



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2015-01/ME2015-01

AGENDA ITEM: PH-1

PREPARED BY: Ili Lobaco
Associate Planner

MEETING DATE: February 11, 2015

SUBJECT: Conditional Use Permit 2015-01/Minor Exception ME2015-01
1720 South Mayflower Avenue

REQUEST: Construct a 2-story, 5-unit, attached apartment complex. A minor exception is requested to allow a reduction in garage backup access. This property is located in the RH (Residential High Density) Zone.

APPLICANT: KVH Deign Group
165 East 24th Street, #D
Upland, CA 91784

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 32)

BACKGROUND: The applicant is requesting approval to develop a 5-unit, two-story attached apartment complex. The proposed project requires a Conditional Use Permit to allow more than two units and a Minor Exception to allow a 23' backup in lieu of the required 25' backup access from the garages.

SUBJECT PROPERTY: The subject site is located on the northeast corner of South Mayflower Avenue and Genoa Street. It is an irregular shaped site with approximately 78' of frontage (west property line) on Mayflower Avenue and a 61' width across the rear (east) property line. The site has approximately 140' of depth for a total of 10,088 square feet of lot area. It is improved with a single-story residential building built in 1927 that will be demolished. The property is zoned RH (Residential High Density).

The surrounding properties consist of multi-family to the north and east, and both commercial and multi-family to the south and west.

DISCUSSION/ANALYSIS: For properties less than 15,000 square feet in area in the RH Zone the allowable density is calculated at 2 units for the first 5,000 square feet of lot area and for each additional 1,500 square feet another unit is permitted. This 10,088 square foot site is permitted a maximum density of 5 units.

The existing home on the parcel was reviewed by the Historic Preservation Commission (HPC) at their October 2014 meeting due to it being constructed prior to 1940. The HPC determined that the home did not have architectural value that met the criteria for local landmark status and could be demolished.

Site Plan

The site plan shows five attached units: four of the units are two stories and the fifth unit is located on the second level only. Three of the units have an attached two-car garage while the two remaining units will each have a two-car detached garage.

The proposed development meets the minimum 25' front yard setback and 20' rear yard setback for habitable spaces. The minimum side yard setbacks in the RM zone are 6' for the first floor and 8' for the second floor or 10% of the lot width if it is more than the minimum 6' and 8'. This lot measures 78.5' wide so the applicant is proposing an 8' first floor and second floor setback on the north side. When the property has a street facing side yard, a minimum 10' setback is required. This project provides a 10' first and second floor setback on the south elevation.

A decorative block wall shall be provided along the rear and side property lines but outside of the front and street facing side yard setback areas. The property line wall is required to 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.

Another standard condition found on Data Sheet #1 is that 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 therefore provide a single wall along the project's perimeter. There currently exists a partial block wall along the rear (east) property line and a wood and chain link fence along the north property line.

Minor Exception

Monrovia Municipal Code Section 17.12.030 allows a detached garage to be built with 0' setback from the rear and side property lines. Monrovia Municipal Code Section 17.24.050(A) requires a minimum 25 feet of unobstructed access space in front of the garage opening for maneuvering vehicles.

At the September 2014 Planning Commission meeting, the Commission reviewed a similar project where a detached accessory structure was located with a 0' setback from the property line. Although the Municipal Code allows accessory structures to be built on the property line, the Commission expressed concerns regarding the property owner being able to construct and maintain a structure with a 0' setback. Staff conveyed the Commission's concern regarding zero setback construction to this applicant. The applicant responded by getting the property owner to the north to agree to allow access to their property for construction and repair of the structure but was not able to get the east property owner's approval. Therefore, the applicant opted to offset the rear (east) setback 2' resulting in an encroachment into the minimum garage unobstructed access space (23' in lieu of 25' minimum) and apply for a minor exception.

The zoning code allows detached accessory structures to have a 0' rear and side yard setback. The project can meet the zoning code requirements with a 0' setback and can also meet the building code requirements with a 0' setback if they satisfy other requirements (not draining onto the neighbor's property, fire requirements, etc).

At the November 26, 2014 Development Review Committee (DRC) meeting, the DRC recommended approval of the two options: either provide a 0' rear yard (east property line) setback for the accessory structure or allow a minor exception for a 2' encroachment into the

minimum 25' rear backup access (a 2' rear yard setback from the east property line). A minor exception may be granted if practical difficulties, unnecessary hardships and results that may be inconsistent with the general intent of the code warrant the grant. Monrovia Municipal Code Section 17.52.110(A)(11) allows a minor deviation to be granted for parking requirements such as the dimensions of the rear backup access space.

Floor Plans

The 5 units range in size from 865 square feet to 1,156 square feet. Four of the units have two bedrooms and one bathroom and the fifth unit has one bedroom and one bathroom. The Municipal Code requires attached units to have at least 1,000 square feet of living area if they have two bedrooms and at least 800 square feet if they have one bedroom. These units meet those minimum requirements.

Recreation Space

The RH Zone requires that a minimum of 20% of the unit size be provided in private recreation space. At least half of the required recreation space must be in *private* yards. The remainder of the required recreation space can be provided in *common* area that must have a minimum dimension of 20' by 20'.

The 5 units total 5,325 square feet in floor area and 1,065 square feet is the total required recreation space. The total private recreational area proposed is 817.2 square feet and the balance amount of the 247.8 square feet must be provided in the common recreational space. Since the square footage for the common recreation area is required to be a minimum 400 square feet (20' by 20'), the common recreational area proposed exceeds the balance amount needed by providing an additional 152.2 square feet. The chart below itemizes minimum amount of recreational area being provided per unit and the balance (if required) that is being provided in the common recreational area.

	Unit Size	# of Bedrooms	Private Yard Required	Private Yard Provided	Balance Req. in Common Yard
1	1,138	2	227.6	227.6	0
2	1,100	2	220	144	76
3	1,156	2	231.2	231.2	0
4	1,066	2	213.2	108.7	104.5
5	865	1	173	145	28
			1,065	856.5	208.5

Building Elevations

The exterior of the units is proposed to be a stucco material with concrete roof tiles for the roofing. A decorative horizontal band will separate the first and second floors along all elevations. Windows and doors will have decorative head and sill trims (under windows) that will be foam with a stucco sand finish. Although the applicant is proposing aluminum windows, staff is recommending that the window material be vinyl instead. One of the conditions listed on the attached Data Sheet #1 is that 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.

Trash Enclosure

A trash enclosure is required when a development exceeds four units because the amount of trash cans become excessive when placed in front of a project on a street. The applicants are proposing a trash enclosure area that is located adjacent to the north property line. Frequency of trash pickups will be determined via a trash generation study in compliance with the requirements of AB939 and AB 2176 and as approved by the Environmental Services section of Public Works.

Conclusion

The development will demolish a single-family residence and replace it with five apartments. This development will help transform the west end of Genoa Street with an attractive project that will blend in with the adjacent uses and be an asset to the neighborhood and community and provide additional housing opportunities in Monrovia.

RECOMMENDATION: The Development Review Committee and Staff recommend approval of the project with a minor exception and the attached conditions of approval. 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 CUP2015-01/ME2015-01 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 CUP2015-01/ME2015-01, which are incorporated herein by this reference.
4. The Planning Commission approves CUP2015-01/ME2015-01 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 CUP2015-01/ME2015-01 as presented in the Staff Report.



DATA SHEET 1

Planning Conditions

CUP2015-01/ME2015-01

1720 South Mayflower Avenue

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 CUP2015-01/ME2015-01, a 5-unit apartment development submitted by the applicant, as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this conditional use permit.

DEVELOPMENT STANDARDS

1. A final materials board shall be submitted to the Planning Division Manager for review and approval prior to building permit issuance. The final materials board shall include a breakdown by unit of materials to be used and samples/examples of siding, stucco, stone veneers, windows, exterior doors, garage doors, roofing, color schemes and exterior light fixtures.
2. A decorative block wall shall be provided by the Applicant adjacent to the rear and side property lines but outside of the front and street facing side yard setback areas. 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. The site plan, revised to include the requirements specified in these Planning Conditions, shall be submitted to the Planning Division Manager for review and approval prior to building permit issuance.
4. All private recreation areas must be enclosed by 5' to 6' high wood fence, decorative block wall or approved alternative. All proposed fences/walls shall be shown and indicated on the submitted site plan.
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. A decorative trash enclosure shall be constructed per City specifications and shall be shown and indicated on the submitted site plan.
8. The common recreation areas shall provide amenities such as decorative paving, a barbeque and benches. The improvements shall be indicated on the final landscape plan and are subject to the review and approval of the Planning Division Manager.
9. 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.
10. Placement and design of mailboxes shall be reviewed and approved by both the U.S. Postal Service and the Planning Division prior to installation.
11. No roof mounted mechanical equipment shall be permitted.
12. 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.
13. 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.
14. 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.
15. 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

16. 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.

17. A landscape documentation package pursuant to the requirements of AB1881 and the 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

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

CONSTRUCTION SITE REQUIREMENTS

20. 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.
21. 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

22. 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.
23. This project may be subject to the provisions of the City's Public Art Ordinance (MMC §15.44.050).
24. 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.
25. 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 CUP2015-01/ME2015-01 shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.

26. The development associated with the Conditional Use Permit shall begin within one (1) year after its approval or it will expire without further action by the City.
27. 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.
28. 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, proceedings, losses, fines, penalties, judgments, settlements, defensive costs or expenses (including but not limited to, interest, expert witness fees and attorneys' fees), liabilities, damages or injuries, in law or equity, to persons or property, including wrongful death (collectively "Claims"), arising out of, attributable to, or relating to (i) the granting of CUP2015-01/ME2015-01 and the granting of any permits for grading, building or any other activity on the property arising out of or relating to the building of a five attached units with both attached and detached garages (the "Permits"), (ii) the work performed pursuant to the Permits, or (iii) any earth movement, erosion, earthquake, liquefaction, landslide, lateral displacement, vertical displacement, sloughing, slippage, settlement or any other cause on the subject property, whether related to the Permits or not, including but not limited to, Claims asserted by third parties and adjoining property owners, property owners' guests, invitees, tenants, successors in interest and permittees; provided, however, the Applicant will not be responsible for those Claims caused by the willful misconduct or sole negligence of the City, its officers, officials, employees, agents or volunteers. 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.
29. Additional Indemnification. Further, 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.



DATA SHEET 2

Public Works Conditions

CUP2015-01/ME2015-01

1720 South Mayflower Avenue

Development shall be subject to the conditions of approval listed below. The conditions shall be complied with prior to the commencement of operations, unless an earlier or later compliance period is specified as part of a condition. 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. 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, and all existing and proposed utilities such as gas, water and sewer line 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: required design calculations, geotechnical report, construction cost estimate, a plan check fee, and an inspection fee. The final submittal for final approval of the plans shall include the approved site, grading, drainage and utility plans on mylar. The mylar copy shall be approved by the Community Development and Public Works Department. Upon approval of the mylar copy, applicable permit such as grading or construction permit will be issued. The applicant shall use the assigned drawing number G-879 for this project. Partial or incomplete submittals will not be accepted. All site plans, grading plans, and drainage plans shall be coordinated for consistency prior to the issuance of any permits.
2. Applicant shall remove and replace any public curb, gutter, driveway approach or sidewalk pavement found by the City Engineer to be broken, uplifted or damaged and construct improvements as required, per City standard drawings to match existing improvements on adjacent properties. All ADA requirements shall be satisfied by the Applicant.
3. The City requires the restoration of the existing street and alley pavement after utility installation and other street location such as pavement damaged by the construction operation of this project. 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 for street or alley may be up to 2-inch pavement grind and 2-inch asphalt overlay and/or Type II slurry seal, removal and replacement of existing pavement as determined by the City Engineer during field inspection.
4. 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 permits 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), whichever is applicable and further that construction equipment ingress and egress be controlled by a

plan approved by the City Engineer. Applicant shall pay all applicable fees for Engineering Division services such as plan check fee and construction inspection fee as applicable.

5. All grading is to be done under the supervision of a licensed engineer in the State of California 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.
6. 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.
7. All required mitigation measures identified in the soils engineer's and geologist's reports shall be incorporated into the grading/drainage plans and made a part thereof. Drainage devices shall be designed to handle and prevent erosion from damaging the proposed structure and surrounding neighborhood.
8. Project drainage shall be collected on site and be discharged to an outlet approved by the Department of Public Works. Site drainage discharge shall be subject to the requirements of the City of Monrovia Storm Water Management and Discharge Control Ordinance. Site drainage discharge shall not adversely affect off-site drainage structures. Design and construction of off-site drainage structures from this project shall be performed to the satisfaction of the City Engineer.
9. 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.
10. Applicant shall submit a utility plan showing all proposed utility cuts for services such as Water, Sewer, Gas, Edison, Telephone, Cable TV, etc. The Utility plan/Grading plan shall be submitted and approved prior to issuance of grading permits. Private utility plans including sewer, water, gas, including all abandoned, or to be removed facilities, etc. for the proposed development shall be submitted for review and approval by the City Engineer. Applicant shall pay all applicable fees for Engineering Division services for issuance of Public Works permits.
11. This project must obtain water service from the City of Monrovia. Apply to the City's Utilities Division for new water services and for removal of all unused meters by the City. Construction costs will be based on actual time and material incurred by the City. Advance fee or deposit will apply upon request of any water service.
12. The Applicant shall install sanitary sewers to Monrovia's sewer system to serve the development to the specifications of the City Engineer. Applicant shall connect all

buildings to the public sewer and 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. A CCTV inspection of the existing and newly installed sewer line connection to the main line is required prior to approval of the project.

13. The Applicant shall comply with the requirements of MMC Section 13.12.015 Non-Storm Water Discharges, 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.
14. 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 prior to issuance of any demolition, grading, construction or encroachment permits for the project.

Environmental Conditions

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

The Applicant within his own lot of the Development shall be responsible for the following:

- Minimizing 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.
- Maximizing the percentage of permeable surfaces to allow more percolation of storm water into the ground.
- Minimizing the amount of storm water directed to impermeable surfaces.

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 by 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.
- 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)
15. 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 issuance of the grading permit. The design, implementation, construction activities and maintenance of the management devices shall mitigate and reduce pollutants in storm water discharges to the maximum extent practicable and shall be identified on a “site specific mitigation plan”. Site Specific Mitigation Plan must specifically address and provide best management practices (BMPs) either structural or non-structural to mitigate pollutants.
16. 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 the adjoining properties from damage and pollution.
17. 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.

18. 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.
19. 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.
20. 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 if any should be directed to vegetative areas whenever feasible.



DATA SHEET 3

Findings

CUP2015-01/ME2015-01

1720 South Mayflower Avenue

MINOR EXCEPTION

As required by Section 17.52.110 of the Monrovia Municipal Code, the decision for granting Minor Exception ME2015-01 to allow a detached four-car garage on the property located at 1720 South Mayflower Avenue that will encroach into the minimum 25' backup access by providing 23' backup access is based on the following findings:

Practical difficulties, unnecessary hardships and results that may be inconsistent with the general intent of the code warrant the granting of ME2015-01. The applicant is requesting a minor exception to allow a 23' garage backup access in lieu of the minimum 25' setback. The grant of this minor exception is warranted due to the fact that the adjacent property owner to the east will not allow access to their property for the construction and maintenance of proposed -car garage with zero setback. The applicant has proposed a two foot setback from the East property line to accommodate the neighboring owner, and the two foot setback necessitates a reduction in the garage backup access distance. Based on the layout of the garages, a 23' separation will be sufficient for maneuvering vehicles.

CONDITIONAL USE PERMIT

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. CUP2015-01 for the construction of five attached units and five, two-car garages located at 1720 South Mayflower Avenue is based on the following findings:

- A. The project site is adequate in size, shape and topography for the development of the five-unit apartment complex. The zoning is RH (Residential High) density and allows five units to be constructed on the site.
- 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 five-unit apartment complex as the site will be accessed via both South Mayflower Avenue and Genoa Street.
- C. The five-unit apartment complex is compatible with the General Plan and will not adversely impact the objectives of the General Plan because the property is zoned RH (Residential High) density and can accommodate the 5 units as permitted by code.
- D. The five-unit apartment complex will comply with the applicable provisions of the zoning ordinance, except for approved minor exceptions. The development meets all the requirements of the zoning ordinance.

- E. The proposed location of the five-unit apartment complex 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 similar density.

- F. The proposed project will not result in the demolition of a residential structure built prior to January 1, 1940, with architectural or known historic value. A complete application for consideration by the Historic Preservation Commission (“HPC”) was filed in August 2014 which is well before the close of business of November 18, 2014. Thus, the demolition qualifies for an exception under, and is not subject to interim moratorium Ordinance No. 2014-16U, which prohibits demolition of certain buildings constructed in residential zones prior to January 1, 1940. At the October 2014 Historic Preservation Commission meeting, the Commission determined that the home, which was built in 1927, did not have architectural or known historic value.



DATA SHEET 4

Surrounding Land Uses

CUP2015-01/ME2015-01

1720 South Mayflower Avenue

Property Description:

Located on the northeast corner of South Mayflower Avenue and Genoa Street. It is an irregular shaped site with approximately 74' of frontage on Mayflower Avenue, 61' width across the rear property line, approximately 140' of depth for a total of 10,088 square feet of lot area. The property is zoned RH (Residential High Density).

Zoning

Subject site: RH (Residential High Density)

Surrounding pattern:

north: RH (Residential High Density)

south: RH (Residential High Density)

east: RH (Residential High Density)

west: RH (Residential High Density)
NC (Neighborhood Commercial)

Land Use

Subject site: Single-family residence

Surrounding pattern:

north: Multi-family residences

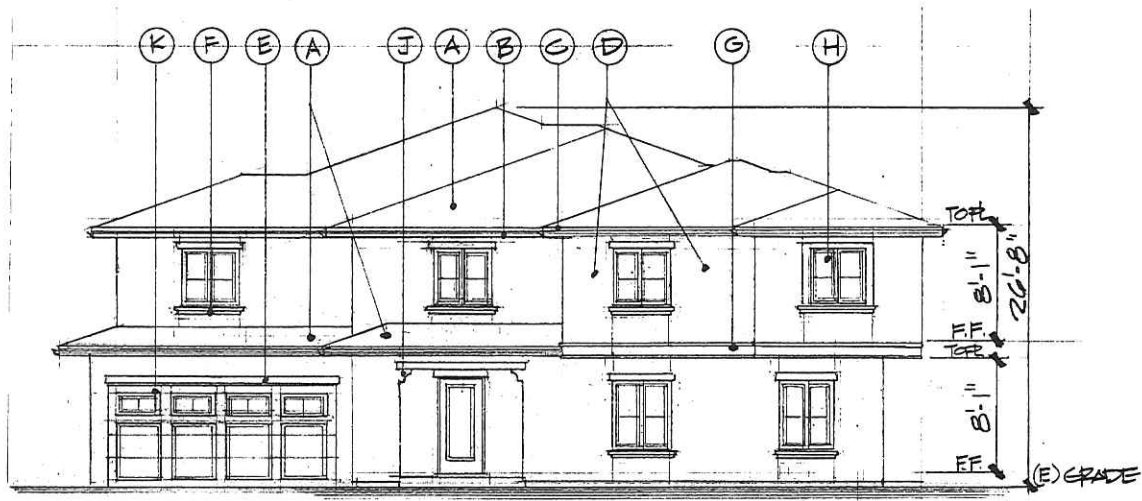
south: Commercial and Multi-family residences

east: Multi-family residences

west: Commercial and Multi-family residences

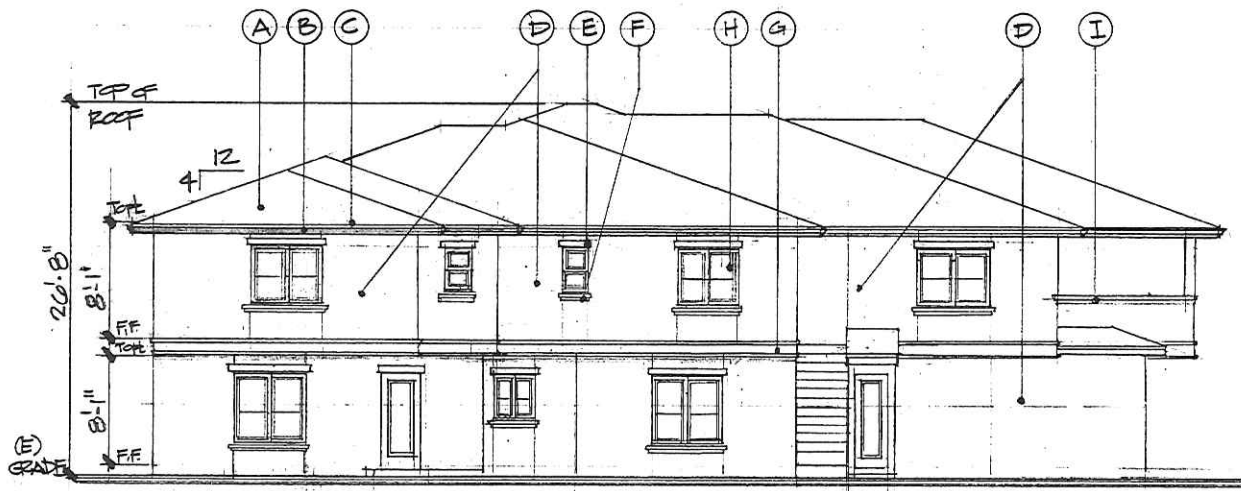
Environmental Determination: Categorical Exemption Class 32

Applicable Ordinance Regulations: MMC 17.52.020 Planning Commission Authority for CUP



WEST (MAYFLOWER) ELEVATION

scale: 1/4" = 1'-0"



SOUTH (GENOA) ELEVATION

scale: 1/4" = 1'-0"

ELEVATION NOTES	
A.	ROOF MATERIAL: EAGLE ROOFING PRODUCTS - CONCRETE ROOF TILE - "BEL AIR" - BROWN RANGE - 4689 - ICC-ES REPORT # ESR-1900 - INSTALL PER MANUFACTURER'S INSTRUCTIONS
B.	5" O-GEEB RAIN GUTTER - STOCK COLOR "RUSTIC BROWN"
C.	2X6 FASCIA BOARD w/ EXTERIOR PLASTER TO MATCH WALLS.
D.	3-COAT EXTERIOR CEMENT PLASTER OVER WIRE MESH OVER 60 MINUTE GRADE 'D' BUILDING PAPER - PROVIDE 2-LAYERS OF BUILDING PAPER OVER PLYWOOD SHEATHING - EXPO STUCCO PRODUCTS COLOR 283 "BONE" w/ 3/8" SAND FINISH
E.	2X6 HEAD TRIM - FOAM w/ 3/8" SAND FINISH - DUNN EDWARDS DE 6069 "BANNISTER BROWN"
F.	4" SILL TRIM - FOAM w/ 3/8" SAND FINISH - DUNN EDWARDS DE 6069 "BANNISTER BROWN"
G.	12" BAND TRIM - FOAM w/ 3/8" SAND FINISH - DUNN EDWARDS DE 6069 "BANNISTER BROWN"
H.	DUAL GLAZED ALUMINUM WINDOWS-STOCK BROWN COLOR
I.	2X WOOD FRAMING AT TOP OF PONY WALL w/ EXTERIOR PLASTER 3/8" SAND FINISH - DUNN EDWARDS DE 6069 "BANNISTER BROWN"
J.	FOAM CORBEL w/ EXTERIOR PLASTER 3/8" SAND FINISH - EXPO STUCCO PRODUCTS - COLOR 283 "BONE"
K.	OVER HEAD ALUMINUM GARAGE DOOR - DUNN EDWARDS DE 6069 "BANNISTER BROWN"
L.	2X6 PARAPET WALL, 2'-4" ABOVE ROOF STRUCTURE w/ EXTERIOR PLASTER - EXPO STUCCO PRODUCTS - COLOR 283 "BONE"



DESIGNED BY:
KVH DESIGN GROUP
 165 E. 24th ST. #D
 UPLAND, CA. 91784
 (909) 985-1332

FOR:
TOM & MARLYN MILLETT TRUST
 533 E. NORTHBIDGE AVE.
 GLENDALE, CA. 91741

PROJECT TITLE:
5-UNIT, 1.5ND STORY APARTMENT COMPLEX
 1208 S. MAYFLOWER AVE.
 HUNTSBURY, CA. 91766

SHEET TITLE:
ELEVATIONS

City of Monterey
 Bldg. Dept. Number: _____

DATE:
 09/15/2014

JOB:
 A14-010

REVISIONS:

SHEET
A-2.0



MAYFLOWER AVE. ELEVATION



GENOA ST. ELEVATION

DESIGNED BY:	KVH DESIGN GROUP 165 E. 24th St. #D UPLAND, CA 91784 (909) 985-2552
FOR:	TOM & MARLYN MILLETT TRUST 535 E. NORTHRIDGE AVE. GLENDBORA, CA 91731
PROJECT TITLE:	5-UNIT, TWO-STORY APARTMENT COMPLEX 1729 S. MAYFLOWER AVE. MONROVIA, CA 91016
SHEET TITLE	
City of Monterey Bldg. Dept. Number:	
DATE	
JOB	A14-010
REVISIONS	
SHEET	

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5,325 SQ. FT. TWO-STORY WOOD FRAMED APARTMENT COMPLEX

1720 S. MAYFLOWER AVE.
MONROVIA, CA.

PROJECT INFORMATION (NEW MULTI-FAM)

ADDRESS: 1720 S. MAYFLOWER AVE. MONROVIA, CA
OWNER: TOM & MARLYN MILLETT 165 E. NORBIRIDGE AVE. GLENDOORA, CA 91744
BUILDING DESIGNER: KVM DESIGN GROUP 165 E. 248 ST. UPLAND, CA 91784 (909) 945-2532 (OFF) 784-2742 FAX CONTACT KURT VAN HATTEN
STRUCTURAL ENGINEER: SW. WEBB ENGINEERING INC. 1291 COLLETTA AVE., #27 RIVERSIDE, CALIFORNIA (951) 784-2520 (OFF) (951) 784-2742 FAX CONTACT JASON MUTKA
APE: 1507-001-941
LEGAL DESCRIPTION: MONROVIA TRACT LOT 6X OF ST. DOM. AT SW COR. OF LOT 16X IS 70' W 45' FT. 118 150 FT. 113.5 TO S. END OF SD. LOT 113 IS 84' W 151.84 FT. TO N.E. PART OF

EXISTING USE: SINGLE FAMILY
ZONING: R-8
BUILDING TYPE: V-B
FIRE SPRINKLER: YES
DWELLING UNIT: SEPARATE SPRINKLER PERMIT SHALL BE OBTAINED FROM THE FIRE DEPARTMENT
AUTOMATIC SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13R or NFPA 13D AS

CODE: CMC 2010 CMC 2010 CMC 2010 CMC 2010 CMC 2010 CMC 2010 CA ENERGY CODE 2010

MAX. BLDG. HGT.: 10'-4" FROM EXISTING NATURAL GRADE
SEPARATE PERMITS ARE REQUIRED FOR ACCESSORY BUILDINGS, SWIMMING POOL, RETAINING WALL, DEMOLITION, ETC.
NUMBER OF STORES: TWO
CONSTRUCTION TYPE: VB SPRINKLERED
OCCUPANCY: R-3
OCCUPANCY OF GARAGE: 161

SITE DATA

LOT SIZE: 50,998 SQ. FT.
DWELLING SIZES:
UNIT 1: 1,134 SQ. FT.
UNIT 2: 1,100 SQ. FT.
UNIT 3: 1,156 SQ. FT.
UNIT 4: 1,066 SQ. FT.
UNIT 5: 865 SQ. FT.
TOTAL DWELLING SIZE: 5,325 SQ. FT.
ACCESSORY SIZES:
ATTACHED & DETACHED GARAGES: 1,889 SQ. FT.
FIVE GARAGES w/ 14'-4" WIDE x 20'-4" DEEP CLEAR SPACE
TOTAL ACCESSORY SIZE: 1,889 SQ. FT.
FLOOR TO AREA RATIO:
75% DWELLING
40% ACCESSORY
DWELLING SIZE: 2,125 SQ. FT./10,998 SQ. FT. 22.7%
ACCESSORY SIZE: 1,889 SQ. FT./10,998 SQ. FT. 18.7%
TOTAL FLOOR TO AREA = 71.4%

DENSITY: 2 UNITS FOR THE 1st 5,000 SQ. FT. OF LOT AREA = AN ADDITIONAL UNIT FOR EVERY 1,500 SQ. FT. OVER 5,000 SQ. FT. OF LOT AREA (5,000 SQ. FT. / 1,500 SQ. FT.) = 3.33
TOTAL NUMBER OF UNITS ALLOWED: 5.33

LOT WIDTH: PARALLEL LINE 25'-0" BACK FROM FRONT PROPERTY LINE. LINE MEASURES 76'-0"

SET BACKS:
FRONT: 25'-0"
SIDE INTERIOR: 10% OF LOT WIDTH: 8'-0"
76'-0" X 10% = 7'-6" MIN/15'-0" MAX.
STREET SIDE: 10% OF LOT WIDTH: 10'-0" MIN/15'-0" MAX.
REAR: 10'-0" DWELLING PROVIDED
45'-7" DWELLING PROVIDED
0'-0" ACCESSORY PROVIDED

RECREATION SPACE: REQUIRED IN RH ZONING = 30% OF GROSS DWELLING SIZE
GROSS FLOOR AREA = 5,325 SQ. FT. X 30% = 1,598 SQ. FT.
AT LEAST 1/2 RECRE. SPACE MUST BE PRIVATE (0112/09/06)
RECR. RECRE. SPACE = 1,693 SQ. FT. / 2 = 523.25 SQ. FT.
RECREATION SPACE PROVIDED: 737.5 SQ. FT.
PRIVATE SPACE PROVIDED: 546.22 SQ. FT.

PARKING: REQUIRED = 2 CAR GARAGE PER UNIT (1724/03)
PROVIDED FIVE 2-CAR GARAGES

GUEST PARKING: ONE-HALF SPACE IS REQUIRED PER UNIT WHEN THERE ARE FOUR OR MORE UNITS
3 UNITS PROPOSED - NO GUEST PARKING REQUIRED

DRIVEWAY WIDTH: (1724.1) MULTI-FAMILY WITH 10 OR FEWER SPACES = 12'-0" MIN.
3 UNITS PROPOSED - 10'-0" DRIVEWAY WIDTH PROVIDED

OTHER RESIDENTIAL STANDARDS: CORNER LOT: NO FENCE 50% OR LESS SOLID OVER 4'-6" IN HEIGHT, NOR ANY HEDGE, SOLID WALL OR FENCE OVER 7'-6" IN HEIGHT WILL BE PERMITTED WITHIN 5'-0" OF THE STREET SIDE PROPERTY LINE OF A CORNER LOT AND MUST BE SET BACK 5'-0" FROM THE FRONT OF THE HOUSE.
PROPOSED 3'-0" TALL SLUMP STONE BLOCK WALLS=SEE SITE PLAN

SHEET INDEX

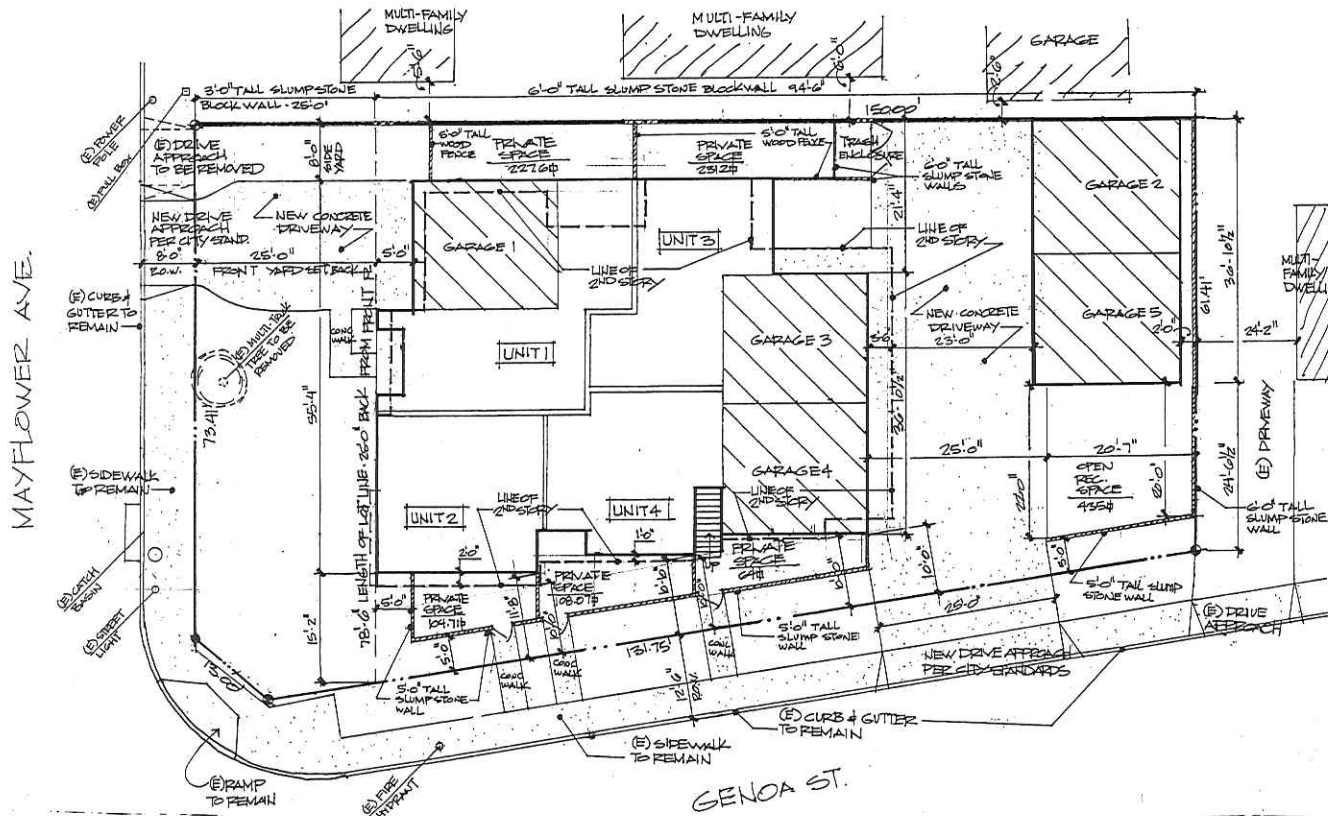
SA-1.0 SITE PLAN / PROJECT DATA
SA-1.1 BOUNDARY SURVEY
A-1.0 FIRST FLOOR PLAN
A-1.1 SECOND FLOOR PLAN
A-2.0 EXTERIOR ELEVATIONS
A-2.1 EXTERIOR ELEVATIONS

UNIT MIX TABLE

UNIT TYPE	# OF TYPES	SQ. FT. OF UNIT	PRIVATE SPACE PROVIDED	RECREATION SPACE PROVIDED	NOTES
UNIT 1	1	1,134	227.8 SQ. FT.	227.5 SQ. FT.	REAR SIDE PROPERTY LINE
UNIT 2	1	1,100	220.0 SQ. FT.	118.5 SQ. FT.	REAR SIDE PROPERTY LINE
UNIT 3	1	1,156	231.2 SQ. FT.	231.2 SQ. FT.	REAR SIDE PROPERTY LINE
UNIT 4	1	1,066	213.2 SQ. FT.	108.5 SQ. FT.	REAR SIDE PROPERTY LINE
UNIT 5	1	865	173.0 SQ. FT.	84.5 SQ. FT.	REAR SIDE PROPERTY LINE

BLOCK AVERAGE

ADDRESS	WIDTH FROM FRONT PROPERTY LINE
1716 S. MAYFLOWER	29'-0"
1719 S. MAYFLOWER	30'-3"
1723 S. MAYFLOWER	34'-0"
1725 S. MAYFLOWER	15'-4"
1726 S. MAYFLOWER	30'-2"
180'-9" / 3 = 20' / 34" AVG. FRONT SET BACK	



SITE PLAN - 2'-0" OFF REAR PROPERTY LINE

1/8" = 1'-0"



DESIGNED BY:
KVM DESIGN GROUP
165 E. 248 ST. #D
UPLAND, CA 91784
(909) 945-2532

FOR:
TOM & MARLYN MILLETT TRUST
535 E. NORBIRIDGE AVE.
1720 S. MAYFLOWER AVE.
GLENDOORA, CA 91741

PROJECT TITLE:
5-UNIT, TWO STORY
APARTMENT COMPLEX
1720 S. MAYFLOWER AVE.
MONROVIA, CA 91016

SHEET TITLE:
SITE PLAN &
PROJECT
INFORMATION

City of Monrovia
Bldg. Dept. Number:

DATE
09/15/2014

JOB
A14-010

REVISIONS

SHEET
SA-1.0



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5,325 SQ. FT. TWO-STORY WOOD FRAMED APARTMENT COMPLEX

1720 S. MAYFLOWER AVE. MONROVIA, CA.

MAYFLOWER AVE.



GENOA ST.

SITE PLAN - 2'-0" OFF REAR PROPERTY LINE

1/8" = 1'-0"

PROJECT INFORMATION (NEW MULTI-FAM)

ADDRESS: 1720 S. MAYFLOWER AVE. MONROVIA, CA
 OWNER: TOM & MARLYN MILLETT 534 E. NORTHRIDGE AVE. GLENNDORA, CA 91741
 BUILDING DESIGNER: KVH DESIGN GROUP 165 E. 248 ST., UPLAND, CA 91784 (909) 985-2532 (909) 985-2752 FAX CONTACT KURT VAN HATTEN
 STRUCTURAL ENGINEERING: EN WEBB ENGINEERING INC. 1289 COLUMBIA AVE., 67 RIVERSIDE, CALIFORNIA (951) 788-2000 (OFF) (951) 788-2073 FAX CONTACT JASON MUTKA 8597-805-841
 APN: MONROVIA TRACT LOT EX OF ST COM AT SW COR OF LOT C BLK 15 TH W 45 FT THE 150 FT TH S LINE OF SD LOT TH S 1/4 W 151.88 FT TO BEG PART OF
 LEGAL DESCRIPTION: MONROVIA TRACT LOT EX OF ST COM AT SW COR OF LOT C BLK 15 TH W 45 FT THE 150 FT TH S LINE OF SD LOT TH S 1/4 W 151.88 FT TO BEG PART OF

EXISTING USE: SINGLE FAMILY
 ZONING: RH
 BUILDING TYPE: V-B
 FIRE SPRINKLERS: YES
 DWELLING UNIT: SEPARATE SPRINKLER PERMIT SHALL BE OBTAINED FROM THE FIRE DEPARTMENT. INSTALL FIRE SPRINKLER SYSTEM PER CITY OF MONROVIA STANDARDS.
 CODE: CBC 2018, CBC 2019, CMC 2018, CMC 2019, CEC 2018, CGC 2018, CA ENERGY CODE 2018
 MAX. BLDG. HGT.: 36'-0" FROM EXISTING NATURAL GRADE
 ACCESSORY BLDGS.: SEPARATE PERMITS ARE REQUIRED FOR ACCESSORY BUILDINGS, SWIMMING POOL, RETAINING WALL, DEMOLITION, ETC.
 NUMBER OR STORIES: TWO
 CONSTRUCTION TYPE: V-B, SPRINKLERED
 OCCUPANCY: R-3
 OCCUPANCY OF GARAGE: U-1

SITE DATA

LOT SIZE: 10,088 SQ. FT.
 DWELLING SIZES: UNIT 1: 1,138 SQ.FT., UNIT 2: 1,100 SQ.FT., UNIT 3: 1,156 SQ.FT., UNIT 4: 1,066 SQ.FT., UNIT 5: 865 SQ.FT.
 TOTAL DWELLING SIZE: 5,325 SQ.FT.
 ACCESSORY SIZES: ATTACHED & DETACHED GARAGES: 1,889 SQ.FT., FIVE GARAGES W/ 18'-0" WIDE X 20'-0" DEEP CLEARANCE.
 TOTAL ACCESSORY SIZE: 1,889 SQ.FT.
 FLOOR TO AREA RATIO: 75% DWELLING, 40% ACCESSORY
 DWELLING SIZE: 5,325 SQ. FT./10,088 SQ. FT. 52.7%
 ACCESSORY SIZE: 1,889 SQ. FT./10,088 SQ. FT. 18.7%
 TOTAL FLOOR TO AREA = 71.4%
 DENSITY: 2 UNITS FOR THE 14 5,000 SQ. FT. OF LOT AREA W/ AN ADDITIONAL UNIT FOR EVERY 1,500 SQ. FT. OVER 5,000 SQ. FT. OF LOT AREA
 15,000 SQ. FT. / 1,500 SQ. FT. = 10
 TOTAL NUMBER OF UNITS ALLOWED: 5.33
 LOT WIDTH: PARALLEL LINE 20'-0" BACK FROM FRONT PROPERTY LINE. LINE MEASURES 76'-4"
 SET BACKS: FRONT: 25'-0", SIDE INTERIOR: 10% OF LOT WIDTH, 76'-4" X 10% = 7'-6" 1/4", STREET SIDE: 10% OF LOT WIDTH 10'-0" MIN./15'-0" MAX., REAR: 0'-0" DWELLING, 10'-0" PROVIDED, 20'-0" DWELLING, 45'-7" DWELLING PROVIDED, 0'-0" ACCESSORY PROVIDED.
 RECREATION SPACE: REQUIRED IN RH ZONING = 20% OF GROSS DWELLING SIZE. GROSS FLOOR AREA = 5,325 SQ. FT. X 20% = 1,065 SQ. FT. AT LEAST 1/2 REQ'D REC. SPACE MUST BE PRIVATE (917.12.03(b)) REQ'D REC. SPACE = 1,065 SQ. FT. / 2 = 532.5 SQ. FT.
 RECREATION SPACE PROVIDED: PRIVATE SPACE PROVIDED: UNIT 1: 120 SQ.FT., UNIT 2: 104.7 SQ.FT., UNIT 3: 120 SQ.FT., UNIT 4: 108.07 SQ.FT., UNIT 5: 93.44 SQ.FT.
 TOTAL PRIVATE SPACE PROVIDED: 546.22 SQ.FT.
 PARKING: REQUIRED = 2-CAR GARAGE PER UNIT (17.24.03) PROVIDED FIVE 2-CAR GARAGES
 GUEST PARKING: ONE-HALF SPACE IS REQUIRED PER UNIT WHEN THERE ARE 4 OR MORE UNITS. 5 UNITS PROPOSED - NO GUEST PARKING REQUIRED
 DRIVEWAY WIDTH: (17.24.10) MULTI-FAMILY WITH 10 OR FEWER SPACES = 12'-0" MIN. 5 UNITS PROPOSED - 16'-0" DRIVEWAY WIDTH PROVIDED
 OTHER RESIDENTIAL STANDARDS: CORNER LOT: NO FENCE 50% OR LESS SOLED OVER 6'-0" IN HEIGHT, NOR ANY HEDGE, SOLID WALL OR FENCE OVER 3'-0" IN HEIGHT WILL BE PERMITTED WITHIN 5'-0" OF THE STREET SIDE PROPERTY LINE OF A CORNER LOT AND MUST BE SET BACK 5'-0" FROM THE FRONT OF THE HOUSE. PROPOSED 9'-0" TALL SLUMP STONE BLOCK WALLS-SEE SITE PLAN

SHEET INDEX

SA-1.0 SITE PLAN / PROJECT DATA
 SA-1.1 BOUNDARY SURVEY
 A-1.0 FIRST FLOOR PLAN
 A-1.1 SECOND FLOOR PLAN
 A-2.0 EXTERIOR ELEVATIONS
 A-2.1 EXTERIOR ELEVATIONS

UNIT MIX TABLE

UNIT TYPE	# OF TYPES	SQ. FT. PER UNIT	TOTAL SQ. FT.	PRIVATE BIC PROVIDED	PRIVATE BIC REQUIRED	NOTES
UNIT 1	1	1,138	1,138	227.6	227.6	
UNIT 2	1	1,100	1,100	220	194.7	EXCEEDS REQ'D
UNIT 3	1	1,156	1,156	231.2	231.2	
UNIT 4	1	1,066	1,066	213.2	108.7	EXCEEDS REQ'D
UNIT 5	1	865	865	173	64	EXCEEDS REQ'D

BLOCK AVERAGE

ADDRESS	1/8" BACK REAR PROPERTY LINE
1716 S. MAY FLOWER	20'-0"
1718 S. MAY FLOWER	20'-3"
1720 S. MAY FLOWER	24'-0"
1722 S. MAY FLOWER	15'-6"
1724 S. MAY FLOWER	20'-2"
1800' ± 1" ± 20' ± 14" AVE. FRONT SET BACK.	



DESIGNED BY:
KVH DESIGN GROUP
 165 E. 248 ST., #D
 UPLAND, CA 91784
 (909) 985-2532

FOR:
TOM & MARLYN MILLETT TRUST
 534 E. NORTHRIDGE AVE.
 GLENNDORA, CA 91741

PROJECT TITLE:
**5-UNIT, TWO STORY
 APARTMENT COMPLEX**
 1720 S. MAYFLOWER AVE.
 MONROVIA, CA 91016

SHEET TITLE:
**SITE PLAN &
 PROJECT
 INFORMATION**

City of Monrovia
 Bldg. Dept. Number:

DATE:
 09/15/2014

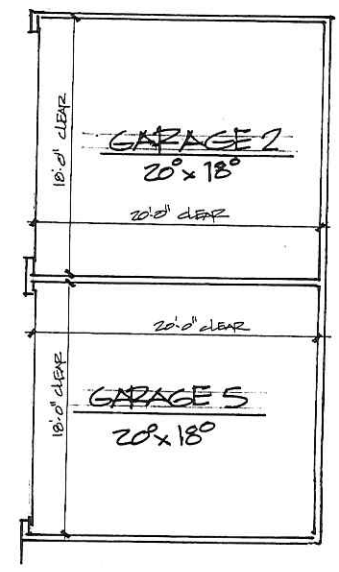
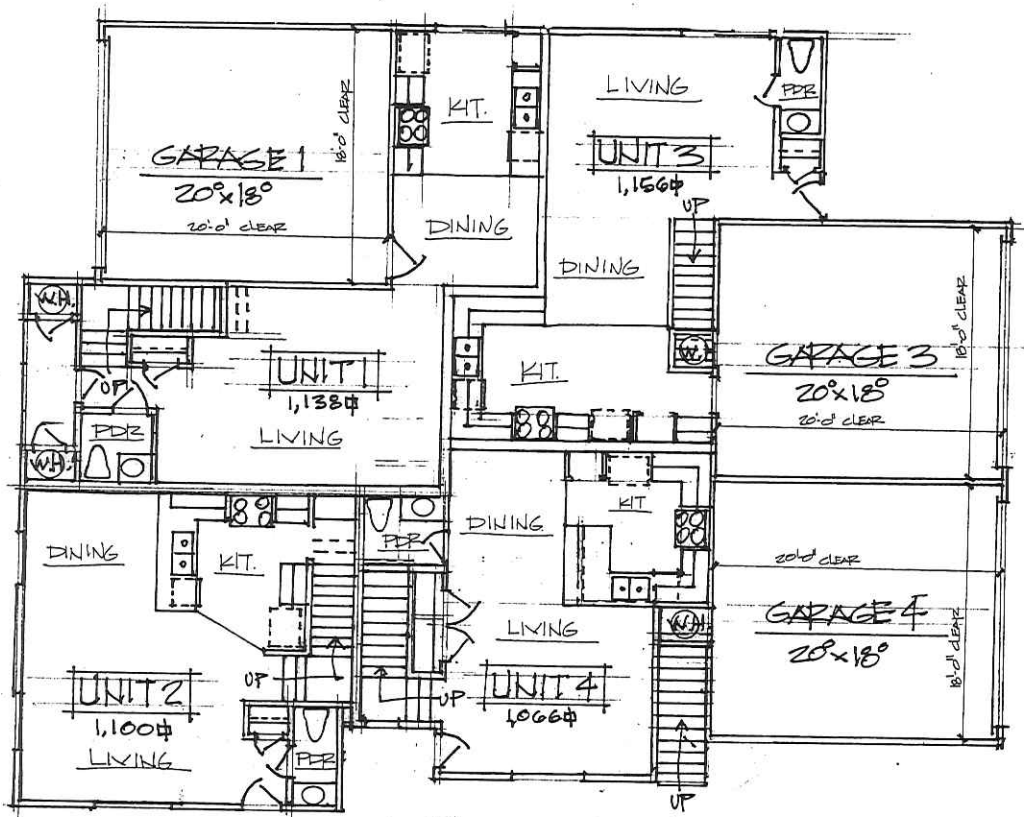
JOB:
 A14-010

REVISIONS:

SHEET:
 SA-1.0

1/8" = 1'-0"

THIS SET OF PLANS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE THE ENTIRE CONTRACT DOCUMENTS FOR THE PROJECT. ANY CHANGES TO THE PLANS SHALL BE MADE BY A WRITTEN AMENDMENT TO THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MONROVIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MONROVIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MONROVIA.



UNIT DATA	
DWELLING SIZES:	UNIT 1 1,138 SQ.FT. UNIT 2 1,100 SQ.FT. UNIT 3 1,156 SQ.FT. UNIT 4 1,066 SQ.FT. UNIT 5 965 SQ.FT.
TOTAL DWELLING SIZE:	5,325 SQ.FT.
ACCESSORY SIZES:	ATTACHED & DETACHED GARAGES 1,889 SQ.FT. FIVE GARAGES w/ 18'-0" WIDE X 20'-0" DEEP CLEAR SPACE
TOTAL ACCESSORY SIZE:	1,889 SQ.FT.
RECREATION SPACE:	REQUIRED BY SD ZONING = 2% OF GROSS DWELLING SIZE GROSS FLOOR AREA = 1,123 SQ. FT. X 2% = 22.46 SQ.FT. AT LEAST 1/2 REQ'D REC. SPACE MUST BE PRIVATE (017 LL10000) REQ'D REC. SPACE = 1,166 SQ. FT. / 2 = 583.5 SQ.FT.
TRICKLATION SPACE PROVIDED	737.5 SQ.FT.
PRIVATE SPACE PROVIDED	UNIT 1 120 SQ.FT. UNIT 2 104.7 SQ.FT. UNIT 3 120 SQ.FT. UNIT 4 108.07 SQ.FT. UNIT 5 93.44 SQ.FT.
TOTAL PRIVATE SPACE PROVIDED	546.22 SQ.FT.

FIRST FLOOR PLAN
scale: 1/4" = 1'-0"

SHEET TITLE
FIRST FLOOR PLAN

DESIGNED BY: **KVH DESIGN GROUP**
105 E. 200 ST. RD
OPLAND, CA. 91764
(909) 949-5232

FOR: **TOM & MARLYN MILLETT TRUST**
545 E. WOODBRIDGE AVE.
GLENDORA, CA. 91741

PROJECT TITLE: **5-UNIT, TWO-STORY APARTMENT COMPLEX**
1734 S. MARSHALL AVE.
MONROVIA, CA. 91016

City of Monrovia
Bldg. Dept. Number: _____

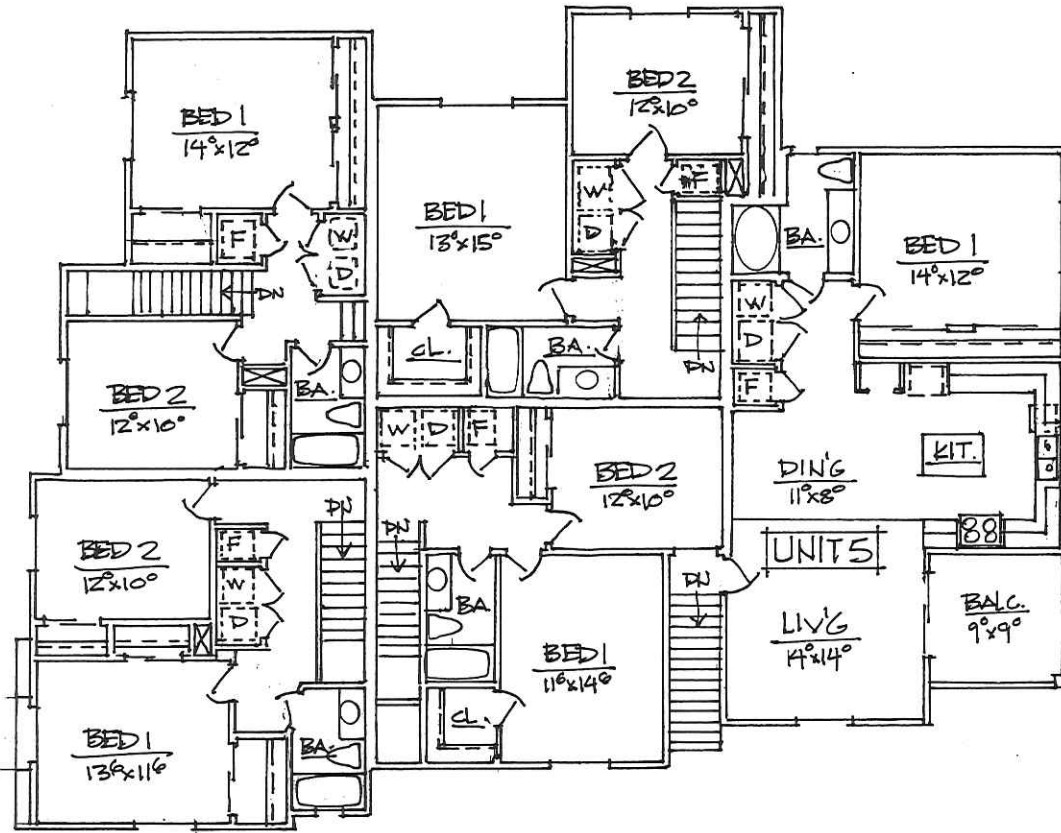
DATE: **09/15/2014**

JOB: **A14-010**

REVISIONS

SHEET: **A-1.0**

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SECOND FLOOR PLAN

scale: 1/4" = 1'-0"

UNIT DATA																									
DWELLING SIZES:	<table border="0"> <tr><td>UNIT 1</td><td>1,138 SQ.FT.</td></tr> <tr><td>UNIT 2</td><td>1,108 SQ.FT.</td></tr> <tr><td>UNIT 3</td><td>1,136 SQ.FT.</td></tr> <tr><td>UNIT 4</td><td>1,068 SQ.FT.</td></tr> <tr><td>UNIT 5</td><td>865 SQ.FT.</td></tr> <tr><td>TOTAL DWELLING SIZE</td><td>5,325 SQ.FT.</td></tr> </table>	UNIT 1	1,138 SQ.FT.	UNIT 2	1,108 SQ.FT.	UNIT 3	1,136 SQ.FT.	UNIT 4	1,068 SQ.FT.	UNIT 5	865 SQ.FT.	TOTAL DWELLING SIZE	5,325 SQ.FT.												
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K/VH DESIGN GROUP
185 E. 248 ST. 2D
DUBLAND, CA. 94704
(909) 935-1331

FOR:
TOM & MARLYN MILLETT TRUST
635 E. ASHTHBURSE AVE.
GLENDORA, CA. 91741

PROJECT TITLE:
5-UNIT, TWO STORY
APARTMENT COMPLEX
10000 W. WAYLON AVE.
MONROVIA, CA. 91016

SHEET TITLE
SECOND FLOOR PLAN

City of Monrovia

Bldg. Dept. Number:

DATE

09/15/2014

JOB

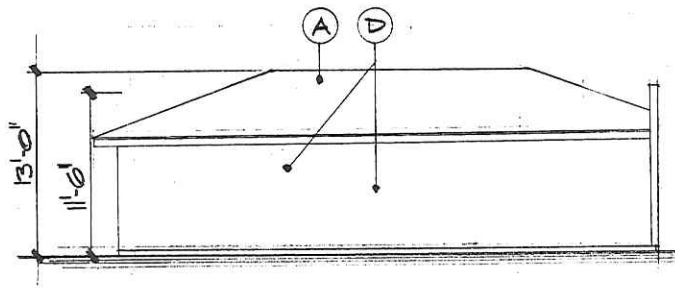
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REVISIONS

SHEET

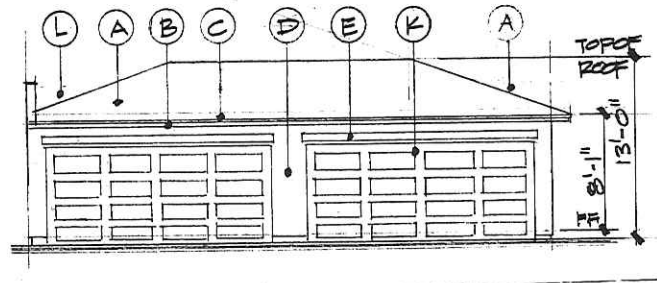
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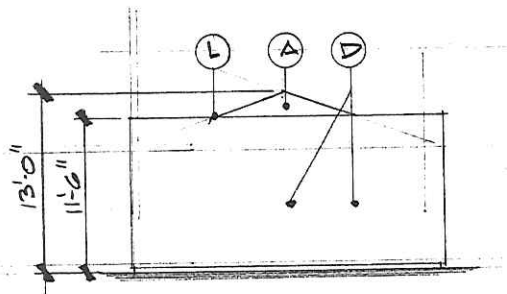
EAST ELEVATION

scale: 1/4" = 1'-0"



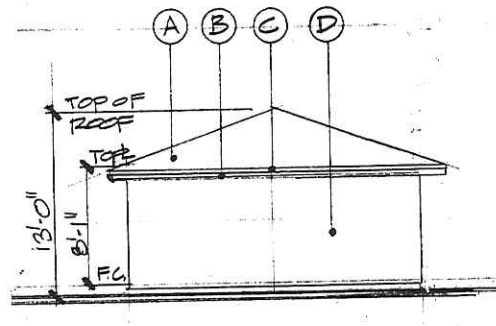
WEST ELEVATION

scale: 1/4" = 1'-0"



NORTH ELEVATION

scale: 1/4" = 1'-0"



SOUTH ELEVATION

scale: 1/4" = 1'-0"

ELEVATION NOTES

- A. ROOF MATERIAL - EAGLE ROOFING PRODUCTS - CONCRETE ROOF TILE - "BEL AIR" - BROWN RANGE - 4689 - ICC-ES REPORT # ESR-1900 - INSTALL PER MANUFACTURER'S INSTRUCTIONS
- B. 5" O-GEE RAIN GUTTER - STOCK COLOR " RUSTIC BROWN"
- C. 2X6 FASCIA BOARD w/ EXTERIOR PLASTER TO MATCH WALLS.
- D. 3-COAT EXTERIOR CEMENT PLASTER OVER WIRE MESH OVER 60 MINUTE GRADE 'D' BUILDING PAPER - PROVIDE 2 LAYERS OF BUILDING PAPER OVER PLYWOOD SHEATHING - EXPO STUCCO PRODUCTS COLOR 283 "BONE" w/ 3/8" SAND FINISH
- E. 2X6 HEAD TRIM - FOAM w/ 3/8" SAND FINISH - DUNN EDWARDS DE 6069 "BANNISTER BROWN"
- F. 4" SILL TRIM - FOAM w/ 3/8" SAND FINISH - DUNN EDWARDS DE 6069 "BANNISTER BROWN"
- G. 12" BAND TRIM - FOAM w/ 3/8" SAND FINISH - DUNN EDWARDS DE 6069 "BANNISTER BROWN"
- H. DUAL GLAZED ALUMINUM WINDOWS-STOCK BROWN COLOR
- I. 2X WOOD FRAMING AT TOP OF PONY WALL w/ EXTERIOR PLASTER 3/8" SAND FINISH - DUNN EDWARDS DE 6069 "BANNISTER BROWN"
- J. FOAM CORBEL w/ EXTERIOR PLASTER 3/8" SAND FINISH - EXPO STUCCO PRODUCTS - COLOR 283 "BONE"
- K. OVER HEAD ALUMINUM GARAGE DOOR - DUNN EDWARDS DE 6069 "BANNISTER BROWN"
- L. 2X6 PARAPET WALL, 2'-0" ABOVE ROOF STRUCTURE w/ EXTERIOR PLASTER - EXPO STUCCO PRODUCTS - COLOR 283 "BONE"



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GLENDORA, CA. 91741

PROJECT TITLE:
5-UNIT, TWO STORY
APARTMENT COMPLEX
1729 S. MAYFLOWER AVE.
MONROVIA, CA. 91016

SHEET TITLE:
GARAGE
ELEVATIONS

City of Monrovia
Bldg. Disp. Number:

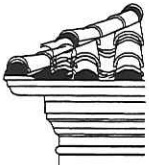
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PROJECT TITLE:
**5-UNIT, TWO STORY
 APARTMENT COMPLEX**
 725 S. MAYFLOWER AVE.
 NORTHGATE, CA. 91016

SHEET TITLE:
ELEVATIONS

City of Menloville
 Bldg Dept. Number:

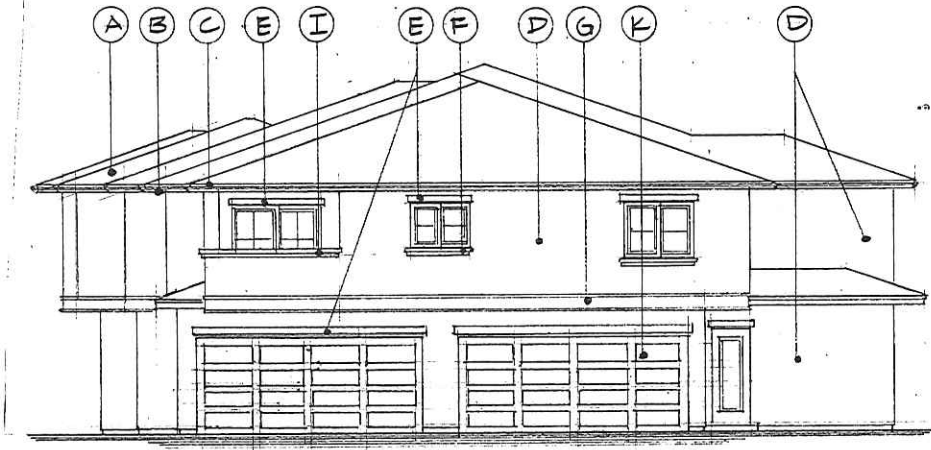
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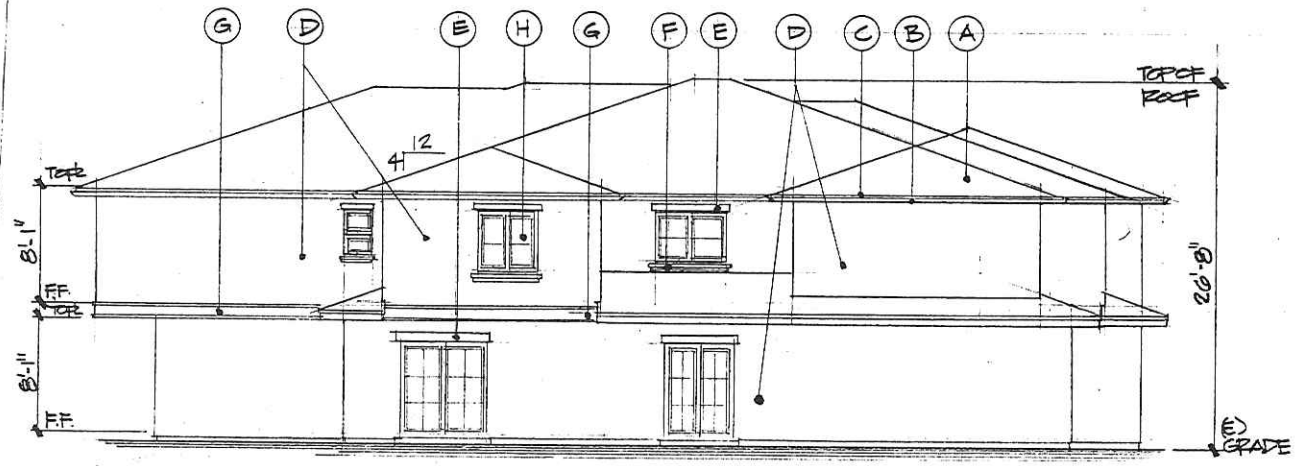
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EAST ELEVATION
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