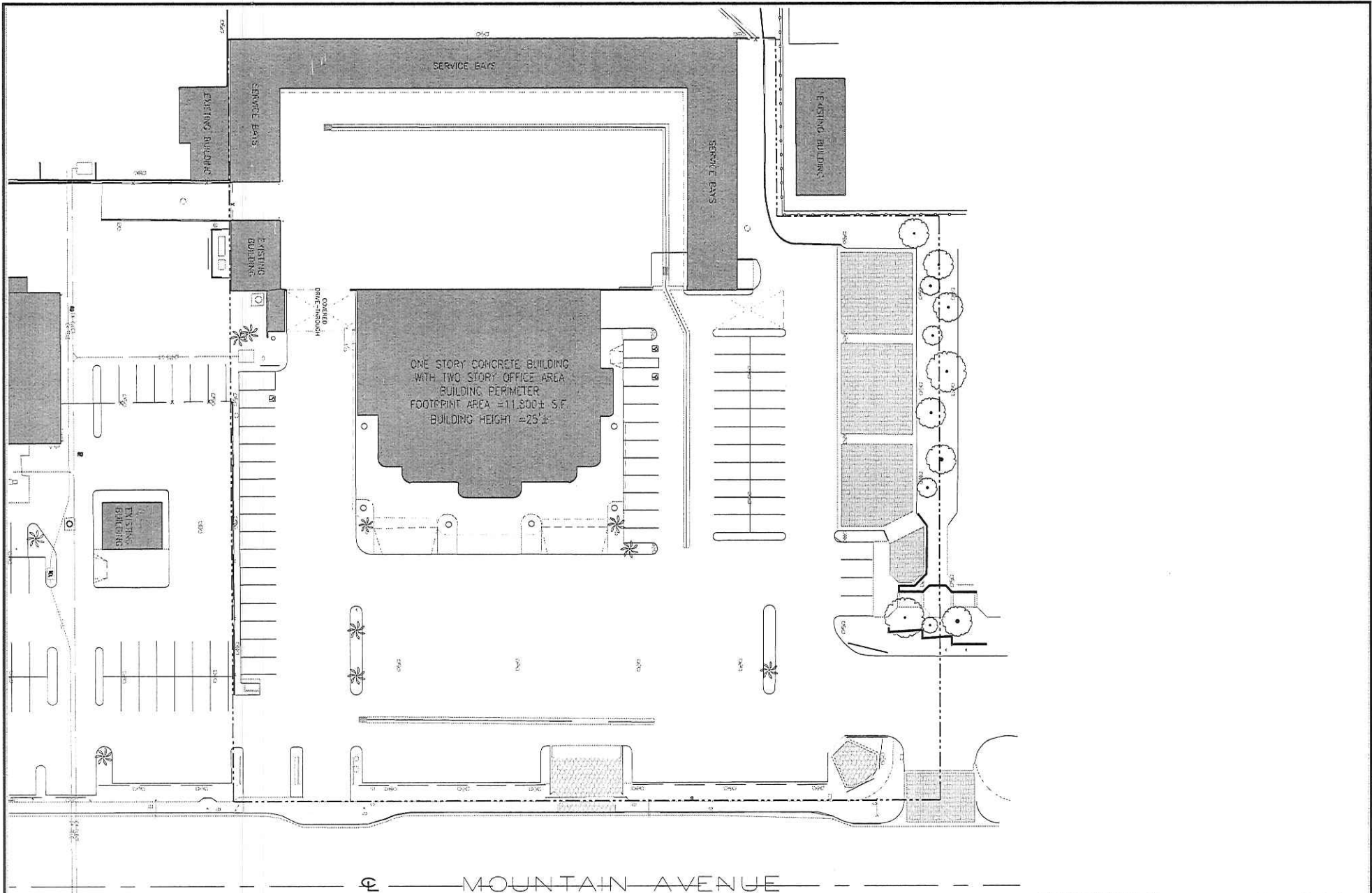
PROPOSED SITE PLAN
 SCALE: 1" = 30'-0"

A1.0

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EXISTING SITE PLAN
SCALE: 1" = 30'-0"

⊕ A1.1

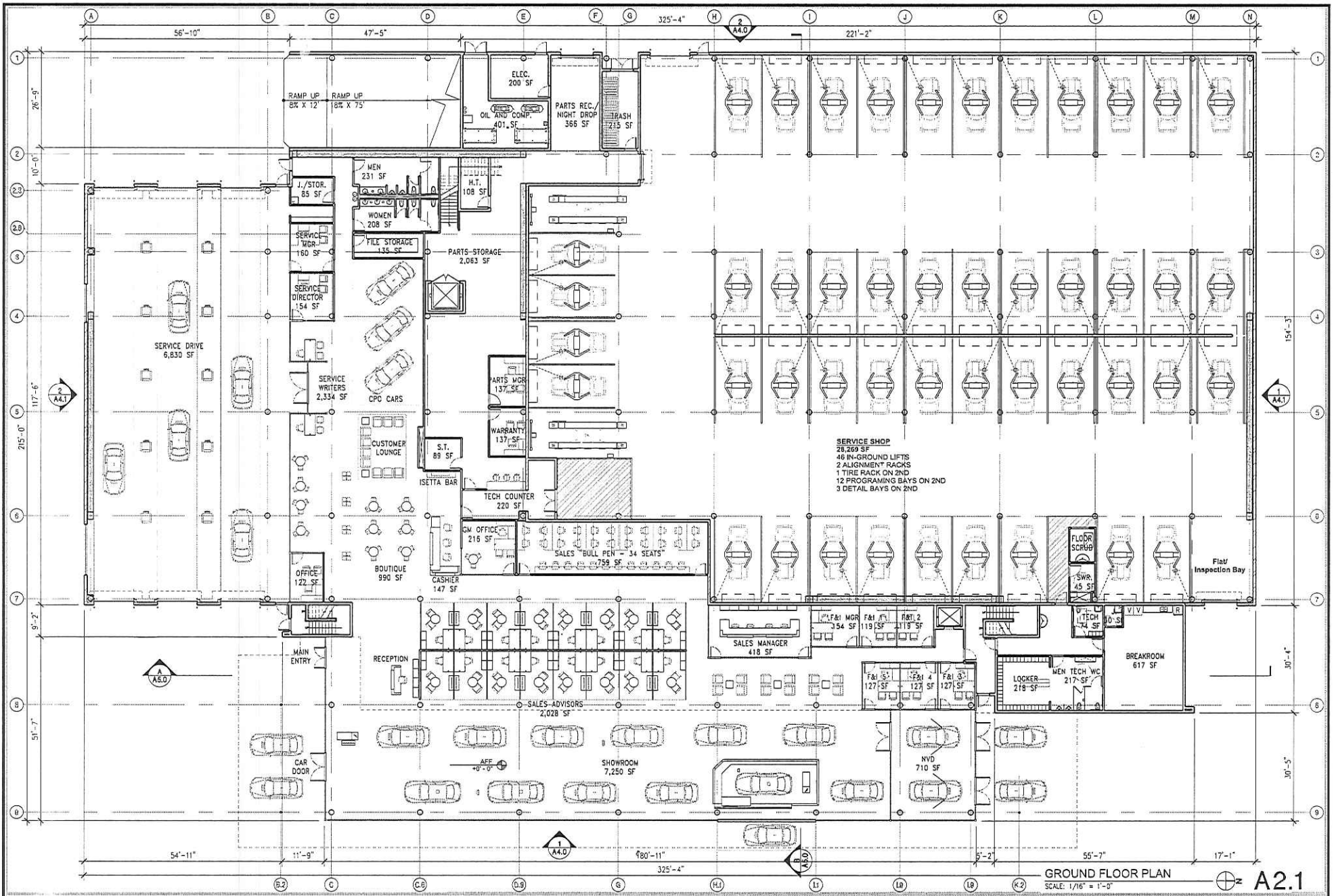
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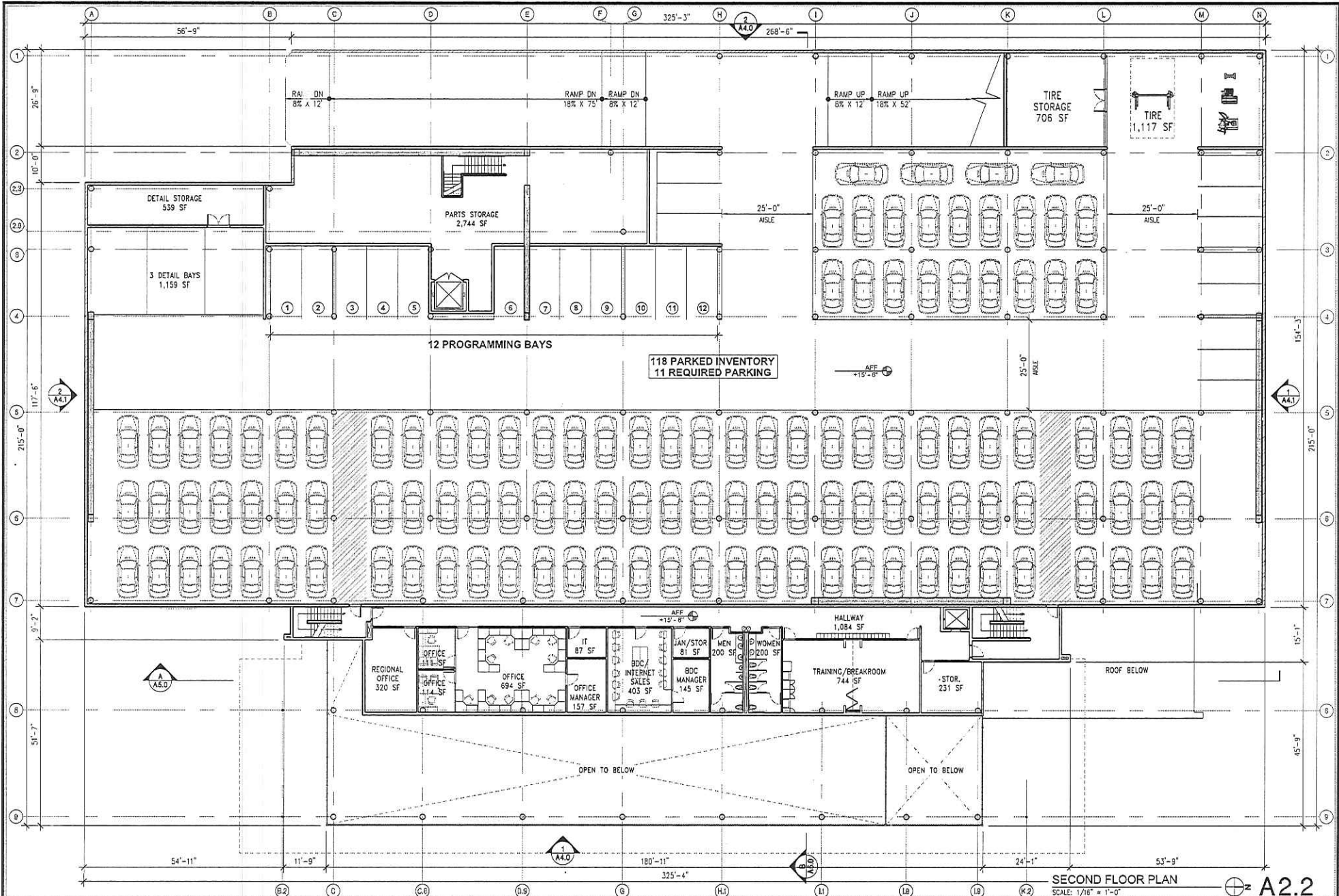
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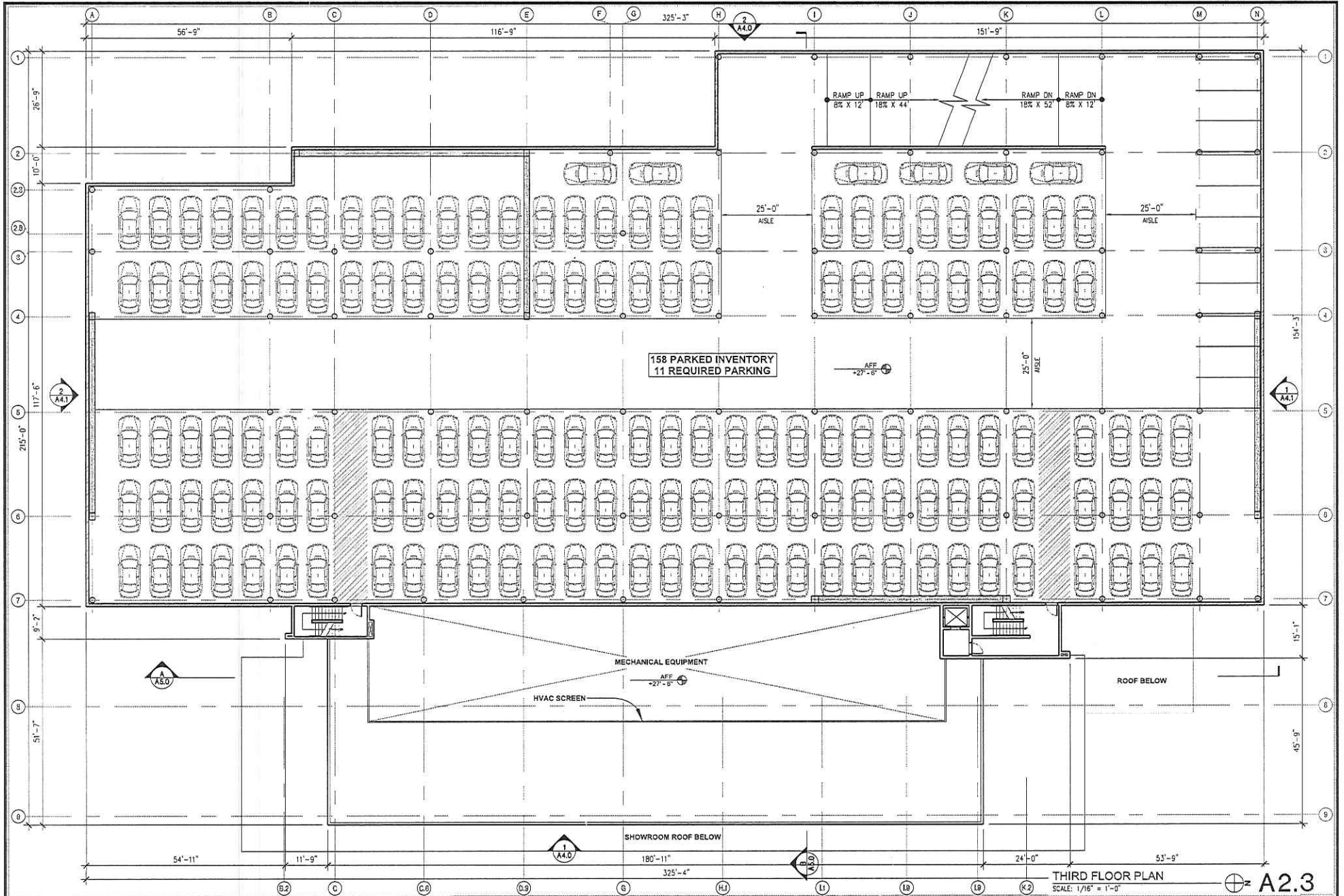
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GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"
A2.1

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SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"
A2.2



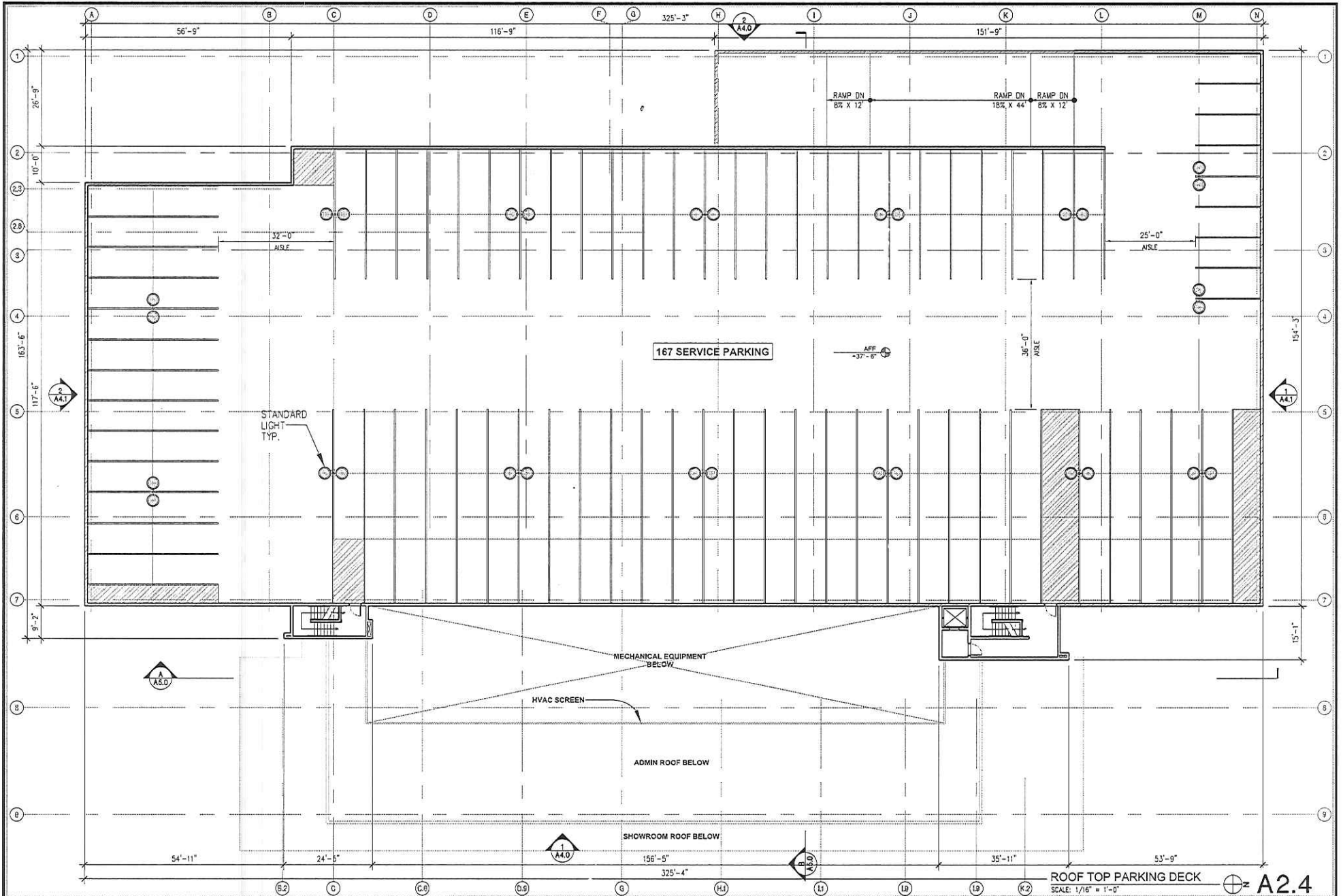
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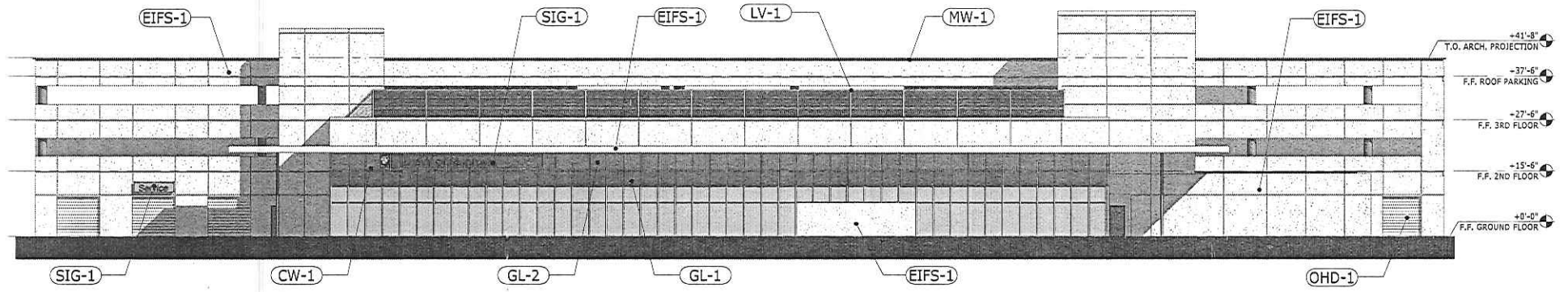
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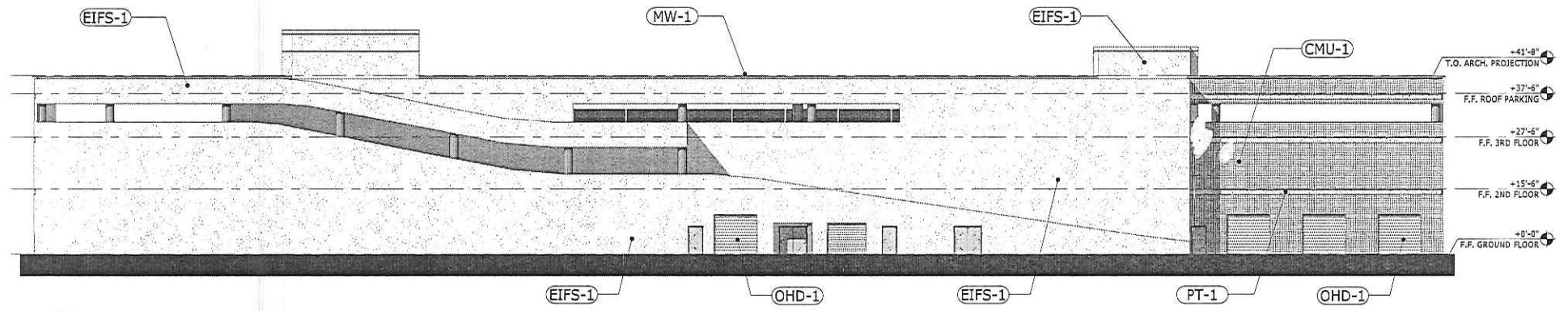
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ROOF TOP PARKING DECK
SCALE: 1/16" = 1'-0"
A2.4



① East
1/16" = 1'-0"



② West
1/16" = 1'-0"

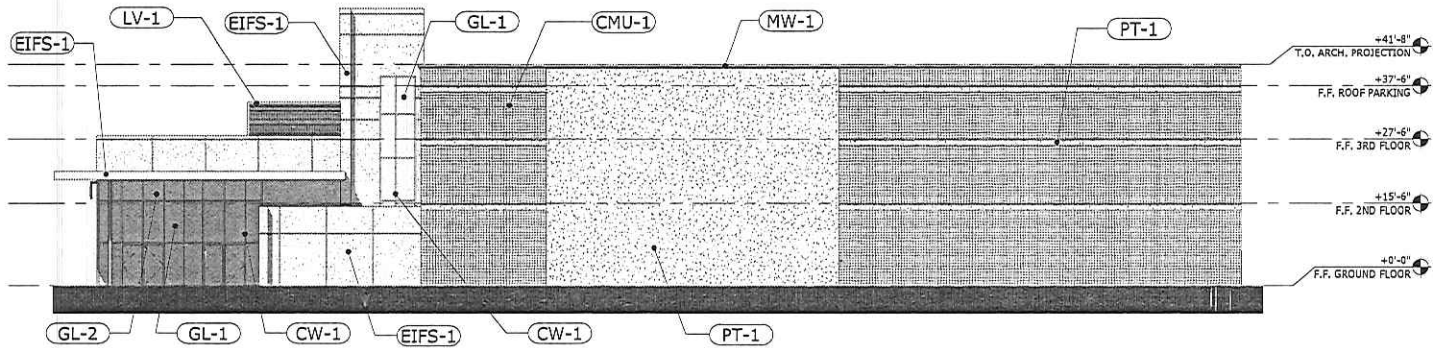
- | | | | |
|--------|--|-------|---|
| EIFS-1 | EXT. INSUL. FINISH SYSTEM - PAREX - STANDARD WATERMASTER - TO MATCH RAL 9010 PURE WHITE, PAREX IMAGE SMOOTH (2COATS) WITH PAREX AQUASOL FINISH | CW-1 | PREFINISHED CURTAINWALL - KAWNEER-KYNAR - STERLING GRAY |
| PT-1 | EXTERIOR PAINT - BENJAMIN MOORE - TO MATCH RAL 9010 PURE WHITE | GL-1 | 1" INSULATED CLEAR GLASS |
| CMU-1 | CENTER SCORED CMU - EXTERIOR PAINT - BENJAMIN MOORE - TO MATCH RAL 9010 PURE WHITE | GL-2 | 1" SPANDREL GLASS TO MATCH GL-1 |
| MW-1 | PREFINISHED BRAKE METAL - KYNAR ALUMINUM - BONE WHITE - COPING & TRIM | OHD-1 | OVERHEAD DOOR TO MATCH CW-1 |
| | | SIG-1 | SIGNAGE TO MATCH BMW STANDARDS |

SCALE: 1/16" = 1'-0" **A4.0**

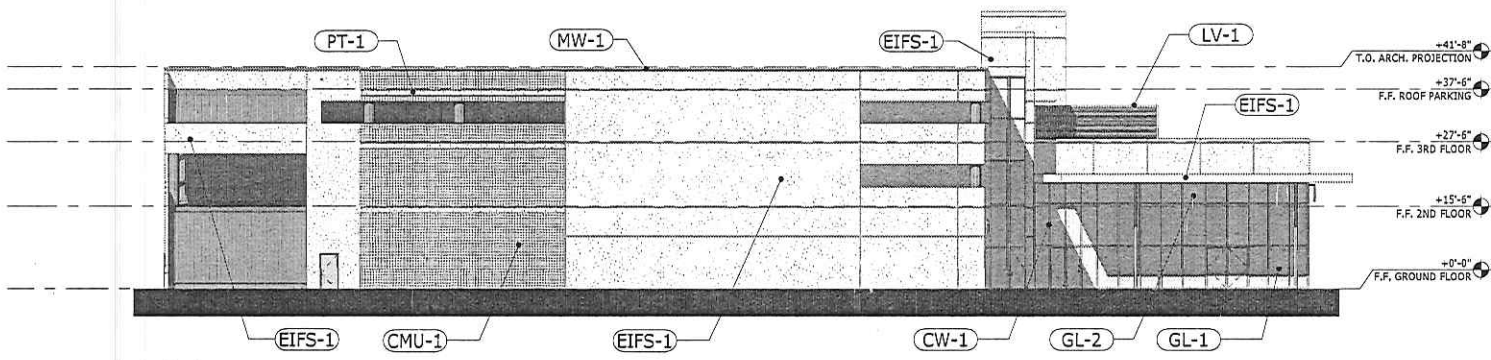
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1 North
1/16" = 1'-0"



2 South
1/16" = 1'-0"

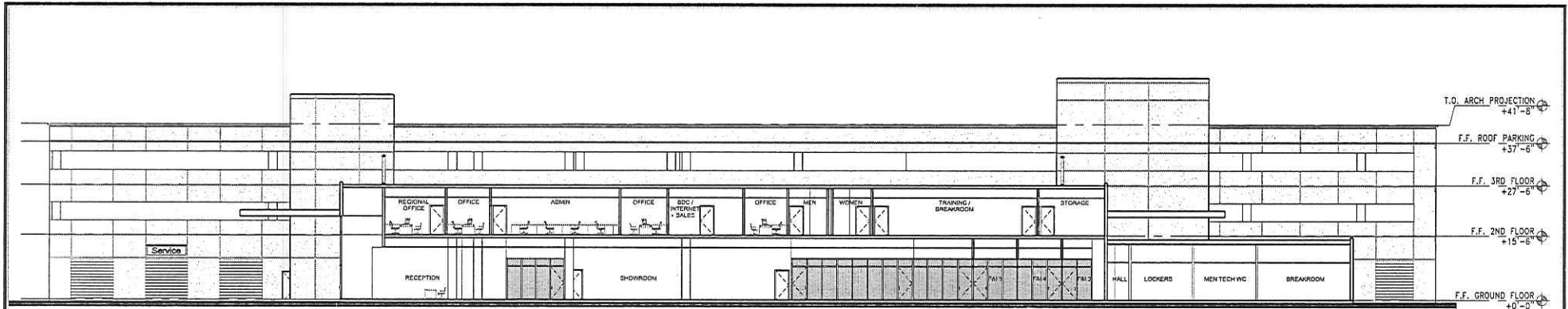
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|--------|--|-------|---|
| EIFS-1 | EXT. INSUL. FINISH SYSTEM - PAREX - STANDARD WATERMASTER - TO MATCH RAL 9010 PURE WHITE, PAREX IMAGE SMOOTH (2COATS) WITH PAREX AQUASOL FINISH | CW-1 | PREFINISHED CURTAINWALL - KAWNEER - KYNAR - STERLING GRAY |
| PT-1 | EXTERIOR PAINT - BENJAMIN MOORE - TO MATCH RAL 9010 PURE WHITE | GL-1 | 1" INSULATED CLEAR GLASS |
| CMU-1 | CENTER SCORED PRECISION CMU - EXTERIOR PAINT - BENJAMIN MOORE - TO MATCH RAL 9010 PURE WHITE | GL-2 | 1" SPANDREL GLASS TO MATCH GL-1 |
| MW-1 | PREFINISHED BRAKE METAL - KYNAR ALUMINUM - BONE WHITE - COPING & TRIM | OHD-1 | OVERHEAD DOOR TO MATCH CW-1 |
| | | SIG-1 | SIGNAGE TO MATCH BMW STANDARDS |

SCALE: 1/16" = 1'-0" **A4.1**

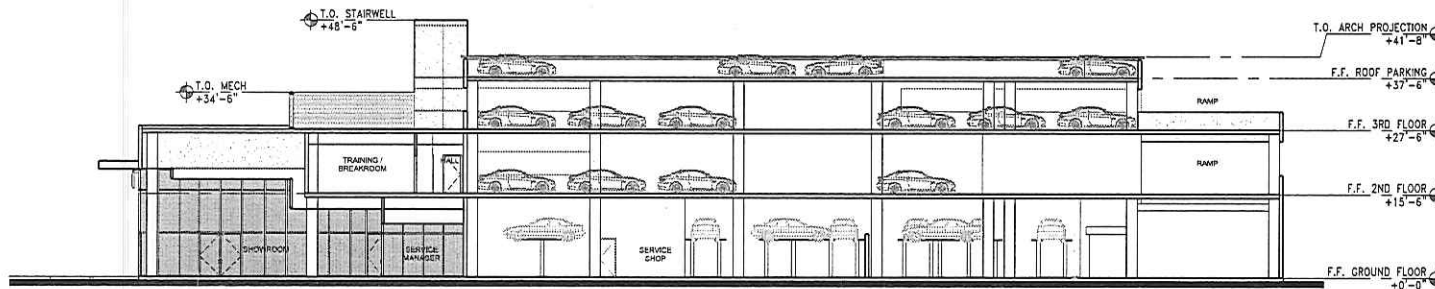
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SECTION A
SCALE: 1/16" = 1'-0"



SECTION B
SCALE: 1/16" = 1'-0"

BUILDING SECTIONS
SCALE: 1/16" = 1'-0"

A5.0

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