



PLANNING COMMISSION STAFF REPORT

APPLICATION: TTM No. 73396/CUP2015-02/
V2015-01;02;ME2015-07;08;09;10 **AGENDA** PH-2
ITEM:

PREPARED BY: Ili Lobaco **MEETING** April 15, 2015
Associate Planner **DATE:**

SUBJECT: 430-438 West Duarte Road

REQUEST: Construct 13, three-story, attached and detached units and retain an existing residence (438 West Duarte Road) for the development of a Condominium project. Variances are requested for encroachment into the front yard (front porch 10.2' in lieu of 20' and building 14.2' in lieu of 25'), side yard (ranging 5' to 13' in lieu of 13.6' for the 1st and 2nd floors and 18.6' for the 3rd floor) and rear yard (8' in lieu of 20') and for deficient building separation (ranging 7.9' to 8' in lieu of 12' to 16.5' for the 2nd and 3rd floors). Minor Exceptions are requested for deficient garage back-up (24' in lieu of 25'), exceeding wall/fence heights along the side property lines in the front yard setback (6' in lieu of 3'), the use of common recreation area in lieu of private recreation area (4 units have no private recreational area) and for deficient parking (two open parking spaces in lieu of a two-car garage for one of the units and 5 guest parking spaces in lieu of 7). This property is located in the RH (Residential High Density) Zone.

APPLICANT: MJW Investments, LLC
1278 Glenneyre Street #439
Laguna Beach, CA 92651

ENVIRONMENTAL DETERMINATION: Categorical Exemption Class 32

BACKGROUND: The applicant is requesting approval of an attached and detached 14-unit, development with the construction of thirteen, three-story units and the rehabilitation of an existing single-story unit. The subdivision of the property requires the approval of a tentative tract map whereby the two lots are being joined to create a 14-unit condominium project. The existing lot located at 438 West Duarte includes a pre-1940's residential structure that appears to be individually eligible for local historic preservation listing or designation through survey evaluation, and will be retained as part of the project. The existing lot located at 430 West Duarte Road has two units (a duplex) built in 1948 that will be demolished.

The construction of a multi-family condominium project requires approval of a conditional use permit (CUP). Condominium projects are subject to the multiple-family residential development standards as found in Section 17.12.030 of the Monrovia Municipal Code {per MMC § 17.44.050(i)}. In order to preserve the pre-1940's residential structure, the applicant is requesting variances and minor exceptions from those development standards. Variances are required for proposed deviations in setbacks and separation, and minor exceptions will be

required for proposed deficiencies in guest parking, private recreational area, garage back-up and property line wall/fence heights.

As part of the Neighborhood Compatibility Ordinance adopted in 2004, Section 17.12.060 (Incentives for Retention of Residential Structures) allows for the approval of minor exceptions and variances when the purpose is to “facilitate the preservation of existing residential structures that contribute to the character of the neighborhoods of Monrovia.” This section of the code applies to residential structures built prior to 1940 that are located in residential zones. The ability to use the incentives is based on the “condition of the existing structure, architectural integrity, historic value, proposed development and restoration plan for the property.”

SUBJECT PROPERTY: The two parcels are located on the south side of Duarte Road between Alta Vista and Mayflower Avenues. The parcels measure approximately 32,335 SF and when merged will have a Duarte Road frontage of approximately 136’ and varied depth of 218’ and 264’. The property is zoned RH (Residential High) density as are the properties to the east, west and north. Additionally, the south side of the 438 West Duarte Road property and the west and south sides of the 430 West Duarte Road parcel abut properties that are zoned RM4000 (Residential Medium 4000). Adjacent uses include an auto repair facility to the west, an industrial building to the east, and single and multi-family residential uses to the east, west and south. The auto repair business and the industrial building are legal but nonconforming.

DISCUSSION/ANALYSIS:

Site Plan

The site plan shows two detached buildings (Building #5 and #6), that have three units each, proposed along the east property line. A detached unit (Building #4) is located on the south most property line and another building (Building #3) with three units is located in the south west corner of the parcel. Building #2 (with three units) will be located near the west property line in the center of the parcel. The existing 2,078 square foot house is also located near the west property line, closer to the front property line. The driveway approach will be located approximately where the current approach is but it will be narrower than the current width. Upon entry into the property, three guest parking spaces will be located to the right of the driveway. The trash enclosure will be located adjacent to these three parking spaces and the required parking for the existing house will be located on the south side of the trash enclosure.

The maximum allowable floor area ratio (FAR) for the RH zone is 75%. Since this property measure approximately 32,335 square feet, the maximum allowable FAR (living space) is 24,251.25 square feet. This project provides 23,560 square feet which is 72.8% FAR. There are no variances requested for density as this project will provide less than the maximum allowable FAR.

Trash Enclosure

A trash enclosure is required when a development exceeds four units because the amount of trash cans becomes excessive when placed in front of a project on a street. The applicant is proposing a trash enclosure area that is located along the driveway area adjacent to the guest and resident parking spaces. 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 City of Monrovia. The design of the trash enclosure will be provided in the required landscaping and irrigation plan. The Planning Division will review and approve the

final design of the enclosure.

Landscaping

The property has several trees including three oak trees. All three oak trees are protected under the regulations of the City's Oak Tree Preservation Ordinance (17.20.040). The oak trees are proposed to be removed for construction of the units. Based on the Tree Report submitted by the applicant, the appraised value of the three protected oak trees is \$31,198. In order to mitigate the permanent removal of these three protected trees, the applicant shall pay to the City's Parks Division of the Public Works Department the amount of \$31,198 to use for the planting of low water use trees or low water use landscaping in public areas of the City. As indicated in Data Sheet 1, the transfer of funds shall occur before final occupancy will be granted. Additionally, a landscaping and irrigation plan will be required to be submitted and installed for the development before final occupancy. The applicant is uncertain at this time, if they will be able to retain any of the mature trees located along the west property line in the front yard setback area. The retention of the trees will depend on the installation of the wall footings along the west property line.

An electronic copy of the Tree Report submitted by the applicant has been provided to the Planning Commission via email and was also made available on the City's website.

Recreational Space

In the Residential High density zone the Municipal Code requires private recreational area to measure at least 20% of the square footage of each unit. If all 20% cannot be located adjacent to the unit, then at least 10% can be located adjacent to the unit as long as the other 10% is located in a common recreational area that measures at least 20' by 20' (or more if the balance of the units requires more square footage). Private recreational area must measure a minimum of 8' by 8' dimension.

For this project, two of the units will meet their 20% requirement adjacent to the units (units #5 and #8). Eight of the units will provide at least 10% of their required recreational area adjacent to the unit (units #1, 2, and 9-14) and four units will not provide any private recreational area (units #3, 4, 6, and 7). The balance of the recreational space required for the eight units will be provided in the common recreational space that is located to the front of the existing single-story house. Additionally, the four units that have no private recreational space will provide their recreational space in the common space also. Approval of a minor exception is required to allow for the use of common recreation space as a substitute for the four units that cannot provide at least half of their required private recreational space adjacent to their unit {MMC § 17.52.110 (A)(7)}.

The applicant is providing balcony space in nine of the units (units #4, 7-14) but this area cannot be counted as private recreational space because it does not meet the minimum dimensions (8' by 8') and it is not private (not enclosed by a minimum 5' high solid fence/wall).

Parking

The Monrovia Municipal code requires a two-car garage for each unit. Additionally, once a development has six or more units, a one-half open guest parking space is required for each unit. The thirteen new units will each have an attached two-car garage. The existing house will have two open parking spaces assigned to it. Seven guest parking spaces are required for this project and the applicant is proposing five guest parking spaces. The applicant is requesting approval of a minor exception to have a deficient number of guest parking spaces

(5 in lieu of 7) and to allow the existing house to have two open parking spaces in lieu of a two-car garage.

Garages are also required to provide a minimum 25' backup space from the garage doors. The six units located in Building 2 (units #2-4) and Building 3 (units #5-7) will provide a 24' backup in lieu of the 25' required. The applicant is requesting a minor exception for deficient backup for these units' garages.

Wall Heights

The Code requires a decorative block wall adjacent to the rear and side property lines but outside of the front yard setback area. The property line wall must be a minimum of five feet above the subject property's finished grade and a minimum of five feet and a maximum of six feet above the adjacent property's grade. In the front yard setback, the maximum allowed is 3' solid or 4' high 50% open.

Currently, a block wall exists along parts of the property line. The walls that are currently in the front yard setback area on the west and east property line exceed the maximum height allowed. The remainder of the wall is a combination of wire and wood fencing. The applicant is requesting approval of a minor exception to construct a 6' high wall along the east and west property lines in the front yard setback area. The property abuts a commercial parking lot on the east and an auto repair facility on the west. The taller wall will provide a buffer from these commercial activities. The existing property line wall outside of the front yard setback area must still meet minimum and maximum heights required. The current wall along the front property line will be removed and replaced with a wall that will not exceed 3' high solid or 4' high 50% open.

Elevations

Four different floor plans are being proposed for the new units. The new units vary in size from 1,555 to 1,832 square feet. All four plans have three bedrooms and 3.5 bathrooms and will be three stories in height. The first floor will be the garage and a bedroom with bathroom. The second floor is the living/dining room with a half bath and the third floor will have two bedrooms and two bathrooms.

Elevations represent Spanish style architecture with smooth stucco exterior, tile roofing, arched and rectangular windows with protruding sills or a wrought iron decorative railing beneath. Shutters flank some of the double hung style windows. Some of the units have a cantilevered balcony on the second floor and one has a recessed balcony area. Elevations provided varied modulations both horizontally and vertically. Many of the architectural elements in the new units are found in the existing Spanish style home.

Variances

In the Residential High Density zone, required minimum front, side and rear setbacks and minimum separation requirements for this property are shown in the chart below. The applicant is requesting variances from all the development standards listed in the chart except for the first floor separation between units #8 and unit #9. It is important to note that the request for variances and minor exceptions are not for an increase in density.

	Minimum Required	Proposed
Front Yard Setback	25' with 5' encroachment for porch	14.2' 1 st floor 15.2' 2 nd floor 17.4' 3 rd floor (not including 4' porch)
Side Yard Setback (east side)	13.5' 1 st floor 13.5' 2 nd floor 18.5' for 3 rd floor	7'-8' 1 st floor 7'-11' 2 nd floor 7'-11' 3 rd floor
Side Yard Setback (west side)	13.5' 1 st floor 13.5' 2 nd floor 18.5' 3 rd floor	5'-13' 1 st floor 5'-13' 2 nd floor 5'-13' 3 rd floor
Rear Yard Setback	20'	8' for all floors
Separation	8' 1 st floor 12' 2 nd floor 16.5' 3 rd floor	8' 1 st floor 7.9'-8' 2 nd floor 7.9'-8' 3 rd floor

(As a side note, if this property measured 50' wide as many properties in Monrovia do, the minimum side yard setback for the first floor would be 5', and 6' for the second floor. The third floor would have to be 11'.)

(Separation requirements for the third floor requires an additional half-foot for every foot over 27' height. The height of the units is proposed to be 36'. Therefore, $(36'-27') = 9' \times .5' = 4.5'$. The required separation for the third floor is $(12'+4.5') = 16.5'$).

Historic Preservation Review

At their July 2014 meeting, the Historic Preservation Commission (HPC) reviewed a request by the property owner to demolish the house at 438 West Duarte Road. Section 17.12.050 of the Monrovia Municipal Code requires the HPC to provide advisory review when a pre-1940's residential structure is going to be demolished. Due to its architectural integrity, the HPC determined that the 1927 structure be assigned a California Historic Resource (CHR) Status Code of 5S3. A 5S3 status is assigned to properties that appear to be individually eligible for local listing or designation through survey evaluation. By assigning a status code of 5S3, the use of CEQA (California Environmental Quality Act) is required when the structure is proposed for demolition.

The property owner appealed the HPC's decision to the City Council and on September 16, 2014, the Council denied the appeal and upheld the decision of the Historic Preservation Commission. A copy of the adopted historical/architectural evaluation form (referred to as the DPR), is attached.

As an incentive for retention of residential structures that the Historic Preservation Commission has assigned a status code of 5S3, Section 17.12.060 of the Monrovia Municipal Code allows deviations from the development standards for setbacks, parking, recreational space, and separation requirements when the Planning Commission determines that the value of preserving the structure outweighs potential impacts of the approval of a minor exception or major variance. A potential buyer (the applicant) has proposed to retain and restore the existing 1927 Spanish architecture home and is therefore requesting approvals for deviations to the Municipal Code as itemized above in the Staff Report.

This is the second time that an applicant has proposed using this provision in the code. In 2012, the HPC assigned a California Historical Resources Status Code of 6L to the residence at 216 West Olive Avenue. A Status Code of 6L warrants special consideration in the planning process for the retention of the structure. The home was incorporated into a 4-unit Planned Unit Development that included the approval of a variance.

Conclusion

The project will result in the retention and restoration of an architecturally significant home. The request for the variances and minor exceptions for the new construction are warranted due to the centralized location of the existing home. There are no variances or minor exceptions requested for floor area ratio as the project will provide for less than the maximum 75% floor area ratio allowed. The property will be improved with new landscaping and the addition of residential housing that is attractive and well designed. Additionally, the development is consistent with the vision for this area as a high density, multiple-residential development in close proximity to the future Metro Gold Line Station.

RECOMMENDATION: The Development Review Committee and Staff are recommending approval of the application as presented in the Staff Report. If the Planning Commission concurs with Staff's recommendation then, following the public hearing, the appropriate actions would be to adopt the following resolution recommending approval of Tentative Tract Map No. TTM73396, Conditional Use Permit CUP2015-02, Variance V2015-01 and V2015-02, and Minor Exceptions ME2015-07, ME2015-08, ME2015-09 and ME2015-10. 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 Tentative Tract Map No. TTM73396, Conditional Use Permit CUP2015-02, Variance V2015-01 and V2015-02, and Minor Exceptions ME2015-07, ME2015-08, ME2015-09 and ME2015-10 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 Tentative Tract Map No. TTM73396, Conditional Use Permit CUP2015-02, Variance V2015-01 and V2015-02, and Minor Exceptions ME2015-07, ME2015-08, ME2015-09 and ME2015-10 which are incorporated herein by this reference.
4. The Planning Commission hereby recommends approval of Tentative Tract Map No. TTM73396, Conditional Use Permit CUP2015-02, Variance V2015-01 and V2015-02, and Minor Exceptions ME2015-07, ME2015-08, ME2015-09 and ME2015-10 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 recommending approval to the City Council of Tentative Tract Map No. TTM73396, Conditional Use Permit CUP2015-02, Variance V2015-01 and V2015-02, and Minor Exceptions ME2015-07, ME2015-08, ME2015-09 and ME2015-10 as presented in the Staff Report.



STANDARD CONDITIONS FOR MULTIPLE RESIDENTIAL DEVELOPMENT

Development of the subject property and operations on the site must remain in substantial conformance at all times with the request and application forms and plans for TTM No. 73396/CUP2015-02/V2015-01/V2015-02/ME2015-07/ME2015-08/ME2015-09/ME2015-10, a 14 unit condominium project 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 the front setback area unless a minor exception is approved. 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. Extension of the decorative block property line walls into the front yard setback area along the east and west property lines shall be permitted with approval of the minor exception (ME2015-10).
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 and landscaping plan. Final design of the trash enclosure shall be subject to the review and approval of the Planning Division Manager.
8. The common recreation areas shall provide amenities such as decorative paving, a barbeque and/or 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 that has 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. The design of the mailboxes shall incorporate architectural elements from the existing house.
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.
16. The existing single-story residential structure built in 1927 shall be protected and preserved. Any exterior changes to the structure must be reviewed and approved by the Historic Preservation Commission via a Certificate of Appropriateness.

LANDSCAPING

17. The Applicant shall submit plans which show any on-site trees that will be retained (the "Tree Retention Plan"). The Tree Retention Plan shall be submitted simultaneously with the grading plan, and be drawn to the same scale as the grading plan. The Tree Retention Plan shall be prepared or reviewed by a licensed Landscape Architect or certified Arborist and recommendations of the licensed Landscape Architect or certified Arborist shall be incorporated into the Tree Retention Plan prior to submittal to the City. The Tree Retention Plan shall be subject to the review and approval of the Planning Division Manager. After reviewing the Tree Retention Plan, the Planning Division Manager may require site design alterations to accommodate trees that will be preserved. Recommendations in the approved Tree Retention Plan shall be incorporated into the Landscape and Irrigation Plan.
18. The Tree Retention Plan shall include all trees that are to remain on-site (the "Retained Trees"). The Tree Retention Plan shall incorporate any necessary measures needed to protect the Retained Trees during construction or post-construction periods. The Tree Retention Plan shall include at minimum the following:
 - a. Tree protection fencing requirements. Each Retained Tree shall have a protective fence installed, surrounding the base of the tree a distance determined by the Landscape Architect or certified Arborist, prior to the start of construction. Such fencing shall remain in place during construction. Grading operations within the drip line of the Retained Trees shall be minimized to prevent soil compaction around the trees and to protect them from damage.
 - b. Protection Measures. Any protection measures needed for the protection and preservation of the Retained Trees and all trees on adjacent properties on or near common property lines of the subject site, including any City parkway trees, shall be included in the Tree Retention Plan.
 - c. Recommendations on anticipated pruning of trees. Pruning shall be under the direction of a certified arborist if pruning occurs as part of the construction process.
19. A Landscape and Irrigation Plan prepared by a Landscape Architect shall be submitted to the Planning Division for plan check showing the size, type, and location of all planting areas and shall incorporate the Tree Retention Plan and the following conditions of approval:
 1. Landscaping shall be a combination of 24" and 36" box trees, shrubs, groundcover, and turf.
 2. All landscaping shall be maintained by a permanent automatic irrigation sprinkler system.
 3. Any unimproved City right-of-way contiguous with the property shall be landscaped by the Applicant and incorporated into the required landscape plan.
 4. Hardscape improvements shall be provided in common areas.

20. 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.
21. Based on the Protected Tree Report submitted by the applicant, the appraised value of the three protected oak trees is \$31,198. In order to mitigate the permanent removal of these three protected trees, the applicant shall pay to the City's Parks Division of the Public Works Department the amount of \$31,198 to use for planting low water use trees and/ low water use landscaping in public areas of the City. No Certificate of Occupancy will be issued for the project until this payment is made to the City's Parks Division.

PARKING

22. All paved parking and driveway areas shall be surfaced with Portland cement concrete (3-1/2" minimum thickness) or approved alternative.
23. All driveway surface areas shall incorporate accent treatment throughout the design. Accent treatment shall include stamped concrete or other approved treatment.
24. Five of the seven open parking spaces shall be for guest parking and shall not be assigned. Two of the seven open parking spaces shall be assigned to the existing single-story house.
25. A continuous concrete curb not less than six inches high shall be installed adjacent to the guest parking spaces.

CONSTRUCTION SITE REQUIREMENTS

26. 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.
27. 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

28. A draft copy of the Conditions, Covenants, and Restrictions (CC&R's) shall be provided in electronic form to the Planning Division for review. The CC&R's, acceptable in form and substance to the City Attorney, must meet the approval of the Planning Division Manager and City Engineer, and shall be recorded against each unit with the Los Angeles County Recorder's Office. No Certificate of Occupancy will be issued by the City until the CC&R's are approved and

recorded. The CC&R's shall include that a homeowner's fee be collected by the Board of Governors of the Homeowners Association (HOA) for maintenance of the front yard and common landscaping, walls/fences, the driveway, and all exterior finishes and roofing. Additionally, the CCR's shall incorporate all of the provisions listed in MMC §17.44.050(C)(4)(a) as well as provisions imposing and enforcing the following conditions of approval:

1. The CC&R's shall not be modified or revoked without the prior written approval of the City of Monrovia.
 2. All trees indicated on the approved Landscape and Irrigation Plan and/or Tree Retention Plan shall be retained. Removal of any trees requires the approval of the Planning Division Manager.
 3. The pruning of the oak trees shall be under the direction of a Certified Arborist.
 4. Garages shall be used for the storage of vehicles only and shall not be converted for livable, recreational or storage usage in a way that would prohibit its primary use as a two-car garage.
 5. Maintenance of common landscaping and irrigation includes all areas not in enclosed private yard areas.
 6. Trash cans shall be stored in private yard areas.
29. 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.
30. This project shall comply with the provisions of the City's Public Art Ordinance (MMC §15.44.050) to the extent applicable.
31. 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.
32. The Applicant shall, within 30 days after approval by the City Council, submit to the Community Development Department his/her written consent to all of the conditions of approval contained in Data Sheet Numbers 1 and 2. The TTM No. 73396/CUP2015-02/Variance/V2015-01/V2015-02/ME2015-07/ME2015-08/ME2015-09/ME2015-10 shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.
33. The Final Map for the proposed subdivision shown on this Tentative Tract Map No. 73396 must satisfy the requirements of Section 16.16.010 et seq. of the Monrovia Municipal Code and be filed with and deemed a complete filing by the City Engineer, and the development to which the Conditional Use Permit applies must begin, within twenty-four months after the Tentative Map was conditionally approved, or TTM73396, CUP2015-02, V2015-01, V2015-02, ME2015-07, ME2015-08, ME2015-09 and ME2015-10 will expire without further action by the City.

34. 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.
35. 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 the tract map, these permits, variances and minor exceptions, and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses (including, but not limited to, interest, attorneys' fees and expert witness fees), or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding in accordance with the Subdivision Map Act.



DATA SHEET 2

Public Works Conditions

TTM No. 73396/CUP2015-02/
V2015-01;02/ME2015-
07;08;09;10

430-438 West Duarte Road

All conditions shall be met prior to the final approval of the project.

The Applicant shall submit a final tract map as required by Monrovia Municipal Code (MMC) Chapter 16 – Subdivisions.

Development shall be subject to the conditions of approval listed below, and if so indicated, the condition(s) shall be satisfied before the Final Map is filed in the Department of Public Works for review and approval. The term “Applicant” shall include, without limitation, the applicant, the property developer, the property owner, and all subsequent owners of each parcel. These conditions of approval apply to TTM No. 73396/Conditional Use Permit CUP2015-02/Variance V2015-01 and V2015-02, Minor Exception ME2015-07, ME2015-08, ME2015-09, and ME2015-10

Engineering Conditions

1. Prior to any development, the Applicant shall provide Plans, Details, Proof of Rights-of -Way, Easements and Specifications for all Civil Engineering work to be done on-site and off-site to the Public Works Department for review and approval. The plans shall indicate existing and proposed features, structure foundations, retaining walls and miscellaneous facilities if applicable and all utilities applicable to and 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. These Plans and Specification shall include, but not limited to, the following:
 - a. Soils and Geotechnical Report
 - b. Hydrology Report
 - c. SUSMP Plan
 - d. Local SWPPP Plan
 - e. Single Lot Final Tract Map for Condominiums
 - f. CC&Rs and Condominium Plans for Recordation
 - g. Site Plan
 - h. Grading Plan
 - i. Utility overlay Plan
 - j. Storm Drain Plans
 - k. Street Improvement Plans for utility cuts and driveway installation
 - l. Erosion Control Plan
 - m. Sewer Improvement Plans
 - n. Water Improvement Plans
 - o. Drainage acceptance letter and drainage easements

2. Submit existing site plan, topographic map of the project site, grading, drainage, utility extensions and connections to Public Works Department for review and approval. The plans shall indicate existing and proposed structures, miscellaneous facilities if applicable and all utilities applicable within the project site. The plans shall be prepared on a maximum 24" x 36" sheets with City standard title block stamped and signed by a Registered Professional Civil Engineer in the State of California. The submittal of the plans shall include: a hydrology report, a geotechnical report, required design calculations, a cost estimate, a plan check fee, and an inspection fee. The final submittal for final approval shall include a mylar of the approved grading, drainage and utility plans. The applicant shall use the assigned drawing number obtained from engineering for this project. Partial or incomplete submittals will not be accepted.
3. All submitted plans by the Applicant such as but not limited to site plans, grading plans, drainage plans, utility plans and street improvement plans shall be coordinated for consistency and shall be approved by the City Engineer prior to the issuance of any construction permit. Applicant shall pay all fees for Engineering Divisions services such as plan check fee and construction inspection fee as applicable.
4. Prior to filing the Final Map with the Department of Public Works, the Applicant shall provide a current title report for the project site located in the City of Monrovia. The title report and guarantee is required and such documents shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders.
5. All easements and dedications must be shown on Final Map in accordance with Section 16.16.130 of the Monrovia Municipal Code prior to approval of the Final Map. This includes the location, owner, purpose and recording reference for all existing easements.
6. A Final Map prepared by or under the direction of a Licensed Land Surveyor or Licensed Civil Engineer legally authorized to practice land surveying in the State of California must be filed in the Department of Public Works for review and approval and processed through the City Engineer prior to being filed with the Los Angeles County Recorder.
7. Prior to filing the Final Map with the Department of Public Works for review and approval, the Applicant's surveyor or engineer shall set durable monuments to the satisfaction of the City Engineer in conformance with Section 66495 of Subdivision Map Act.
8. Prior to filing the Final Map with the Department of Public Works for review and approval, the Applicant shall provide street improvements adjacent to the proposed land division to the satisfaction of the City Engineer. Improvements

shall include, but are not limited to, driveway modifications, new driveways, removal of abandoned driveways, sidewalk improvements, ADA improvements and compliance to latest requirements, replacement of damaged curb and gutter, and street resurfacing and/or slurry seal of street pavement within the boundary of the dedicated Right-of-Way property as directed by the City Engineer. If the improvement work has not been completed and/or survey requirements have not been met all as set forth in [Chapter 16.28](#) and to the satisfaction of the City Engineer, then the Applicant shall file an agreement and bonds in accordance with [Chapter 16.32](#) of the Monrovia Municipal Code (MMC). Improvement plans and necessary letters of credit, cash and/or bonds to secure the construction of all public improvements shall be submitted by Applicant and approved by the City Engineer prior to the issuance of any construction permit.

9. Applicant shall remove and replace any curb, gutter, sidewalk, driveway approach or street pavement found by the City Engineer to be broken, uplifted or damaged. Applicant shall construct improvements as required to match existing improvements on adjacent properties. All ADA requirements shall be satisfied by the Applicant. These conditions apply on public right-of-way along property frontage. 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 by the City Engineer, 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.
10. The City requires the restoration of the existing pavement after utility installation. Restoration is required from the outer limits of the area covering and encompassing all the utility cuts as shown on the plans, but actual limits shall be determined out in the field by City Engineer. Restoration of asphalt pavement may be up to 2-inch pavement grind and 2-inch asphalt overlay, removal and replacement of broken AC or PCC pavement, cape seal, 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 any construction plans and/or issuance of any Public Works permits.
11. Prior to start of any construction activity, Applicant shall provide a Transportation Plan to the Public Works Department 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. No construction activity will be allowed without first getting approval of all required submittals to the Public Works Department.

12. 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.
13. 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.
14. 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.
15. 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.
16. The lot shall handle its own drainage and be handled on site. An alternative shall infiltrate or percolate drainage on site, thereby not impacting off site drainage structures.
17. 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.
18. Applicant shall submit a utility plan showing all proposed utility cuts for services such as Water, Sewer, Fire Department Stand Pipe, Gas, Edison, Telephone, Cable TV, etc. The Utility plan shall be submitted and approved prior to issuance of grading permits. Private utility plans including sewer, water, gas, including all abandoned, or to be removed facilities, etc. for the proposed development shall be submitted for review and approval by the City Engineer.

19. Project shall 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. Deposit fee will be required; construction costs will be based on actual time and material incurred by the City.
20. Applicant shall install sanitary sewers to connect to Monrovia's sewer system to serve the entire development in accordance with all applicable standard sewer drawings such as but not limited to new minimum 6 inch lateral(s) with clean-out(s) at property line per City standard drawing S-215 and S-225 requirements and to the specifications of the City Engineer. The Applicant shall connect all buildings to Monrovia's sewer system. Cap off all abandoned laterals at the connection point from the main line to the satisfaction of the City Engineer. Indicate on the Site/Grading/Utility plan the work to be done by the Applicant.
21. The Applicant shall comply with the requirements of MMC Section 13.12.015 Non-Storm Water Discharges, Section 13.12.02 Deposit or Discharge of Specified Substances Prohibited, Section 13.12.030 Grease Traps Required and Section 13.12.040 Maintenance of Sewer Laterals. All sewer laterals shall be maintained by the owner of the property served by such lateral in a safe and sanitary operating condition so that there is no seepage of waste at any point up to and including the junction of the sewer lateral and sewer main so that passage of waste through the lateral to the sewer main is free from stoppage and obstruction; all devices and safeguards required for the operation of sewer laterals shall be maintained in good working order. The Applicant shall provide the Department of Public Works a copy of a closed circuit television inspection video report of the condition of the existing sewer lateral and any newly installed sewer lateral. A City Public Works Inspector must be present on-site to witness all CCTV video inspections. Prior to CCTV inspection, the Applicant shall notify the Department of Public Works at least 24-hours in advance, requesting to have the Public Works Inspector on site to witness the CCTV inspection. Payment of applicable fee is required on all CCTV inspection request. Public Works will review the CCTV report, and 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.
22. For projects one (1) acre or greater, project must be covered under the General Construction Activity Stormwater Permit (GCASP). Developer must submit a Notice of Intent and Waste Discharge's Identification (WDID) number as evidence of having applied for a GCASP before the City will issue a grading permit.

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 Applicant shall be responsible for incorporating

the following into the project application:

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

General Conditions/Package Information

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

- The Applicant shall guarantee that the project incorporate post-construction Treatment Control BMP's, a volumetric treatment control design standard, or both, to infiltrate, filter or treat storm water runoff from the project to capture the first $\frac{3}{4}$ inch of storm runoff.
- The Applicant must determine and provide pervious and impervious for pre-development and post development created by the project for SUSMP.
- The Applicant must control impervious runoff
- The Applicant must not direct roof down spouts to trash enclosures or material storage areas - down spouts should be discharged to gravel or heavily vegetated areas whenever possible.
- The Applicant shall guarantee that trash containers be enclosed to prevent discharge of trash, and be equipped with lids, or screened, roofed or walled, and runoff be diverted around trash areas to avoid flow through.
- The Applicant should direct trash enclosure drainage to vegetative areas whenever feasible.
- The Applicant must stencil the storm drains. 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 Applicant 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)

23. This project is subject to the MS4 NPDES Standard Urban Stormwater Mitigation Plan (SUSMP) regulations. The Applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater.
24. The Applicant shall integrate Best Management Practices to ensure compliance with NPDES guidelines and the City's Stormwater Management Ordinance, MMC 12.36 to the satisfaction of the City Engineer, prior to the issuance of the grading permit. The design, implementation, construction activities and maintenance of the management devices shall mitigate and reduce pollutants in storm water discharges to the maximum extent practicable and shall be identified on a "site specific mitigation plan". Site Specific Mitigation Plan must specifically address and provide best management practices (BMPs) either structural or non-structural to mitigate pollutants.
25. The Applicant shall provide a trash generation study in compliance with the requirements of AB939 for proposed site uses. Trash enclosures shall be adequately sized based on the results of the trash generation study and as approved by Environmental Services. Show locations of trash/recycling bins on the grading plan. Include public trash/recycling receptacle locations on the grading plan. The trash generation study shall be coordinated with the City's permitted trash hauler and Public Works Environmental Services.
26. In compliance with AB 939, any waste and recyclables that are generated in the City of Monrovia must be reported. The applicant must work with the hauler to fulfill this on-going condition and provide a monthly disposal report to the City of Monrovia (attn: Environmental Services) no later than 60 days following each month's end. The report must provide the following information as it related to the portion of the site within the City of Monrovia's boundaries: (the total tonnage collected, total tonnage diverted, total tonnage disposed, and disposal sites used and tonnages delivered to each).
27. 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.

28. The Applicant shall maintain the drainage devices such as paved swales, inlets, catch basins, pipes, and water quality devices as applicable that have been constructed within said areas according to BMP plans permitted by the City of Monrovia, in a good and functional condition to safeguard all lots within the development and the adjoining properties from damage and pollution.
29. 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 Applicant and a copy submitted to the City of Monrovia on a yearly basis.
30. 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.
31. For projects which disturb soil during wet season (October 1- April 15), the 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.
32. The Applicant shall comply with the City's Construction and Demolition Recycling Program (C&D Recycling Program) for project demolition activities by filing an application and submitting a deposit to Public Works Environmental Services prior to issuance of permits. The C&D Recycling Program requirements are enclosed as an attachment and made part of the Conditions of Approval.
33. Building, demolition, and grading permits will not be issued until the applicant provides the City with the required forms and the waste management plan has been reviewed and approved by the Environmental Services. If the Applicant chooses not to participate in the C&D Recycling Program, then the hauler must be identified on the demolition, building and grading plans. The C&D Recycling Program requirements are enclosed as an attachment and made part of the conditions of approval.



DATA SHEET 3

Findings

TTM No. 73396/CUP2015-02/
V2015-01;02/ME2015-07;08;09;10

430-438 West Duarte Road

TENTATIVE TRACT MAP

As required by Sections 66473.5 & 66474 of the California Government Code, the decision for approving Tentative Tract Map No. 73396 for a 14 unit condominium project located at 430-438 West Duarte Road is based on the following findings:

- A. That the tentative tract map subdividing the existing 32,335 square feet of land area for a 14 unit condominium project, together with the provisions for the subdivision's design and improvement, are consistent with the General Plan and satisfies the requirements of the Map Act and of the Municipal Code. This project will be consistent with the General Plan in that it meets the requirements of the current General Plan land use designation for the property. This property is zoned RH (Residential High) Density allowing up to 75% of the square footage of the lot to be developed as residential square footage. It is also consistent with Policy 1:4 of the Land Use Element that encourages the location of new high density residential developments in close proximity to transit facilities. This development is located one-half mile from the future Station Square Transit Center at the corner of South Myrtle Avenue and Duarte Road. Thus, it is compatible with the objectives, policies, general land uses, and programs specified in the General Plan. This plan will conform to the Municipal Code (with approved variances and minor exceptions) and specifically to the current ordinance for condominium development.
- B. That the site is physically suitable for this type of development. The site is able to accommodate the thirteen new units and the existing unit because it is relatively flat with a width of approximately 136' and depth between 218' and 264'. Variances and minor exceptions are requested for the proposed improvements in order to preserve the existing single-family residence as allowed per Municipal Code Section 17.12.060 (Incentives for Retention of Residential Structures).
- C. That the site is physically suitable for the proposed density of development, specifically the 32,335 square foot parcel is zoned RH (Residential High) Density and is being developed at the permitted density and floor area ratio requirements of the Zoning Ordinance. The proposed development will meet all of the development standards of the Zoning Ordinance with approved variances and minor exceptions.
- D. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that the site has previously already been developed with three units and is surrounded with developed lots.

- E. The design of the subdivision and the type of improvements are not likely to cause serious public health problems, as it will comply with all City design and safety standards, including fire suppression.
- F. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, as the existing public sidewalk across the front of the two parcels will continue to provide access to the public along that right-of-way, and the City is unaware of any other such easements that exist on the property. A public utility easement is included as a no-build zone on the tentative map.
- G. The City has considered the effect of the subdivision on the housing needs of the region in which the City is situated, and balanced those needs against the public service needs of its residents and available fiscal and environmental resources. The proposed development will not significantly increase the demands on available fiscal and environmental resources. The housing needs will be improved in the region by the addition of the thirteen new units and the retention of the existing single-family house.
- H. The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements of the Regional Water Quality Control Board.

VARIANCE V2015-01

(Front, side and rear yard setbacks)

As required by Section 17.52.100 of the Monrovia Municipal Code and provisions of Section 65906 of the California Government Code, the decision for granting Variance No. V2015-01 to allow encroachments into the minimum required setbacks for the front yard, side yards and rear yard for the property located at 430-438 West Duarte Road is based on the following findings:

- A. Special circumstances applicable to this property related to the size, shape, and configuration of the property make strict application of the Zoning Ordinance a deprivation of privileges enjoyed by other property owners in the vicinity and same zone. The existing single-family residence has been determined to have architectural significance and will be retained in its centralized location on the property thereby requiring variances to construct the new units around the structure. As per Section 17.12.060 of the Monrovia Municipal Code (Incentives for Retention of Residential Structures) the preservation of the existing single-family outweighs the impact of the approval of the variance. Were it not for the centralized location of the structure on the property, the development may have been able to meet the minimum setbacks for the front, side and rear setbacks. Therefore, strict application of the Zoning Ordinance would deprive the development of property rights enjoyed by property owners with the same size and shaped lot that do not have an existing architecturally significant structure on the property.
- B. Conditions have been imposed to assure that granting the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated. The Data

Sheet 1 requires that the existing single-family home be retained and restored. Additionally, the development will not change the character of the neighborhood, as the development is consistent with the high density housing that is allowed along the west side of Duarte Road and the multiple density housing that is located adjacent to the south, east and west and across the street to the north of the property.

- C. The proposed development is expressly authorized by the zoning regulation governing the parcel of property. Residences are permitted in the RH (Residential High) Density Zone.

VARIANCE V2015-02

(Separation)

As required by Section 17.52.100 of the Monrovia Municipal Code and provisions of Section 65906 of the California Government Code, the decision for granting Variance No. V2015-02 to allow a reduction in the minimum building separation for the property located at 430-438 West Duarte Road is based on the following findings:

- A. Special circumstances applicable to this property related to the size, shape, and configuration of the property make strict application of the Zoning Ordinance a deprivation of privileges enjoyed by other property owners in the vicinity and same zone. The existing single-family residence has been determined to have architectural significance and will be retained in its centralized location on the property thereby requiring variances to construct the new units around the structure. As per Section 17.12.060 of the Monrovia Municipal Code (Incentives for Retention of Residential Structures) the preservation of the existing single-family outweighs the impact of the approval of the variance. Were it not for the location of the structure, the development may have been able to meet the minimum separation requirements between buildings. Therefore, strict application of the Zoning Ordinance would deprive the development of property rights enjoyed by property owners with the same size and shaped lot that do not have an existing architecturally significant structure on the property.
- B. Conditions have been imposed to assure that granting the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated. The Data Sheet 1 requires that the existing single-family home be retained and restored. Additionally, the development will not change the character of the neighborhood, as the development is consistent with the high density housing that is allowed along the west side of Duarte Road and that is located adjacent to the south, east and west and across the street to the north of the property.
- C. The proposed development is expressly authorized by the zoning regulation governing the parcel of property. Residences are permitted in the RH (Residential High) Density Zone.

MINOR EXCEPTION - ME2015-07

(Parking)

As required by Section 17.52.110 of the Monrovia Municipal Code, the decision for granting Minor Exception ME2015-07 to allow two parking spaces in lieu of a two-car

garage and to allow five guest parking spaces in lieu of the required seven spaces on the property located at 430 and 438 West Duarte Road 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 ME2015-07, a minor exception to allow two open parking spaces in lieu of a two-car garage for the existing single-family structure and to allow five guest parking spaces in lieu of the seven required spaces. Per Section 17.12.060 of the Monrovia Municipal Code (Incentives for Retention of Residential Structures), a minor exception is warranted when the value of preserving an existing residential structure with architectural significance outweighs the impact of the approval of the minor exception. This minor exception is warranted because the existing single-family residence has been determined to have architectural significance and will be retained and preserved. Due to the house's centralized location on the property the development had to be designed around the existing structure thereby eliminating space for a two car garage for the existing structure, and limiting the availability of open space for guest parking. The development project is located one-half mile from the future Station Square Transit Center, which will encourage use of public transit and lessen the impacts of this minor exception.

MINOR EXCEPTION - ME2015-08
(Garage Backup)

As required by Section 17.52.110 of the Monrovia Municipal Code, the decision for granting Minor Exception ME2015-08 to allow a 24' garage back-up in lieu of the minimum 25' back-up required on the property located at 430 and 438 West Duarte Road 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 ME2015-08, a minor exception to allow garage backup of 24' in lieu of the required 25' for six of the fourteen units. Per Section 17.12.060 of the Monrovia Municipal Code (Incentives for Retention of Residential Structures), a minor exception is warranted when the value of preserving an existing residential structure with architectural significance outweighs the impact of the approval of the minor exception. This minor exception is warranted because the existing single-family residence has been determined to have architectural significance and will be retained and preserved. Due to the house's centralized location on the property the development had to be designed around the existing structure thereby restricting the location of the new units and resulting in the reduced garage backup for six of the fourteen units. Even with the one foot reduction, there is sufficient room for cars to backup and exit the development.

MINOR EXCEPTION – ME2015-09
(Recreational Space)

As required by Section 17.52.110 of the Monrovia Municipal Code, the decision for granting Minor Exception ME2015-09 to allow the use of common recreational space in lieu of private recreational space on the property located at 430 and 438 West Duarte Road 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 ME2015-09, a minor exception to allow four of the units that do not provide any private recreational space, to use the common recreational space in lieu of their own private recreational space. While some units will have private balconies, those balconies do not qualify as private recreation space under the code. Per Section 17.12.060 of the Monrovia Municipal Code (Incentives for Retention of Residential Structures), a minor exception is warranted when the value of preserving an existing residential structure with architectural significance outweighs the impact of the approval of the minor exception. This minor exception is warranted because the existing single-family residence has been determined to have architectural significance and will be retained and preserved. Due to the house's centralized location on the property the development had to be designed around the existing structure thereby limiting the availability of open area for private recreation space.

MINOR EXCEPTION- 2015-10
(Wall/Fence Height)

As required by Section 17.52.110 of the Monrovia Municipal Code, the decision for granting Minor Exception ME2015-10 to exceed the maximum allowable fence/wall height along the side property lines in the front yard setback area on the property located at 430 and 438 West Duarte Road 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 ME2015-10, a minor exception to allow the side property line walls in the front yard setback area to exceed the maximum allowable height of 3' solid or 4' high 50% open. There currently exists a 6' high wall along a small portion of both the east and west property lines in the front yard setback. The wall (not to exceed 6' high solid) will be rebuilt and extended in order to provide a buffer from the commercial uses on the east and west side of the subject property, which is in keeping with the general intent of the code. Per Section 17.12.060 of the Monrovia Municipal Code (Incentives for Retention of Residential Structures), a minor exception is warranted when the value of preserving an existing residential structure with architectural significance outweighs the impact of the approval of the minor exception. This minor exception is warranted because the existing single-family residence has been determined to have architectural significance and will be retained and preserved, and the taller wall will provide separation between residential and commercial uses.

CONDITIONAL USE PERMIT

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. 2015-02 for the development of a 14-unit condominium project located at 430-438 West Duarte Road is based on the following findings:

- A. The project site is adequate in size, shape and topography for the 14-unit condominium project. The Zoning Code allows up to 75% FAR for the property and the applicant is proposing 72.8% FAR.

- 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 14-unit condominium project. The projects will be accessed via Duarte Road that is a Secondary Arterial Street that is designed to accommodate the increased trips generated from the site.
- C. The 14-unit condominium project is compatible with the General Plan and will not adversely impact the objectives of the General Plan.
- D. The project will comply with the applicable provisions of the zoning ordinance, except for approved variances and minor exceptions. The project is zoned as RH (Residential High) Density and is being developed at less than the maximum 75% FAR that is permitted by code.
- E. The proposed location of the 14-unit condominium project 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 and is adjacent to other RH density developments.
- 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. The variances and minor exceptions requested will result in the retention and preservation of the existing 1926 Spanish architecture home that has been determined to have architectural significance.

PLANNED UNIT DEVELOPMENT (Condominium Project)

As required by Section 17.44.050 of the Monrovia Municipal Code, the approval of the 14-unit condominium project located at 430-438 West Duarte Road is based upon the following findings:

- A. The plan provides as well, or better, for light and air, for public safety and convenience, the protection of property values and the preservation of the general welfare of the community, than if developed in other permitted uses, because the design of the development has taken into consideration all of those concerns and is also preserving the existing residence that has architectural significance.



DATA SHEET 4

Surrounding Land Uses

TTM No. 73396/CUP2015-02/V2015-01;02/ME2015-07;08;09;10

430-438 West Duarte Road

Property Description:

Two parcels located on south side of Duarte Road between Alta Vista and Mayflower Avenues that measure approximately 32,335 SF with a Duarte Road frontage of approximately 136' and varied depth of 218' and 264'.

Zoning

Subject site: RH (Residential High)

Surrounding pattern:

north: RH (Residential High)

south: RM4000 (Residential Medium 4000)

east: RH (Residential High)

west: RH (Residential High) and RM4000 (Residential Medium 4000)

Land Use

Subject site: Single-family and multiple-family residential

Surrounding pattern:

north: Multi-Residential and Restaurant

south: Single and Multi-Residential

east: Offices and Multi-Residential

west: Auto Repair and Multi-Residential

Environmental Determination: Categorical Exemption Class 32

Applicable Ordinance Regulations: MMC 17.52.020 Planning Commission Authority for CUP and MMC 17.52.100 Planning Commission Authority for Variances

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or #: 438 West Duarte Road

P1 Other Identifier: 438 West Duarte Road

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 438 West Duarte Road City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8509-009-003

P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 2,078 square foot stucco-sided single-story residence was built in 1927 and has three bedrooms and three bathrooms. The Spanish Colonial Revival house is crowned by a low-pitched, side-gabled roof with a front gabled roof over the front porch. Red tiles cover the roof and smooth stucco sheathes the exteriors. Roof elements include shallow overhanging eaves with exposed rafter tails on the rear and most of the front elevation. Traditional Spanish Colonial Revival features include, recessed multi-pane casement windows, a turned spindle wood screen covering the rectangular window, and a deeply recessed front entrance. The front porch roof overhang is supported by a circular stucco column that supports a wide beam beneath the roof. Decorative wood shutters flank the casement windows located on the front and east sides. An interior chimney is located on the west side. A porch roof was added to the front northwest corner of the house that has since been enclosed without permits.

P3b Resource Attributes: (List attributes and codes) HP2. Single family property

*P4 Resources Present: Building Structure Object Site District Element of District Other

P5a Photograph



P5b Description of Photo: Front view, July 2014

P6 Date Constructed: 1927

Source: LA County Assessor

P7 Owner and Address:

Barry Edwards
18611 Oak Ridge Drive

Santa Ana, CA 92705

P8 Recorded by:

City of Monrovia

P9 Date Recorded: July 2014

P10 Survey Type: Individual

P11 Report Citation:

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

Page 2 of 2 *Resource Name or #: 438 West Duarte Road

- B1 **Historic Name:** None
- B2 **Common Name:** None
- B3 **Original Use** Single-family Residence
- B4 **Present Use** Single-family Residence
- B5 **Architectural Style** Spanish Colonial Revival

B6 Construction History (Construction date, alterations, and date of alterations)

1927 – House constructed for \$10,800
1961 – Pool added
1962 – Porch roof added to northwest corner of front of house

B7 **Moved:** No **Date Moved** _____ **Original Location** _____

B8 **Related Features:**

B9a **Architect:** Unknown **b. Builder:** Lincoln Manufacturing Company

B10 **Significance: Theme:** Architecture **Area:** Monrovia

Period of Significance: 1927 **Property Type** HP2 - Single Family Property

Discuss importance in terms of historical or architectural context as well as integrity.

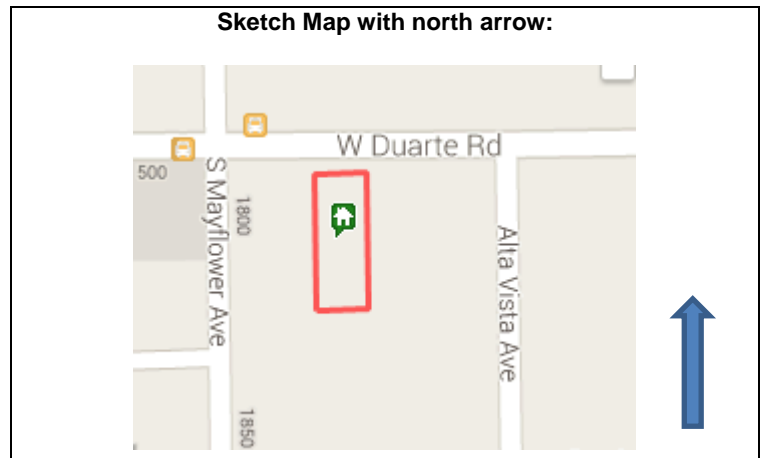
This property does not exhibit the necessary historical or architectural significance necessary for National Register listing. However, it is locally significant due to its adept use of Spanish Colonial Revival styling and features in its overall design. Therefore, the dwelling appears eligible for designation as a City of Monrovia Landmark and California Register historical resource.

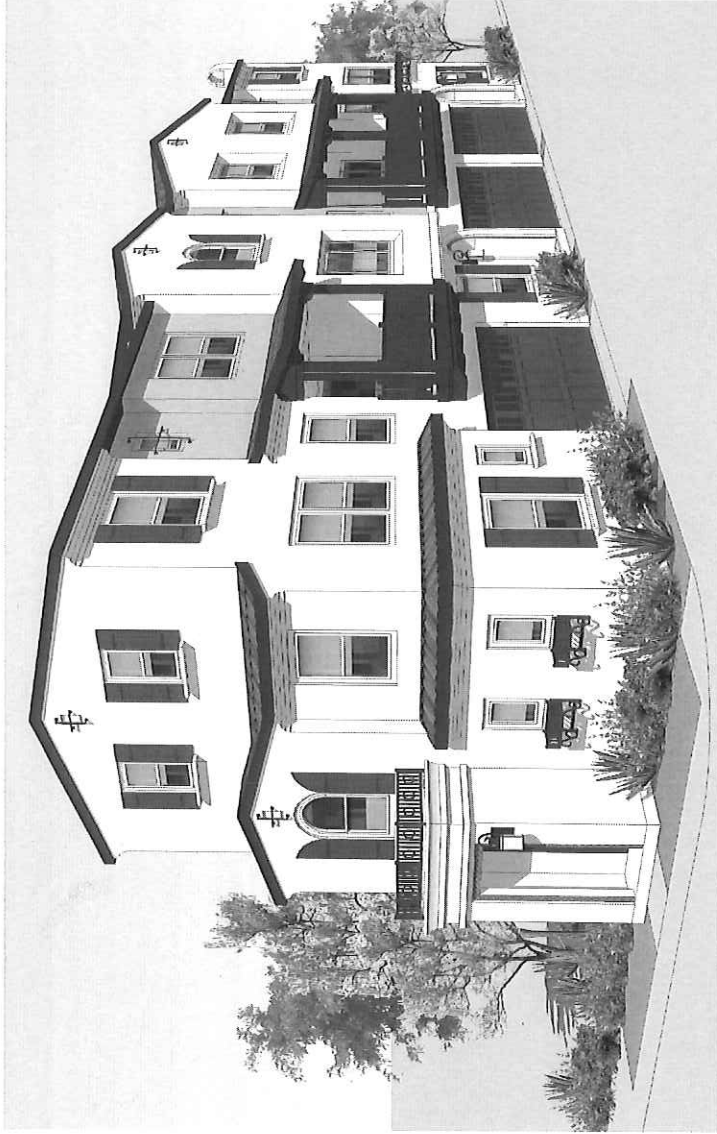
B11 **Additional Resource Attributes:**

- B12 **References:**
 Monrovia City Directories
 LA County Assessor
 Monrovia Building Permits

B13 **Remarks**

B14 **Evaluator/ Date** City of Monrovia, July 2014





VIEW AT ENTRY

SHEET INDEX:

ARCHITECTURAL:

- A0.0 TITLE SHEET
- A1.1 ARCHITECTURAL SITE PLAN
- A2.0 BUILDING 2,3 & 4 PLANS
- A2.1 BUILDING 2 ELEVATIONS
- A2.2 BUILDING 3 ELEVATIONS
- A2.3 BUILDING 4 ELEVATIONS
- A2.4 BUILDING 5 & 6 PLANS
- A2.5 BUILDING 5 ELEVATIONS
- A2.6 BUILDING 6 ELEVATIONS
- A3.0 PLAN 1 FLOOR PLANS
- A3.1 PLAN 2 FLOOR PLANS
- A3.2 PLAN 2-A FLOOR PLANS
- A3.3 PLAN 2-B FLOOR PLAN
- A4.0 EXISTING HOUSE IMAGES

CIVIL:

- C1.0 TENTATIVE TRACT MAP

LANDSCAPE:

- L-1 RENDERED SITE PLAN
- L-2 LANDSCAPE PLAN
- L-3 SCHEMATIC WALL FENCE PLAN
- L-4 SCHEMATIC PLANTING PLAN

DEVELOPER:

WALBERN DEVELOPMENTS USA, INC.
 MJW INVESTMENTS, LLC
 MJW INVESTMENT GROUP, LLC
 1278 GLENNEYRE STREET, SUITE 439
 LAGUNA BEACH, CA. 92651
 (949)276-7570
 CONTACT: MATTHEW J. WAKEN

CONSULTANTS

ARCHITECT:
 KTGy GROUP
 17992 FITCH
 IRVINE, CA 92614
 949-851-2133
 CONTACT: ALAN SCALES

CIVIL:

ANDREASEN ENGINEERING, INC
 580 NORTH PARK AVENUE
 POMONA, CA 91768
 TELEPHONE 909.623.1595
 CONTACT: GARY ANDREASEN

LANDSCAPE:

STUDIO PAD, INC.
 92 ARGONAUT, STE 270
 ALISO VIEJO, CA 92656
 TELEPHONE 949-770-8530
 CONTACT: PETER A DUARTE

DUARTE ROAD

MJW Investments, LLC
 28 Monarch Bay Plaza, Suite Q
 Dana Point, CA
 92629



MW INVESTMENT GROUP

TITLE SHEET



KTGy Group, Inc.
 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com

MONROVIA, CA

3/2015

REV # 20140701

Site Summary

Acres: 0.74 acres (32,335sf)
 Units: 14 units
 Density: 18.9 du/ac
 Zone: RH

Parking Provided
 26 spaces - Garage Parking (R)
 2 open spaces - Existing House Parking (R)
 3 open spaces - Guest Parking (G)
 33 spaces - Total Resident Parking (Req'd 33 @ 2.37 Unit)

Unit Mix	Plan	Square Feet	Private Rec Space Req'd	Private Rec Space Provided	Balance of Req. Rec Space in Common Area	Extra Space Found in Balcony
(U)	Existing House	2,002	415.6	337	105.6	
(U3)	Plan 1 - 3 bd, 3.5 ba	1,705	341	235	34	
(U4)	Plan 1 - 3 bd, 3.5 ba	1,705	341	0	341	100
(U5)	Plan 1 - 3 bd, 3.5 ba	1,705	341	481	0	
(U6)	Plan 1 - 3 bd, 3.5 ba	1,705	341	0	341	
(U7)	Plan 2 - 3 bd, 3.5 ba	1,832	366.4	0	366.4	
(U8)	Plan 2 - 3 bd, 3.5 ba	1,573	314.6	583	0	100
(U9)	Plan 2 - 3 bd, 3.5 ba	1,573	314.6	253	61.6	71
(U10)	Plan 2 - 3 bd, 3.5 ba	1,573	314.6	273	41.6	71
(U11)	Plan 2 - 3 bd, 3.5 ba	1,573	314.6	212	102.6	71
(U12)	Plan 2 - 3 bd, 3.5 ba	1,573	314.6	273	41.6	71
(U13)	Plan 2A-3 bd, 3.5 ba	1,555	311.6	273	41.6	71
(U14)	Plan 2A-3 bd, 3.5 ba	23,550	4,712	172	139	71
14 Units		72,856 FAR / 75% Max.		3,076	1,992.6	697

Required Balance of Rec Space : 1,992.6
 - 697 sf [Extra Space in Balcony]
 1,295.6 sf

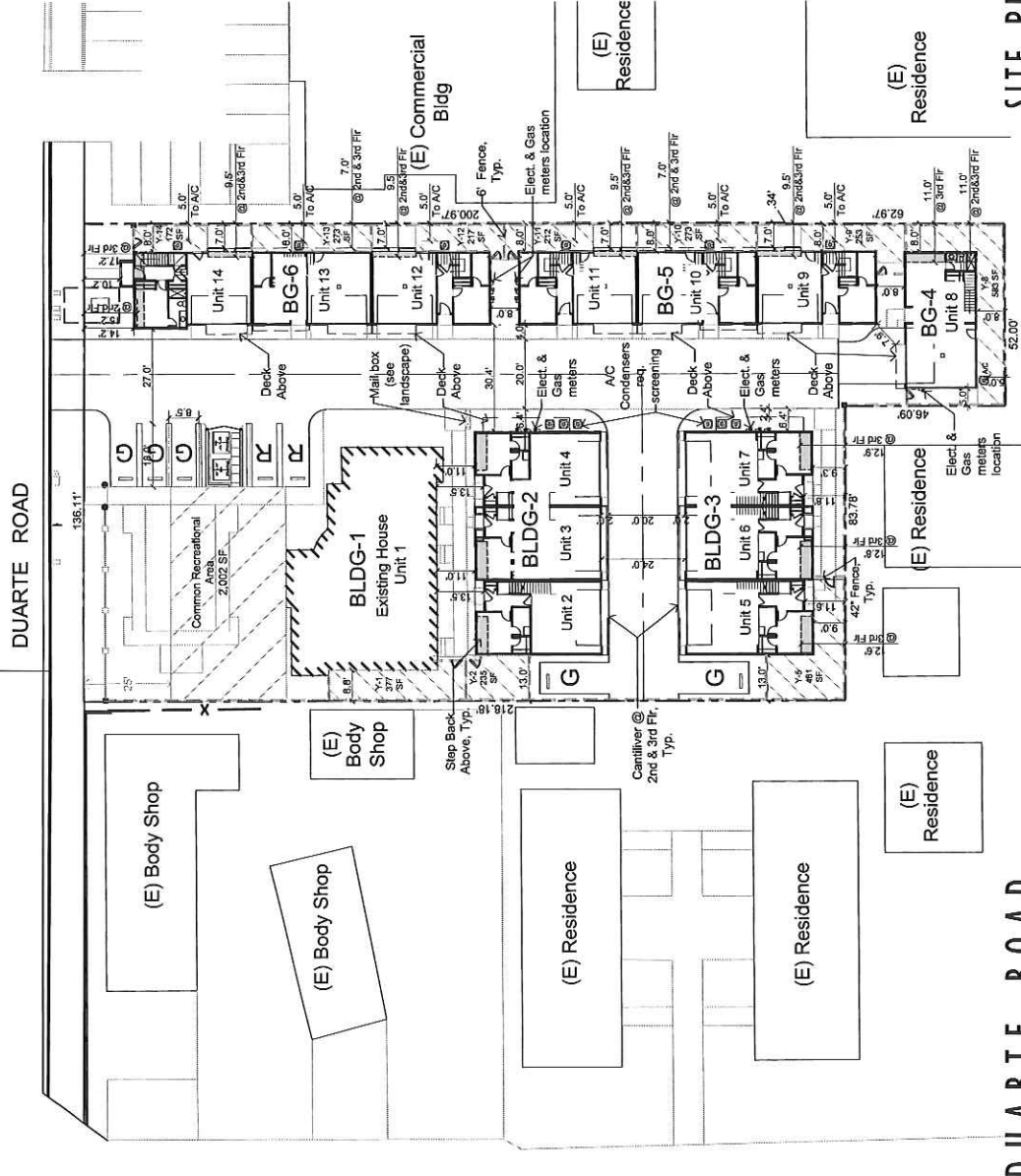
Common Recreational Spaces Provided: (20x20 Min.)
 2,002 sf

Summary of Areas:
 Site Area: 432,335
 Building Area: 411,839
 Drive Area & Parking: 3,787
 Open space provided: 17,694

Parking Dimensions:
 garage spaces (P1)
 garage spaces (P2)
 70 degree spaces

Setbacks Provided:
 10' (@ 1 story patch)
 14' (@ main bldg wall)
 1' to main building
 1' to Parking

Building Separation:
 8'
 Private Street Width:
 20'

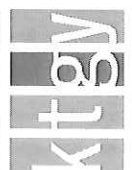
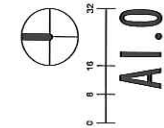


SITE PLAN

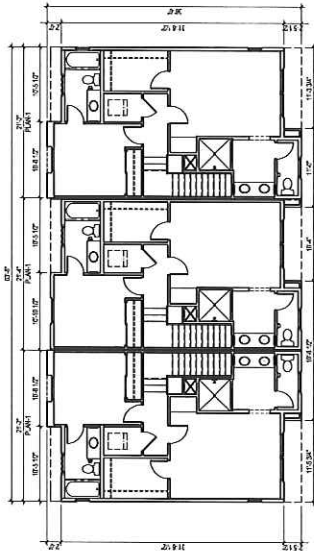
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 REF # 2114721

DUARTE ROAD

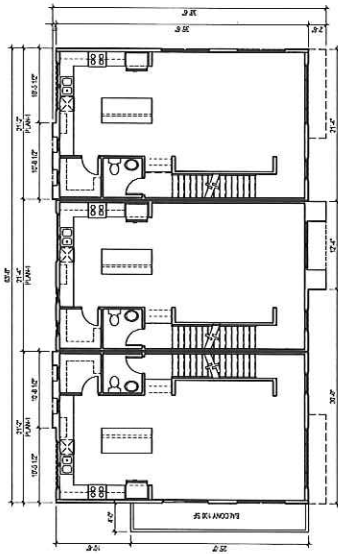
MJW Investments, LLC
 28 Monarch Bay Plaza, Suite Q
 Dana Point, CA
 92629



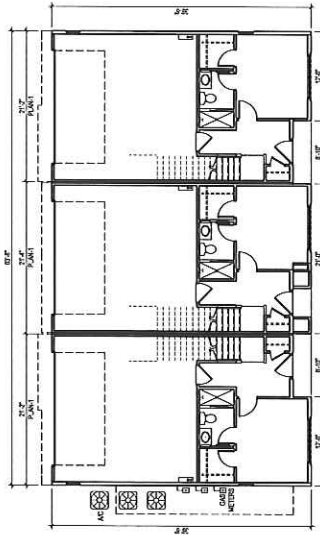
KTGY Group, Inc.
 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com



THIRD FLOOR

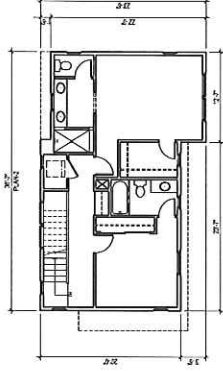


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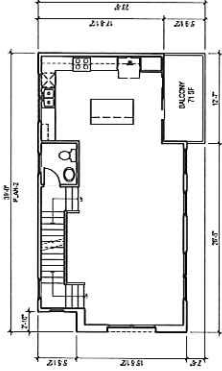


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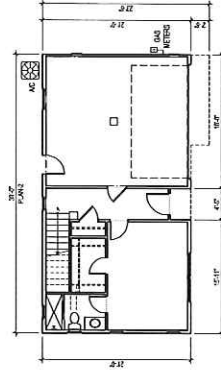
BLDG 2,3



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

BLDG 4

BUILDING 2,3 & 4

0 4 8 16
A2.0

DUARTE ROAD

MJW Investments, LLC
28 Monarch Bay Plaza, Suite Q
Dana Point, CA
92629



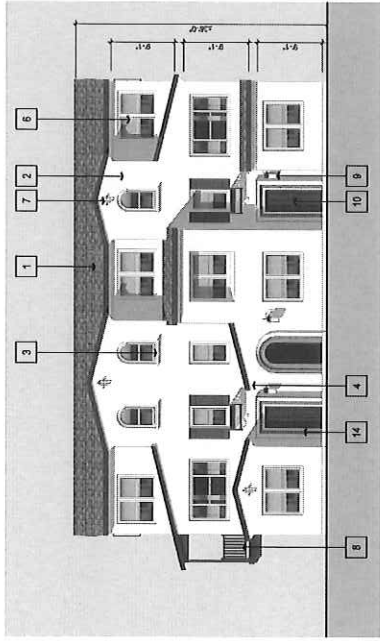
MW INVESTMENT GROUP

MONROVIA, CA 94015
TEL # 310.410.0000

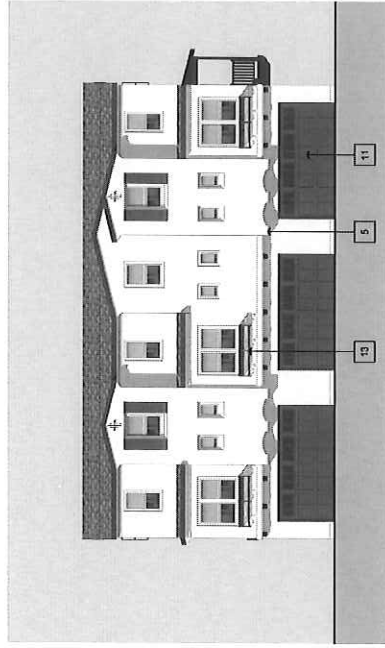
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



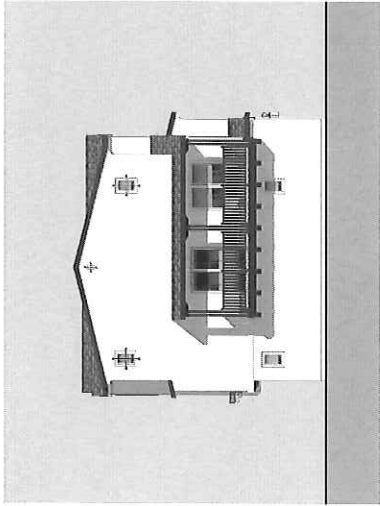
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2	STUCCO, LIGHT SAND FINISH
3	STUCCO, OFF FORM FINISH
4	DECORATIVE FOAM CORNICE
5	SHAVED FOAM CORBELS
6	WYCK CLADDING
7	DECORATIVE GABLE END DETAIL
8	WOOD Siding
9	SECONDARY EMPHATIC CORING
10	FINISH/PAINT EVERY DOOR
11	METAL SECTION GARAGE DOOR
12	VAULTED DOOR, PAINT TO MATCH ADJACENT
13	WEIGHTED IRON POT HOOK
14	DECORATIVE ACCENT TILE
15	WOOD SHUTTERS



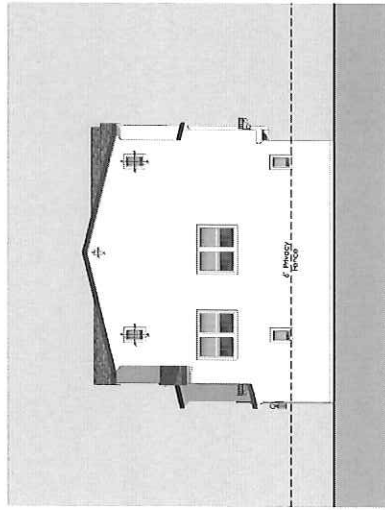
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

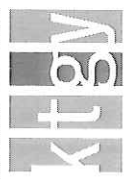


WEST ELEVATION



BUILDING 2 - ELEVATIONS

DUARTE ROAD



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 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com

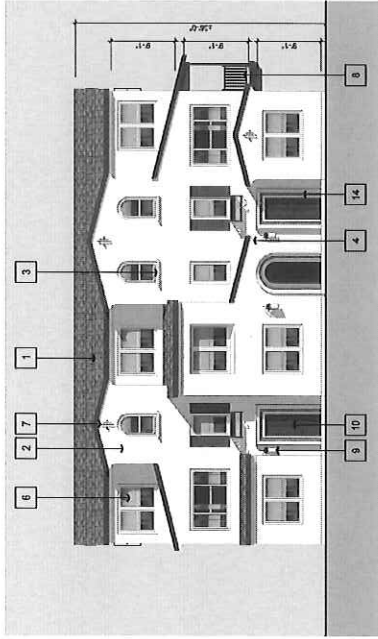
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 REF # 201402
 J04215

MJW Investments, LLC
 28 Monarch Bay Plaza, Suite Q
 Dana Point, CA
 92629

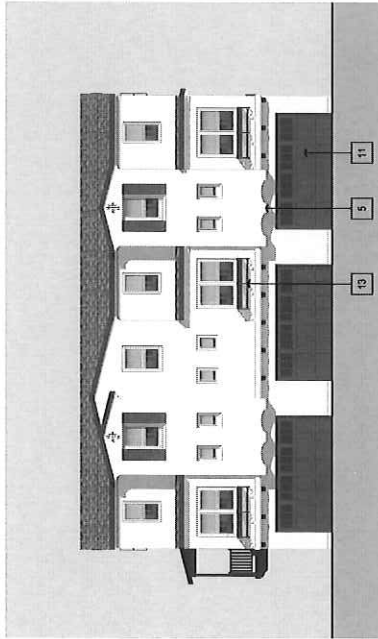


MW INVESTMENT GROUP

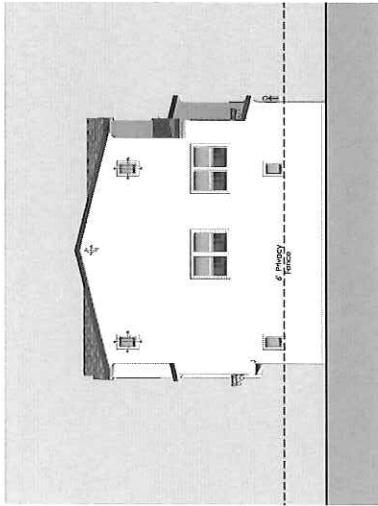
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3	STUCCO, OILY FURNITURE
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5	WOOD, 1" X 6" T&G
6	WOOD, 1" X 6" T&G
7	WOOD, 1" X 6" T&G
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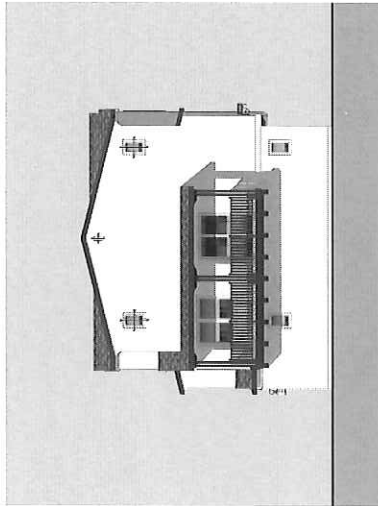
SOUTH ELEVATION



NORTH ELEVATION

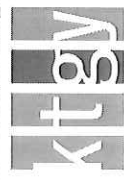


WEST ELEVATION



EAST ELEVATION

0 4 8 16
A2.2



BUILDING 3 - ELEVATIONS

DUARTE ROAD

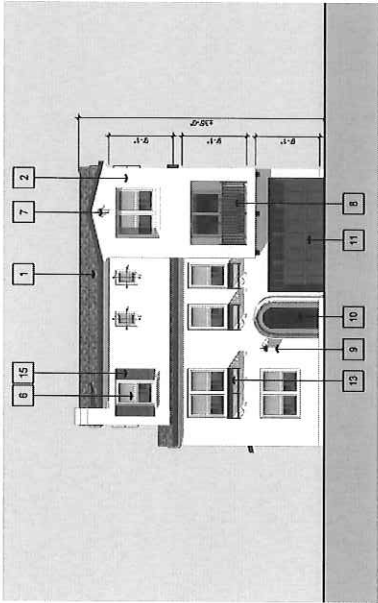
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

MONROVIA, CA 346015
ENR # 2014-012

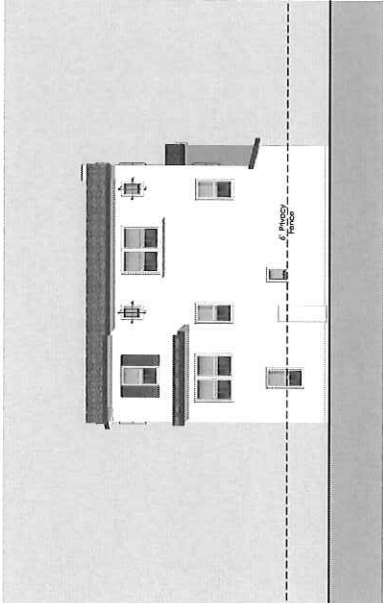
MJW Investments, LLC
28 Monarch Bay Plaza, Suite Q
Dana Point, CA
92629



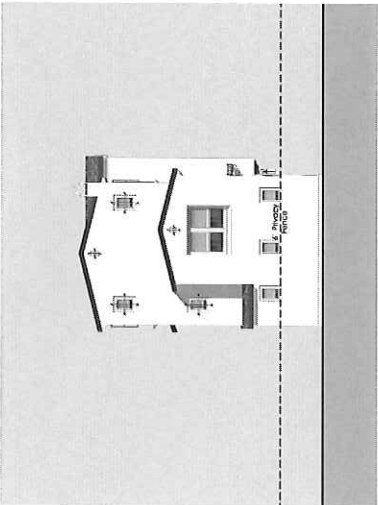
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2	FLUCCO, 1/2" SAND FINISH
3	FLUCCO, 1/2" SAND FINISH
4	ACCENTIVE STAIN CORNICE
5	SHAPED FOAM CORNICE
6	WHITE GLAZING
7	ACCENTIVE GRILLE AND DETAIL
8	WOOD PAINTING
9	RECREATIVE EXTERIOR LIGHTING
10	TRUSS/SLASH ENTRY DOOR
11	METAL SECTION DAMAGE DOOR
12	UTILITY DOOR, PAINT TO MATCH ADJACENT
13	WINDOFT, FISH HOT P-C/LP
14	ACCENTIVE ACENT TILE
15	WOOD PAINTER



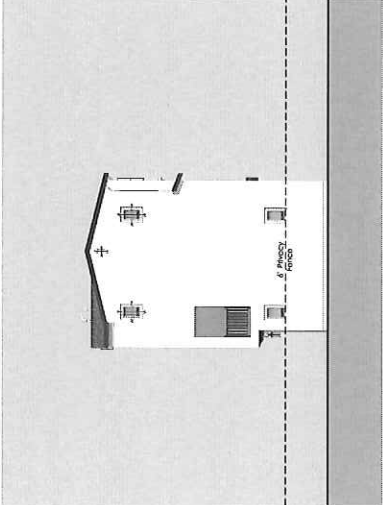
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

0 4 8 16
A2.3



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Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

BUILDING 4 - ELEVATIONS

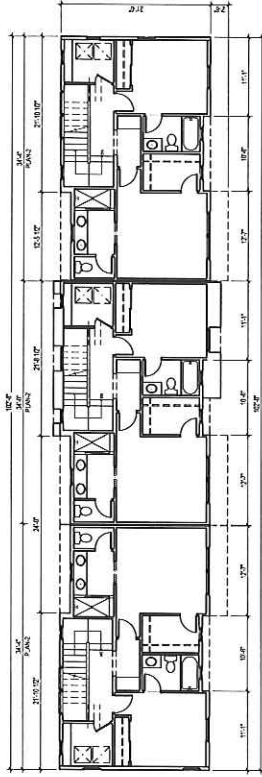
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REV # 2014-002

DUARTE ROAD

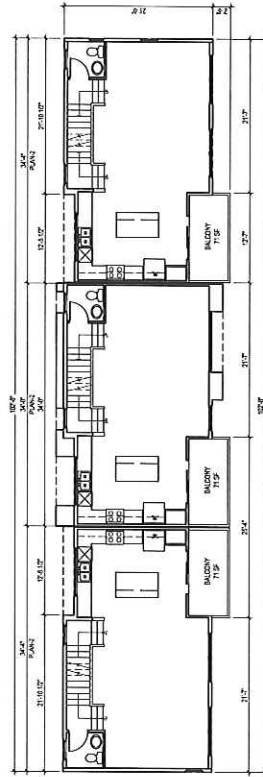
MJW Investments, LLC
28 Monarch Bay Plaza, Suite Q
Dana Point, CA
92629



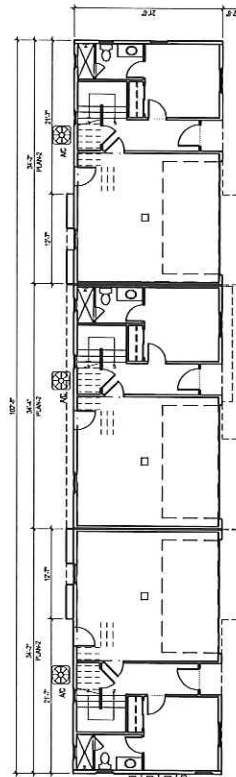
MW INVESTMENT GROUP



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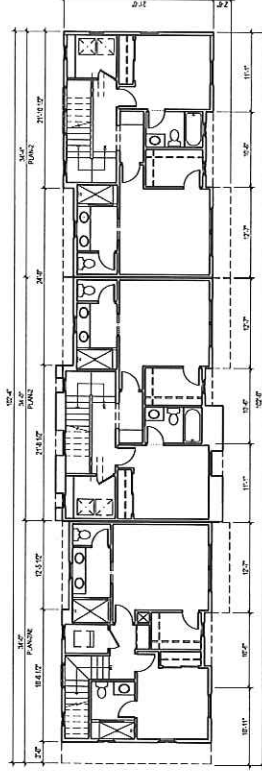


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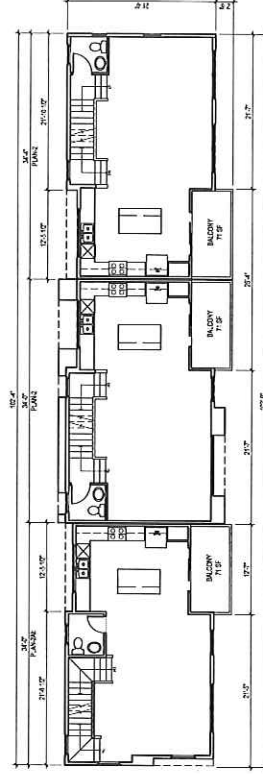


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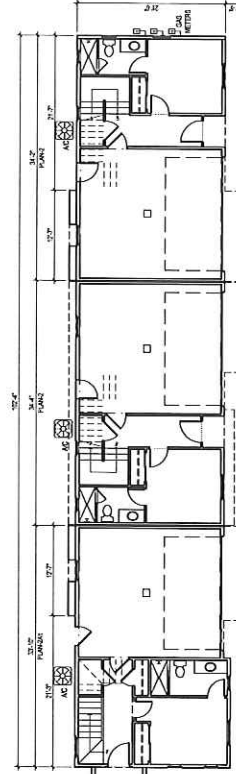
BLDG 5



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

BLDG 6

DUARTE ROAD

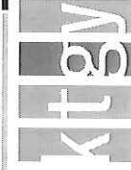
MJM Investments, LLC
 28 Monarch Bay Plaza, Suite Q
 Dana Point, CA
 92629



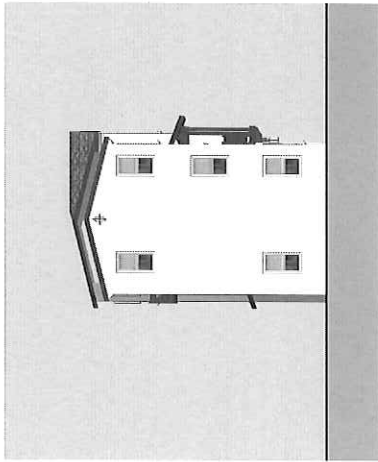
BUILDING 5&6

MONROVIA, CA 91015
 678 # 310422

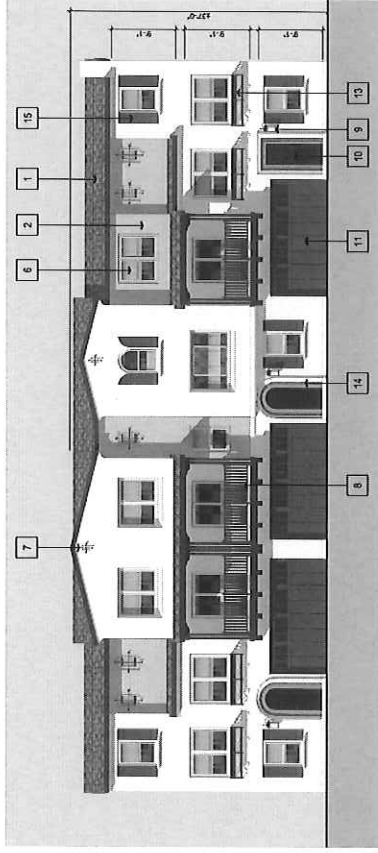
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 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com

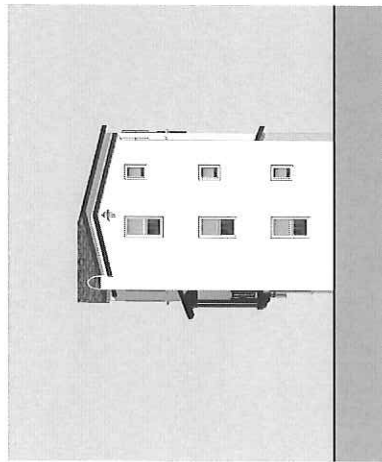


NORTH ELEVATION

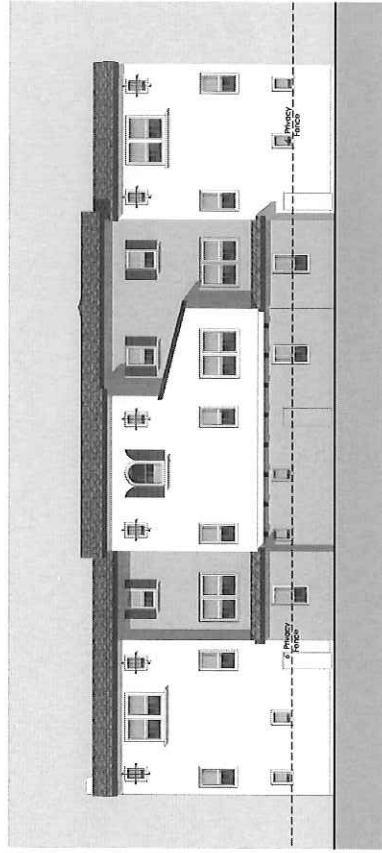


WEST ELEVATION

MATERIAL LEGEND	
1	TILE ROOFING, ASPHALT/FLT
2	STUCCO, LIGHT SAND FINISH
3	STUCCO, FINE FINISH
4	DECORATIVE FOAM CORNICE
5	SHARPO DASH CORBELS
6	UPVC CLADDING
7	DECORATIVE GABLE END DETAIL
8	WOOD Siding
9	DECORATIVE EXTENSION LIGHTING
10	FIBERGLASS ENTRY DOOR
11	METAL SECTION GARAGE DOOR
12	UTILITY ROOM PAINT TO MATCH ADJACENT
13	WROUGHT IRON RITE 2x12
14	DECORATIVE ACCENT TILE
15	WOOD SHAKER



SOUTH ELEVATION



EAST ELEVATION

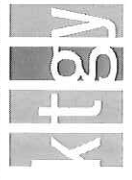
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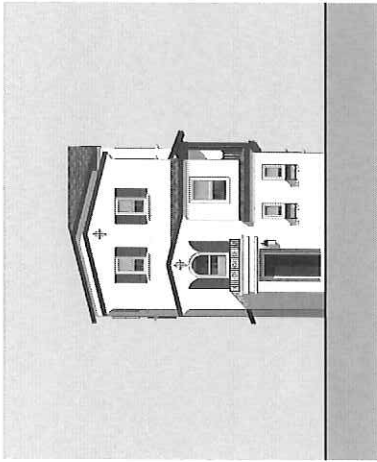
DUARTE ROAD

MW INVESTMENT GROUP
MW Investments, LLC
28 Monarch Bay Plaza, Suite Q
Dana Point, CA
92629

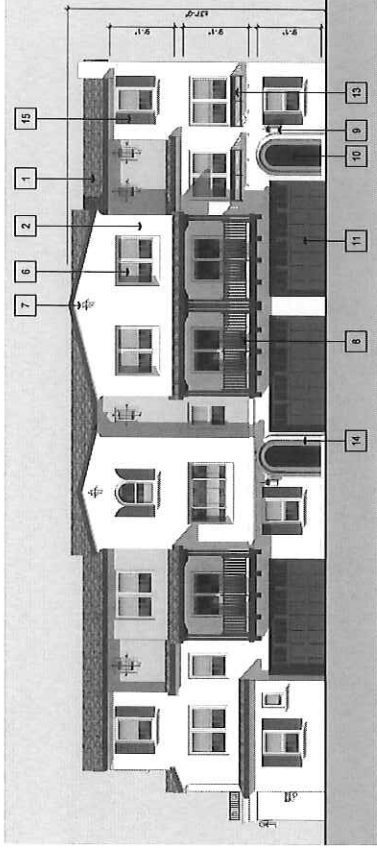
MONROVIA, CA
340015
MR P. SHARITZ

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Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
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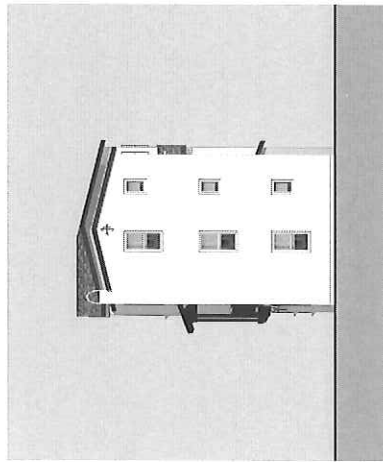


NORTH ELEVATION (FACING DUARTE RD)

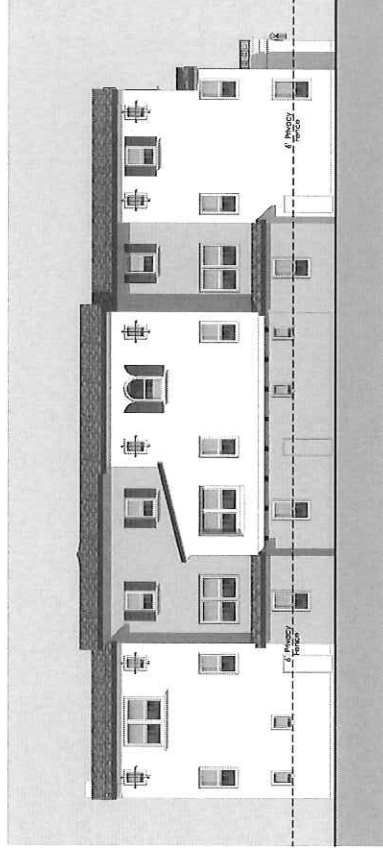


WEST ELEVATION

MATERIAL LEGEND	
1	3" TILE ROOFING, 4:12 PITCH UNDO
2	STUCCO, LIGHT SAND FINISH
3	STUCCO, OFF WHITE
4	DECORATIVE FOAM CORNICE
5	SHAPED FOAM CORBELLS
6	WALL GLAZING
7	DECORATIVE GABLE END DETAIL
8	WOOD SILLING
9	DECORATIVE EXTENSION LOGGING
10	FERRUGINOUS ENTRY DOOR
11	METAL SECTION GARAGE DOOR
12	UTILITY ROOM, FINISH TO MATCH ADJACENT
13	WROUGHT IRON W/ET SPLIT
14	DECORATIVE ACCENT TILE
15	WOOD SHUTTERS



SOUTH ELEVATION



EAST ELEVATION

DUARTE ROAD

MJW Investments, LLC
 28 Monarch Bay Plaza, Suite Q
 Dana Point, CA
 92629



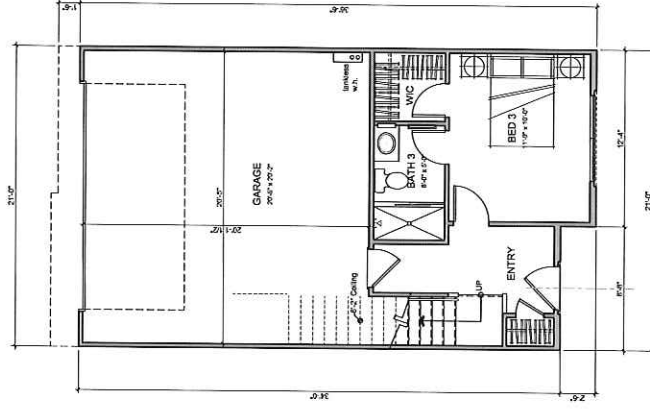
BUILDING 6 - ELEVATIONS

MONROVIA, CA 91015
 REG # 3114292

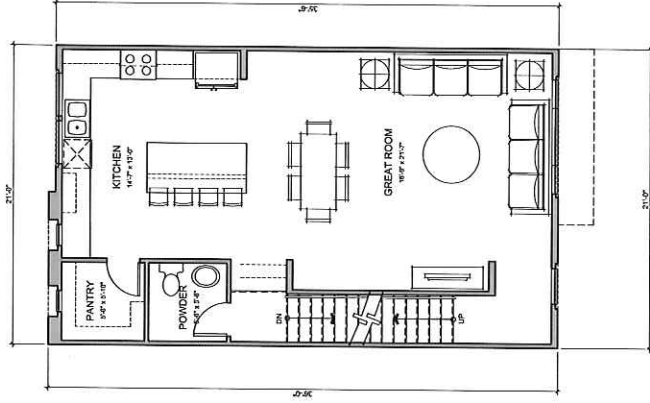
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 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com



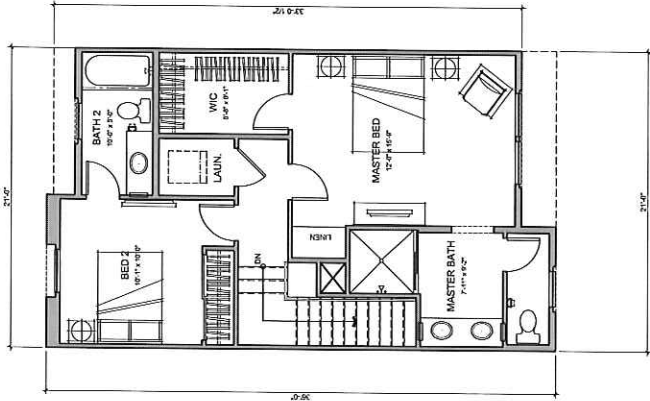
0 4 8 16
A2.6



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

GROSS SF	
1ST FLOOR	1,705 SQ. FT.
2ND FLOOR	378 SQ. FT.
3RD FLOOR	623 SQ. FT.
TOTAL LIVING	1,705 SQ. FT.
GARAGE	428 SQ. FT.

A3.0

PLAN I (3bdr/3.5ba)

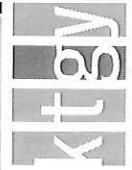
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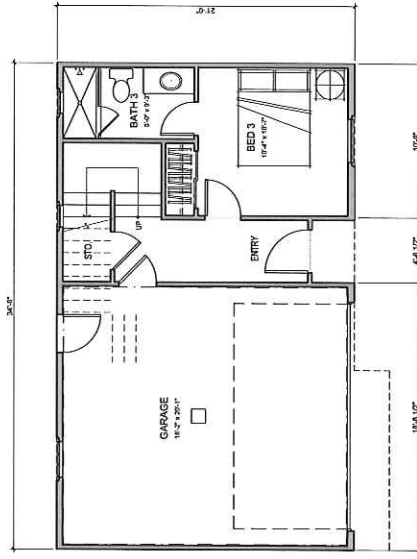
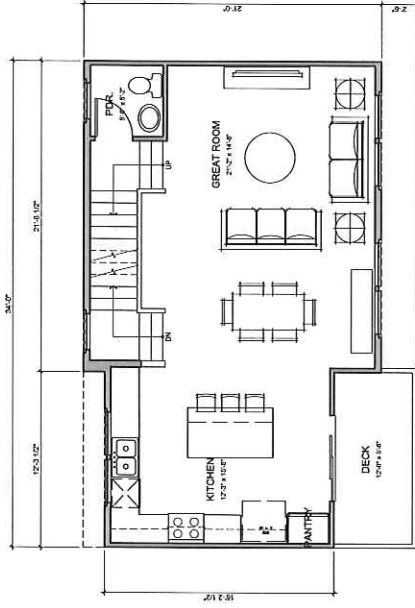
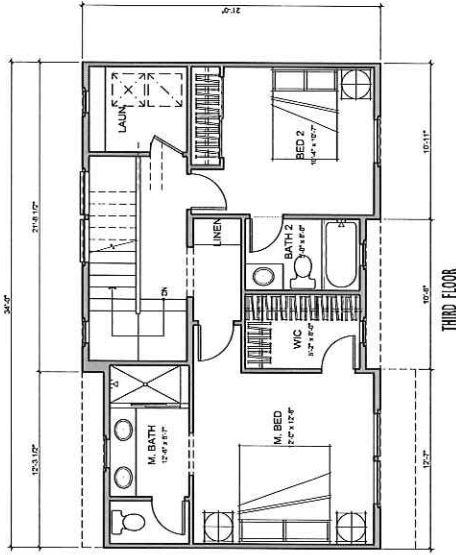
MW Investments, LLC
 28 Monarch Bay Plaza, Suite Q
 Dana Point, CA
 92629



MONROVIA, CA
 PROJ # 2014012

KTGY Group, Inc.
 Architecture-Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com





GROSS SF	
1ST FLOOR	417.50 FT.
2ND FLOOR	464.30 FT.
3RD FLOOR	464.30 FT.
TOTAL	1346.10 SQ. FT.
LIEN	1573 SQ. FT.
DECK	71.50 FT.
GARAGE	321.35 FT.

0 4 8 12
A3.1

PLAN 2 (3bdr/3.5ba)

DUARTE ROAD

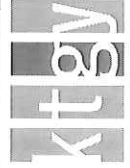
MJW Investments, LLC
28 Monarch Bay Plaza, Suite Q
Dana Point, CA
92629

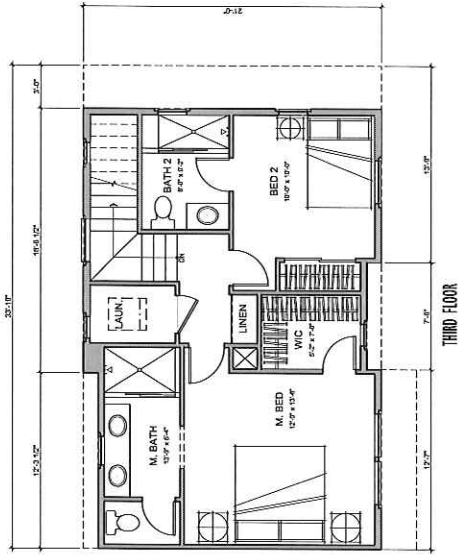
MONROVIA, CA
342015
REV # 214401

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

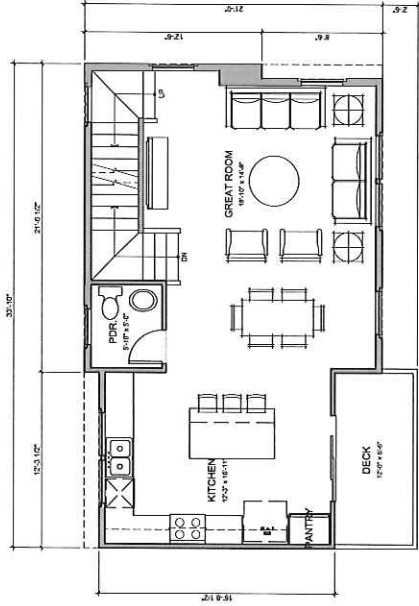


MW INVESTMENT GROUP

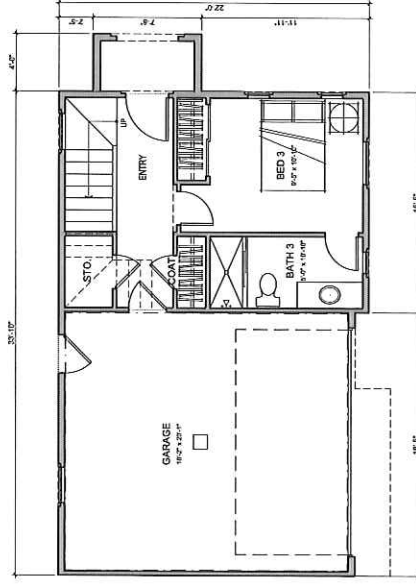




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

GROSS SF	
1ST FLOOR	330 SQ. FT.
2ND FLOOR	330 SQ. FT.
3RD FLOOR	330 SQ. FT.
TOTAL	1555 SQ. FT.
LAUN.	77 SQ. FT.
DECK	177 SQ. FT.
GARAGE	327 SQ. FT.

A3.2

PLAN 2-A (3bdr/3.5ba)

DUARTE ROAD

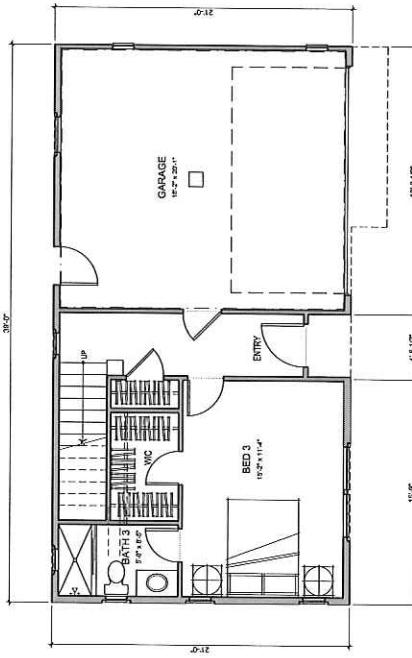
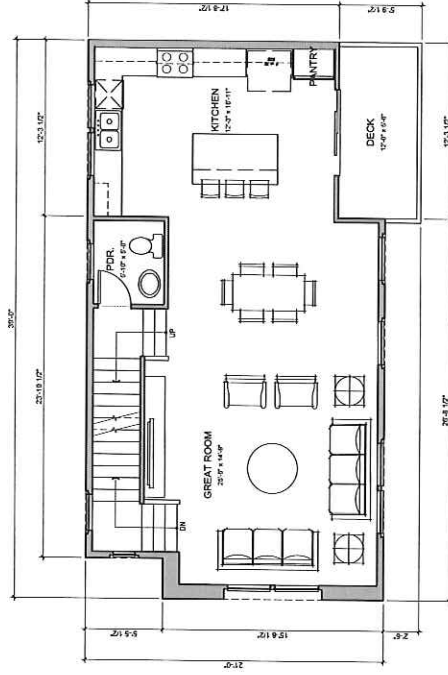
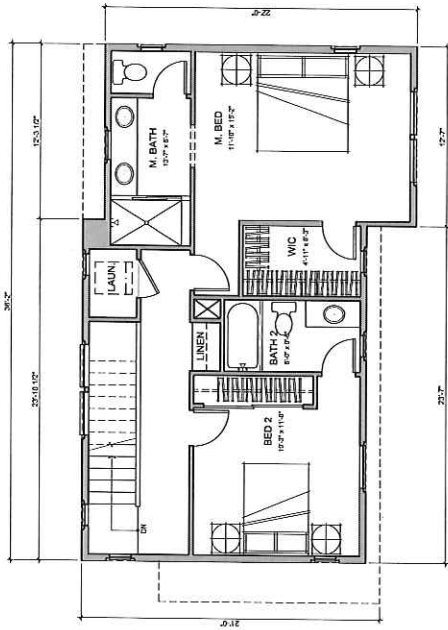
MJW Investments, LLC
 28 Monarch Bay Plaza, Suite Q
 Dana Point, CA
 92629



MONROVIA, CA 91705
 (916) 234-4422

KTGY Group, Inc.
 Architecture+Planning
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 Irvine, CA 92614
 949.851.2133
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GROSS SF	
1ST FLOOR	418.50 S.F.
2ND FLOOR	792.50 S.F.
TOTAL	1211.00 S.F.
LIVING	483.50 S.F.
DECK	71.50 S.F.
GARAGE	357.50 S.F.

A3.3

PLAN 2-B (3bdr/3.5ba)

DUARTE ROAD

MW Investments, LLC
 28 Monarch Bay Plaza, Suite Q
 Dana Point, CA
 92629



MW INVESTMENT GROUP

MONROVIA, CA 31/015
 TR # 201432

KTGY Group, Inc.
 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com





DUARTE ROAD

MJW Investments, LLC
 28 Monarch Bay Plaza, Suite Q
 Dana Point, CA
 92629



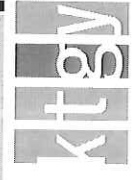
MW INVESTMENT GROUP

A4.0

EXISTING HISTORICAL HOUSE

MONROVIA, CA
 34/0815
 08 # 3014702

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 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com



TENTATIVE TRACT NO. 73396

IN THE CITY OF MONROVIA
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 BEING A PROPOSED SUBDIVISION OF PORTIONS OF LOTS 6 AND 7 OF THE E.H. GIBER TRACT,
 AS SHOWN ON THE MAP RECORDED IN BOOK 23, PAGE 40 OF MAPS, IN THE OFFICE OF THE COUNTY
 RECORDER OF SAID COUNTY

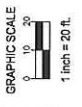
MARCH 2015
 FOR CONDOMINIUM PURPOSES

OWNER:
 BARRY J. COOPER
 13414 OAK RIDGE DRIVE
 SANTA ANA, CA 92705
 (714) 516-1122

SUBDIVIDER:
 M.J.W. AND ASSOCIATES, L.L.C.
 1274 GLENHILL STREET, SUITE 200
 LAGUNA BEACH, CA 92651
 (949) 724-2270

- NOTES:**
- SOURCE OF WATER:
 - TYPE OF WATER:
 - SOURCE OF ELECTRICAL:
 - SOURCE OF GAS:
 - SOURCE OF TELEPHONE:
 - TYPE OF TELEPHONE:
 - ASSIGNMENT PARCEL NO. 3:
 - TOTAL GROSS AREA OF SITE:
 - NET GROSS AREA OF SITE:
 - PROPOSED AND EXISTING UTILITIES:
 - PROPOSED ADDRESS:

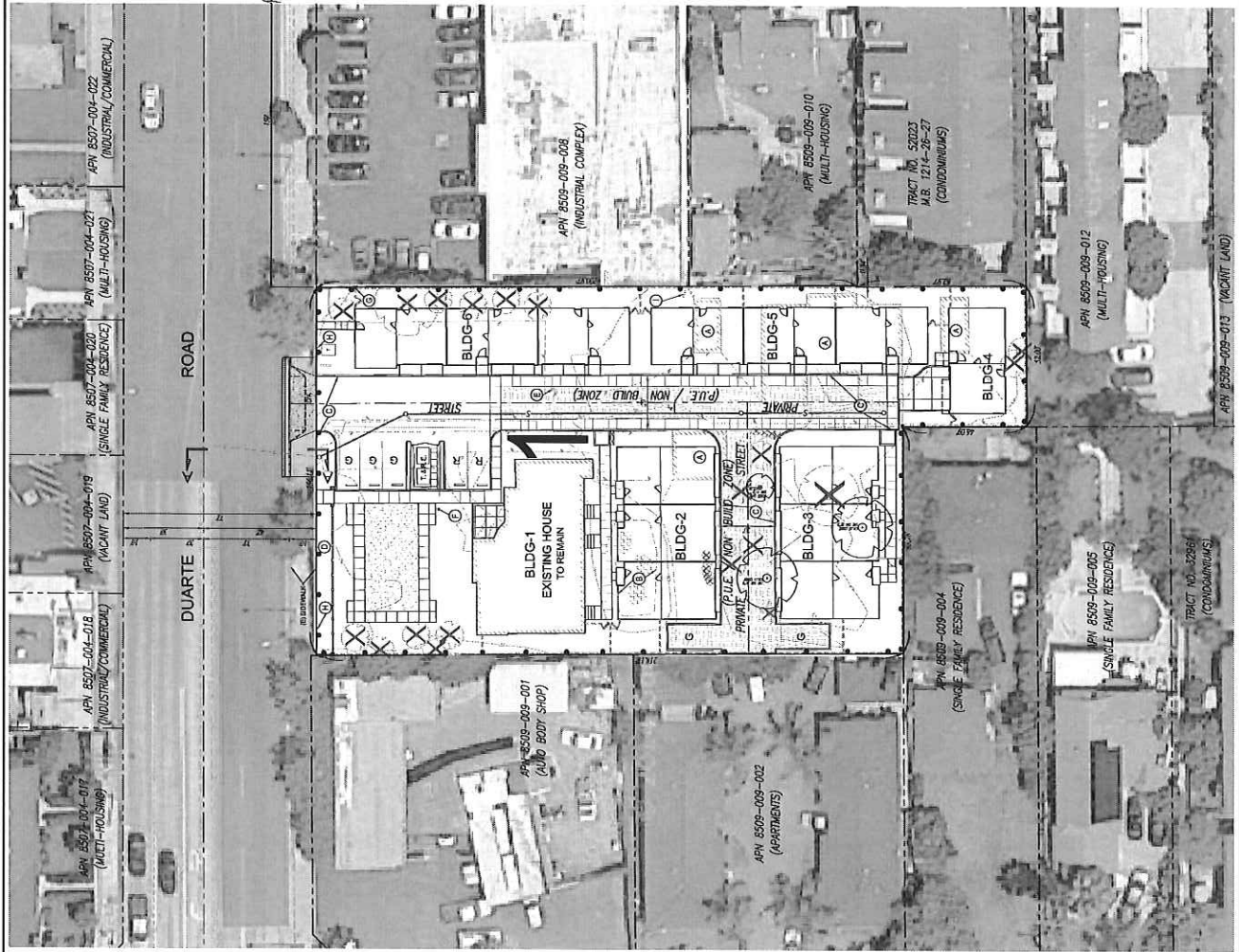
CITY OF MONROVIA
 50 CALIFORNIA
 30 CAL OAG
 07/00/03 3.07
 0.74 ACRES
 2483 DELICHERIE ST 2014
 402 4.48 N. DUARTE RD 40



SECTION A-A
 TYPICAL SOUTH HALF
 DUARTE ROAD



PREPARED UNDER THE SUPERVISION OF:
ANDREASSEN ENGINEERING, INC.
 3800 HOLLY PARK AVENUE, SUITE 100, CALIFORNIA, CALIFORNIA 91744
 (909) 833-1595 • FAX # (909) 807-0016
 DRAWING DATE: MARCH 2, 2015



UNIT NO.	PLAN #	UNIT GROSS SF	TOTAL UNIT SF
01	1	1,275	12,750
02	2	1,275	12,750
03	3	1,275	12,750
04	4	1,275	12,750
05	5	1,275	12,750
06	6	1,275	12,750
07	7	1,275	12,750
08	8	1,275	12,750
09	9	1,275	12,750
10	10	1,275	12,750
11	11	1,275	12,750
12	12	1,275	12,750
13	13	1,275	12,750
14	14	1,275	12,750
TOTAL		17,250	172,500

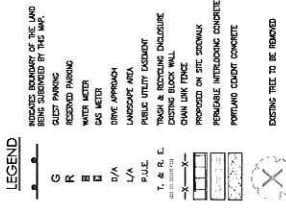
17' X 20'
 GARAGE SPACES (PT)
 8' X 20'
 6' X 11'

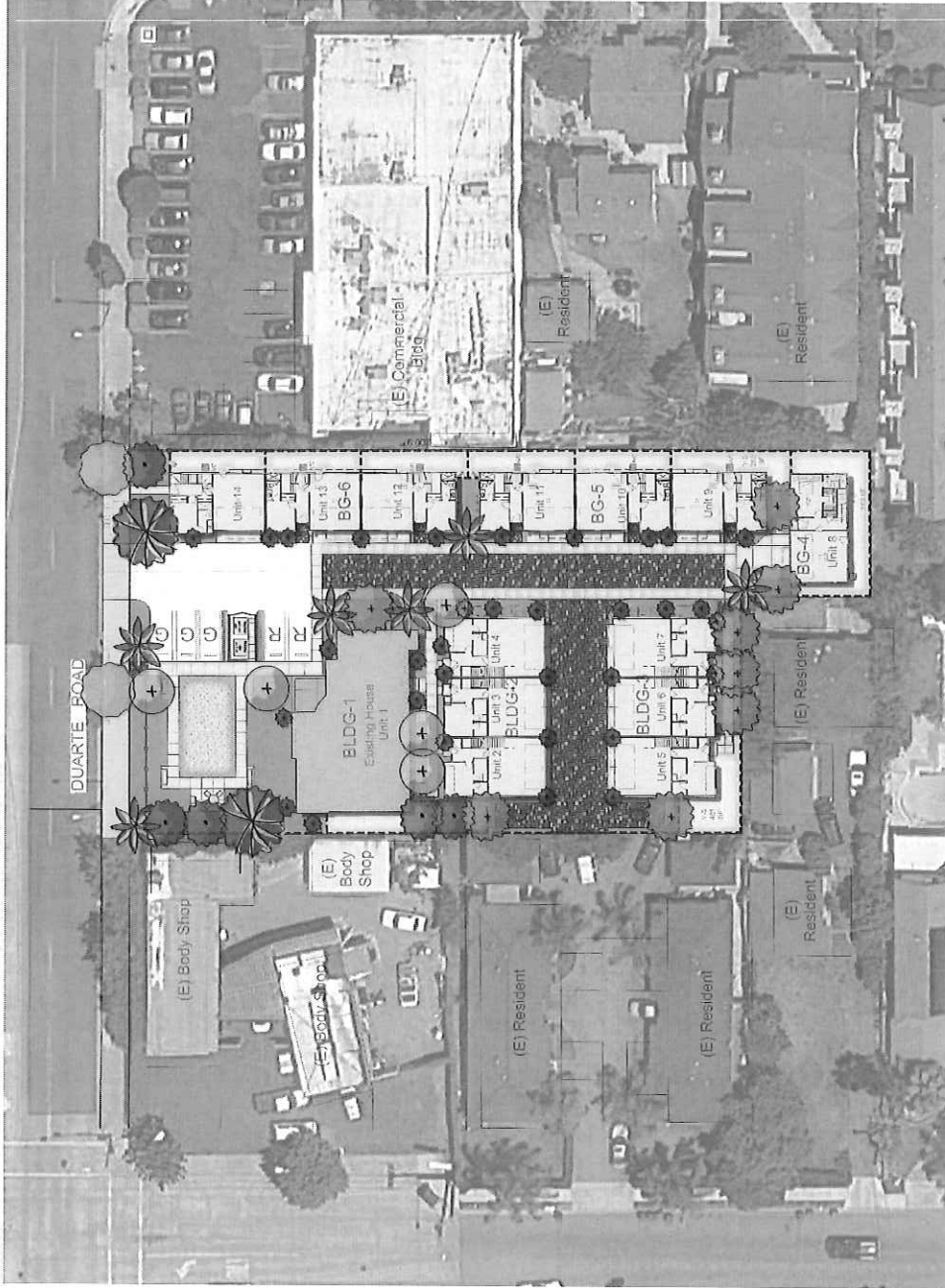
14' IF MIN TO BUILDING
 1' TO PARKING

BUILDING SEPARATION:
 PRIVATE STREET WIDTH: 8'
 20'

24' MIN. CLEARANCE
 BUILDING AREA: 32,235
 BLDG. AREA: 11,839
 DRIVEWAY AREA AND PARKING: 7,647
 OPEN SPACE PROFILE: 12,809

- NOTES:**
- INDICATES EXISTING HOUSEHOLDING TO BE REMOVED
 - INDICATES EXISTING SWIMMING POOL TO BE REMOVED
 - INDICATES EXISTING PRIVATE DRIVEWAY AND PUBLIC UTILITY EASEMENT
 - INDICATES ADDITIONAL AREA OF DESIGNATION TO BE REMOVED/RELOCATED
 - INDICATES EXISTING FLAG AND POLE TO BE REMOVED
 - INDICATES EXISTING UTILITY POLE TO BE REMOVED
 - INDICATES EXISTING WALL TO BE REMOVED
 - INDICATES EXISTING UTILITY POLE TO BE REMOVED





Rendered Site Plan



Walbern Developments

34 - City Sec | Project No. W0020
Date: Mar. 04, 2015

L-1

Duarte Road - Monrovia

studio
PAD



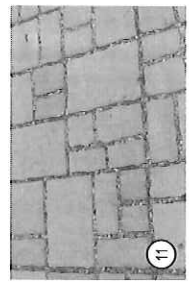
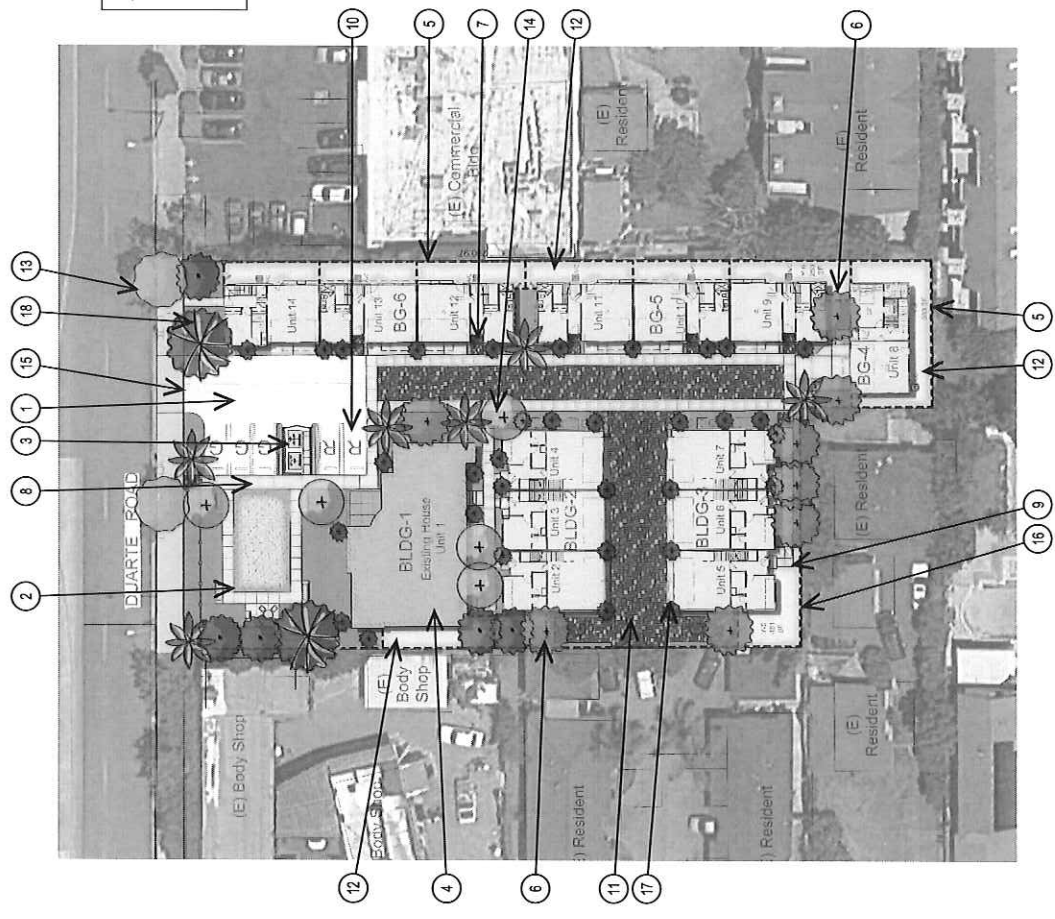
LANDSCAPE CONCEPT

To provide a water-sensitive community landscape that incorporates water-wise plants and irrigation system that is affordable and easy to maintain for the homeowner's association.

The landscape palette will include a judicious combination and balance of low water grasses and succulents along with some medium water shrubs for shaded areas. The common area planting areas will be supported by underground drip and tubing irrigation to complement the various low and medium hydrozones. Only a small lawn / turf area is being designed for local passive and active uses.

LEGEND

1. Project entry with guest parking.
2. Commonly open space with passive lawn, free standing BBQ and bench seating.
3. Trash enclosure with wood trellis - design to complement existing houses. Vines planted on the sides to help soften the walls adjacent to parking.
4. Proposed wall / fence per Wall & Fence Plan.
5. Existing building to remain.
6. Proposed tree per Planting Plan.
7. Enhanced paving at unit entries.
8. Wide community concrete walk.
9. Wide home parking stalls.
10. Permeable concrete pavers in driveway.
11. Private yard, homeowner maintained.
12. Existing parkway street tree to remain.
13. Mailbox cluster box units, per local USFS specifications. Box units design to complement existing building.
14. City R.O.W.
15. Property line.
16. Proposed walkways.
17. Proposed transformer, screened with evergreen hedges.



Schematic Landscape Plan

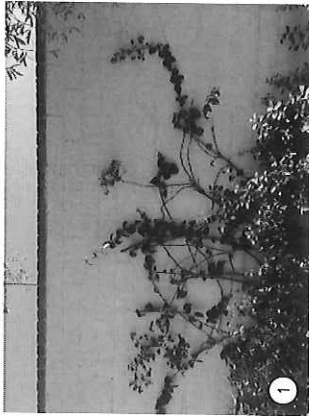
Walbern Developments

3rd-City Sub | Project No: W003-D | Date: Mar. 04, 2015 | L-2

Duarte Road - Monrovia PAD

studio
LANDSCAPE ARCHITECTURE





1
Brick wall & plaster cap (reddish cobble) to match existing building's red roof tile.

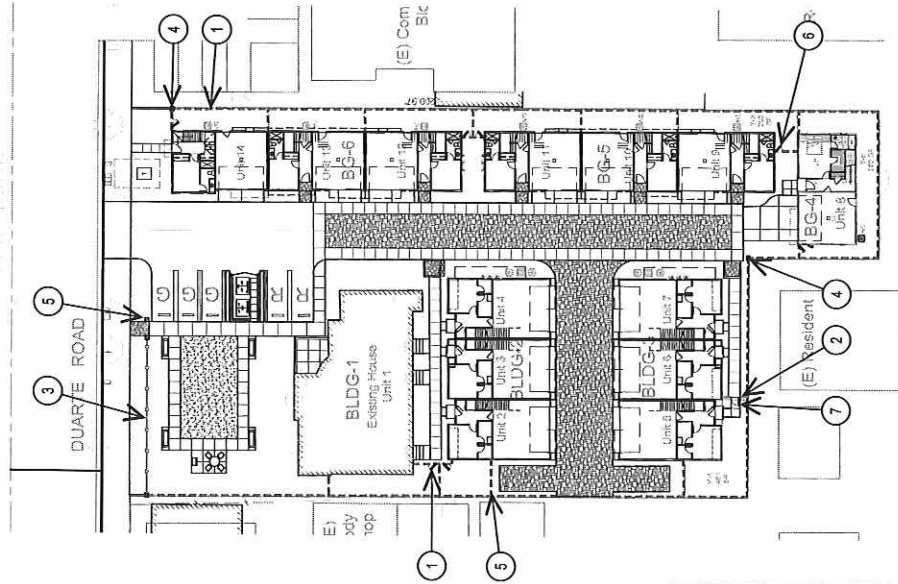


2



3

4
Slump brick wall with sack finish and painted white to match existing building.



WALL LEGEND

- 1 6" High slump wall with brick cap. White to match Existing House. Yard fences to be wood or vinyl.
- 2 6" High slump stone wall (2) with 1.5 fence (2). White to match Existing House. Fence to be metalized and painted. Yard fences can also be wood or vinyl.
- 3 4" High 1.5 fence. Fence to be metalized and painted. Color to be dark bronze.
- 4 6" High slump plaster with brick cap. White to match Existing House.
- 5 4" High slump plaster with brick cap. White to match Existing House.
- 6 6" High wood or vinyl yard gate. Color to be dark brown stain.
- 7 3" High metal (T.S.), wood or vinyl patio gate. Color to be dark bronze.



4



5



6



Schematic Wall & Fence Plan

Walbern Developments

347 - City Sta | Project No.: W003-D
Date: Mar. 04, 2015

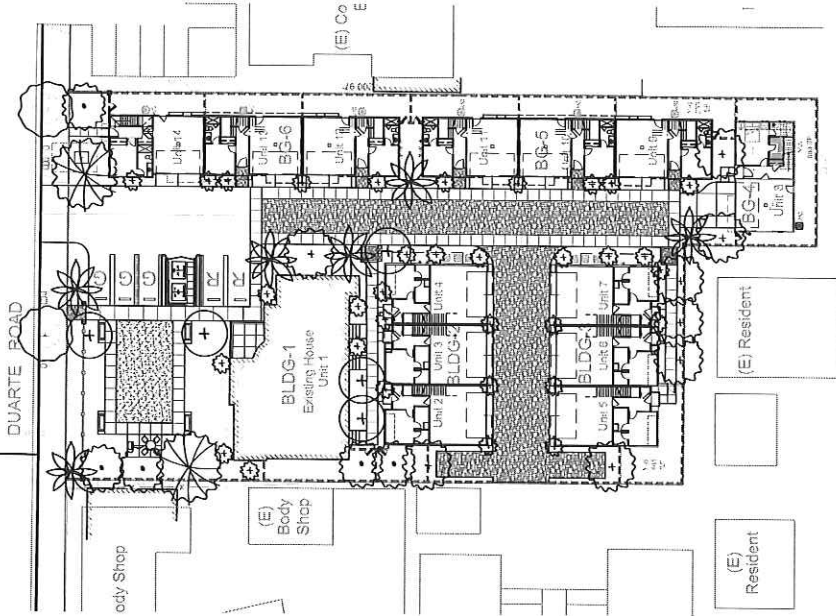
L-3

Duarte Road - Monrovia

studio
PAD

SHRUBS and GROUND COVER

- Agave
- Angelica
- Albizia
- Bougainvillea
- Buddleja 'Purple Haze'
- Bauhinia
- Banksia 'Green Beauty'
- Callistemon 'Little John'
- Carex
- Carex m. 'Green Carpet'
- Corymbia australis 'Jelly'
- Crinum 'Pink Passion'
- Dieris longistylus
- Dioscorea cooperi
- Dymalis margaritae
- Hemiphaedra 'Wabara Jubilee'
- Ilex
- Ligustrum japonicum 'Teaum'*
- Nerita pulchra
- Muhlenbergia rigida
- Philadelphus 'Wheeler's Dwarf'
- Rhipidophyllum 'India Chai'
- Rhus excelsa
- Rosa sp.
- Rourea p. 'Huntington Carpet'
- Sambucus officinalis 'Tuscan Blue'
- Senecio sp.
- Trochopogon japonicus
- Xyris compacta
- Yucca
- Bougainvillea
- White Bower Vine
- Sar Jabine



- NOTES:**
- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB 681).
 - Transformers, back-flow preventers, & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
 - Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.

PLANTING LEGEND

Symbol	Type/Form	Suggestions	Trunk	Size	WUCOL	Qty.
	PALMS					
	Vertical	Phoenix dischlytra (Date Palm)	Single	8-10' BT	Low	6
	TREES					
	Spoutem	Olive sp. (Fruitless Olive) Magnolia Sommers Samual Southern Magnolia	Single	BBB 35' Box	Low Med	2
	Medium Evergreen	Agave flexosa (Pogonip Tree) Gelera parviflora (Australian Willow) Rhus lancea (African Sumac)	Single	15 Gal	Med Low	8
	Small Deciduous	Lagerstromia l. 'Natchez' (White Crap Myrtle)	Single	24' Box	Med	5
	Vertical Buffer	Melaleuca eucalyptensis (Paperbark Melaleuca) Tristania conferta (Bibbans Box)	Single	15 Gal	Med	5
	Columnar	Cupressus sempervirens 'Tiny Tower' (Tiny Tower Italian Cypress) Juniperus 'Sky Rocket' (Sky Rocket Juniper) Podocarpus macrophyllus (Yew Pine)	Single	15 Gal	Low Med Med	33
	Street Tree	Parkway trees per City of Monrovia Tree Master Plan	Single	24' Box	Med	2



Schematic Planting Plan

Duarte Road - Monrovia

Protected Tree Report: Tree Survey, Encroachment, Protection and Mitigation

430, 432 & 438 W. Duarte Road
Monrovia, CA 91016

Prepared For: Matthew J. Waken
Walbern Developments USA, Inc.
1278 Glenneyre Street, Suite 439
Laguna Beach, CA. 92651
Tel: (949)276-7570
Email: Matt@Walbern.com

Prepared By: Michael Crane
Arbor Care, Inc.
P.O. Box 51122
Pasadena, CA 91115
Tel: (626) 737-4007
Fax: (626) 737-4007
Email: info@arborcareinc.net

January 2015

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Appendix B – Mitigation Plan	13
Author’s Certifications	17
Certification of Performance	18
Topographic Site Plan.....	Pocket at back

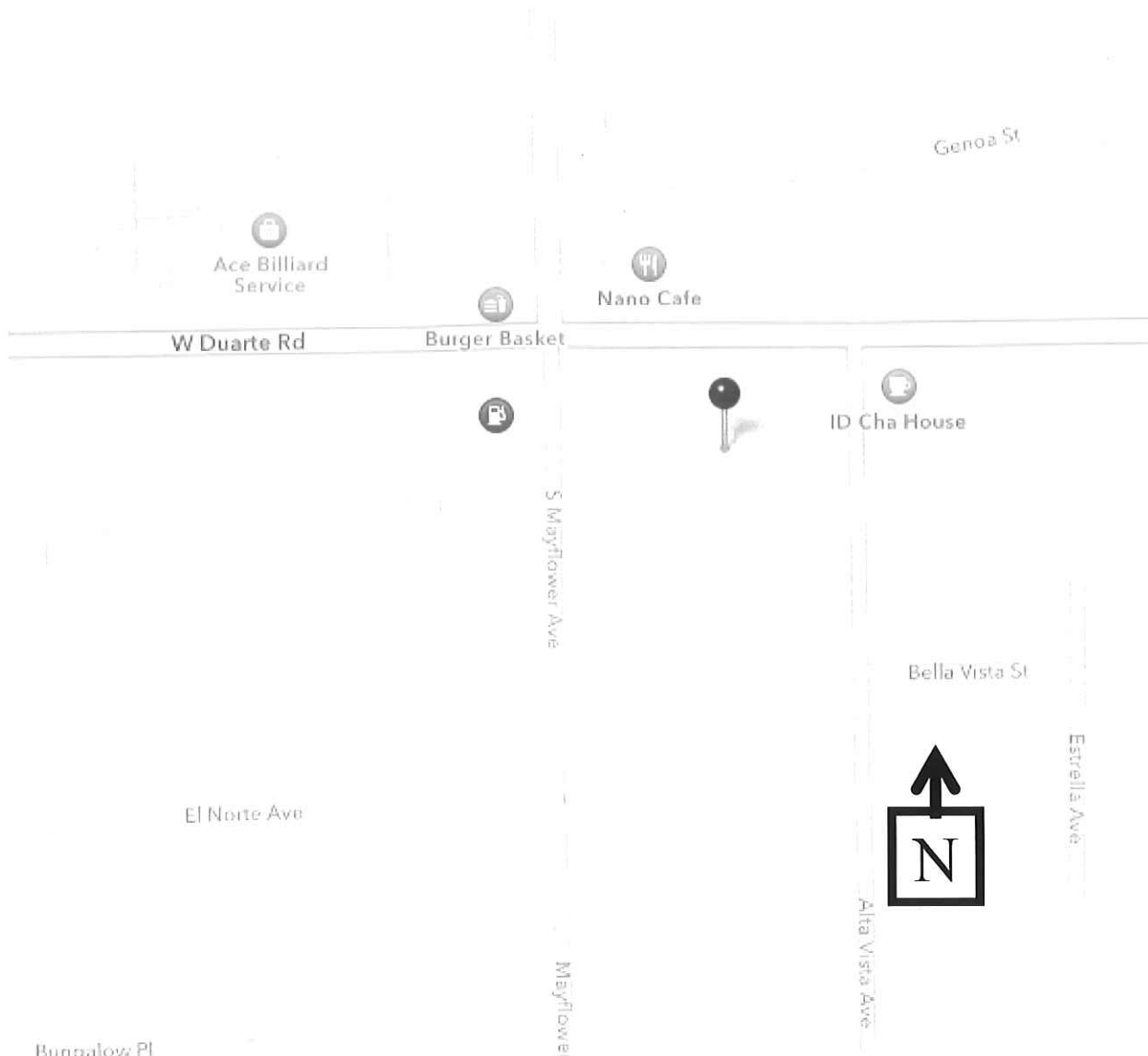
SUMMARY OF DATA

Total number of healthy Protected Trees on property including street trees located in the adjacent public right-of-way area	3
Total number of off-site Protected Trees with canopies (driplines) encroaching onto the property	0
Total number of diseased/hazardous Protected Trees on site proposed for removal	0
Total number of healthy Protected Trees to be preserved	0
Total number of healthy Protected Trees to be removed	3
Total number of Protected Trees that will be preserved, which will be impacted by construction within dripline (encroached)	0
Total number of Protected Trees with no dripline encroachments	0
Total number of proposed mitigation trees to be planted on site	55
(Mitigation trees are of various species and sizes)	

BACKGROUND & PURPOSE

I was retained by the Project Manager, Mr. Matthew Waken of Walbern Developments, Inc. to be the consulting arborist for the planned redevelopment of the properties located at 430, 432 and 438 W. Duarte Road. There are Protected Trees located on the property. The proposed construction will impact these trees and this report will serve to both notify the City of Monrovia Planning Division of the extent of the potential impacts. As part of my preparation for this report I made a site visit to the property on January 16, 2015. I met with Mr. Waken at that time to view and discuss the proposed construction plans as they relate to Protected Oak Trees.

PROJECT LOCATION, DESCRIPTION & TREE ORDINANCE



The subject properties are located just east of S. Mayflower. Above map courtesy of Apple Maps.

The three individual properties are all connected and accessed from a central driveway entrance. They consist of one story single-family residences that appear to be in fair condition. One of the homes is considered to have historical or cultural significance and will be preserved and restored. The other home will be demolished and the property redeveloped with condominium units.

The landscape is maintained and is in fair condition. The trees on the property, including the Protected Trees appear to be in good health and fair to poor structural conditions. They will be impacted by the planned construction and are proposed for removal and replacement.



This aerial view (courtesy of Apple Maps) has been illustrated to show the approximate boundary lines (orange). The locations of the Protected Oak Trees are numbered in yellow.

City of Monrovia Oak Tree Ordinance

Preserving Our Oaks

In an effort to save our oak trees for future generations, the City of Monrovia has adopted an oak tree preservation plan, found in Section 17.20.040 of the Monrovia Municipal Code. This code identifies which trees are subject to the ordinance and when a permit for removal or trimming is required.

Which Trees Does the Ordinance Cover?

The City of Monrovia's oak tree preservation ordinance was enacted to establish regulations for the protection of oak trees within the city. Oak trees that are subject to the ordinance are the following:

- Any trees in the oak family that measure ten inches in diameter or more at two feet above the level ground
- Oak trees located in the front yard or street facing side yard of single-family properties
- All oak trees located in the multiple-family, commercial or industrial zones (exception are single-family developed properties where no additional development is proposed are subject to same conditions as single-family zoned properties)
- All oak trees on vacant lots
- All oak trees indicated on an oak tree preservation plan

When Do I Need A Permit?

An oak tree preservation permit is needed when any of the oak trees that meet the above conditions are:

- To be cut to the ground, completely extracted or killed or removed by any means.
- Removal of live tissue for the purpose of altering the appearance of an oak tree shall not be allowed. Therefore, ornamental pruning, thinning out, heading up, or any other similar pruning which involves the removal of live tissue is not permitted. However, deadwooding an oak tree is allowed and self-explanatory in that no live tissue is allowed to be removed .
- If irrigation is to be installed or grading (cutting or filling) is to take place within the drip line of the tree

FIELD OBSERVATIONS & DESIGN ANALYSIS

Refer to Site Plan / Conceptual Planting Plan located in pocket at back of this report, Tree Characteristics and Health Matrix on page 6, Construction Impacts Matrix on page 7 and Photos in Appendix A, page 9.

Analysis regarding rootzone impacts are based on the type of impact, e.g, soil compaction, grading, and excavation; as well as the distance from the trunk that the impacts will occur. It is commonly accepted among professional arborists that a distance equal to three times a trunk's diameter contains the structural roots responsible for keeping the tree upright. This critical rootzone area is defined as the root plate. Beyond the root plate the roots typically taper off into smaller, less significant sizes. These smaller roots are usually two inches in diameter or smaller and make up the rootmass responsible for water and nutrient uptake. Although roots of these sizes can be cut without significantly impacting health and stability it is advised that no more than 30 percent of the rootmass within the dripline is severed. The bulk of the rootmass is located within the top three feet of soil and root growth slows or halts when soil bulk density exceeds 1.60 g/cm^3 for most soils.

Tree #1 – 34” Coast Live Oak: The footprint of Building 2 is planned to be located within three feet of the trunk on its north side. An assumed five-foot overexcavation for the building's foundation will occur in the tree's location. It will require removal.

The tree appears to be in good health with no signs or symptoms of harmful disease or excessive decay. It has good structure aside from a couple of large scaffold branches that have semi-weak attachments, with ridges of included bark at the points of attachment.

Tree #2 – 22” Coast Live Oak: The footprint of Building 3 is planned to be located where the tree is located. It will require removal.

The tree appears to be in good health with no signs or symptoms of harmful disease or excessive decay. It has poor structure, as it has an asymmetric crown as a result of it developing a co-dominant to suppressed canopy. It also has a central leader that appears to have been previously headed or experienced a partial failure many years ago.

Tree #3 – 11” Coast Live Oak: The footprint of Building 2 is planned to be located within one foot of the trunk on its north side. An assumed five-foot overexcavation for the building's foundation will occur in the tree's location. It will require removal.

The tree appears to be in good health with no signs or symptoms of harmful disease or excessive decay. It has poor structure, as it has codominant leaders with a deep ridge of included bark at the union.

This chart includes all Protected Trees that are either located or encroaching on the property. It provides physical data collected from field observations. The trees have been surveyed and numbers correspond to the Site Plan included in this report.

TREE CHARACTERISTICS & HEALTH MATRIX

		CHARACTERISTICS										HEALTH													
TREE NUMBER	SPECIES	SIZE			FORM		CROWN CLASS			AGE CLASS		FOLIAGE DENSITY		SHOOT GROWTH		WOUND DEFENSE		VIGOR CLASS							
		TRUNK DIAMETER (INCHES)	APPROXIMATE HEIGHT (FEET)	AVERAGE SPREAD (FEET)	SYMMETRIC	ASYMMETRIC	DOMINANT	CO-DOMINANT	SUPPRESSED	YOUNG	MATURE	OVERMATURE	NORMAL	SPARSE	DISEASE / INSECT	AVERAGE	POOR	TWIG DIEBACK	NORMAL	POOR	WOOD DECAY	GOOD	POOR	DISEASED/HAZARDOUS	
1	Quercus agrifolia	34	40	65	X		X					X			X				X				X		
2	Quercus agrifolia	22	35	40		X		X				X			X				X				X		
3	Quercus agrifolia	11	20	15		X		X				X			X				X				X		

This section includes all Protected Trees that are either located or encroaching on the property. It provides data collected from the analysis of construction plans. The tree has been surveyed and numbers correspond to the Site Plan included in this report.

CONSTRUCTION IMPACTS MATRIX

TREE NUMBER	TREE SPECIES	SIZE & CONDITION		ROOTZONE IMPACTS								REQUIRED PRUNING OF LIVE CROWN				
		TRUNK DIAMETER (DBH)	CONDITION	Sides of tree where excavation (six inches or deeper) will occur	Sides where excavation impacts are buffered by existing infrastructure	Excavation will remain a distance of at least 10 X DBH from trunk	Excavation will remain a distance of at least 5 X DBH from trunk	Excavation will remain a distance of at least 3 X DBH from the trunk	Removal or Relocation	Additional light grading less than 6" deep to occur within dripline	Estimated % of total root mass to be removed or severed	No Pruning Required	Pruning not to exceed 10%	Pruning not to exceed 30%	Number of cuts larger than 3" in diameter required	Diameter of cuts for branch removals
1	Quercus agrifolia	34	Good	All	-										-	-
2	Quercus agrifolia	22	Fair	All	-										-	-
3	Quercus agrifolia	11	Poor	All	-										-	-

FINDINGS

- All three Protected Oak Trees are planned for removal because they are located in the footprints of the proposed structures or within the required area to be overexcavated and recompact for the homes' foundations.
- All tree removals are necessary for the construction of the proposed dwelling structures, and not for ancillary features such as a driveway, motorcourt, patio, or other hardscape.
- Relocating the trees is not a viable option. Trees #1 and #2 are too large to be dug and moved. Tree #3 is not a good candidate for a relocation effort because of its poor structure.
- All three Protected Oak Trees are planned to be mitigated through the proposed landscape design for the new development.

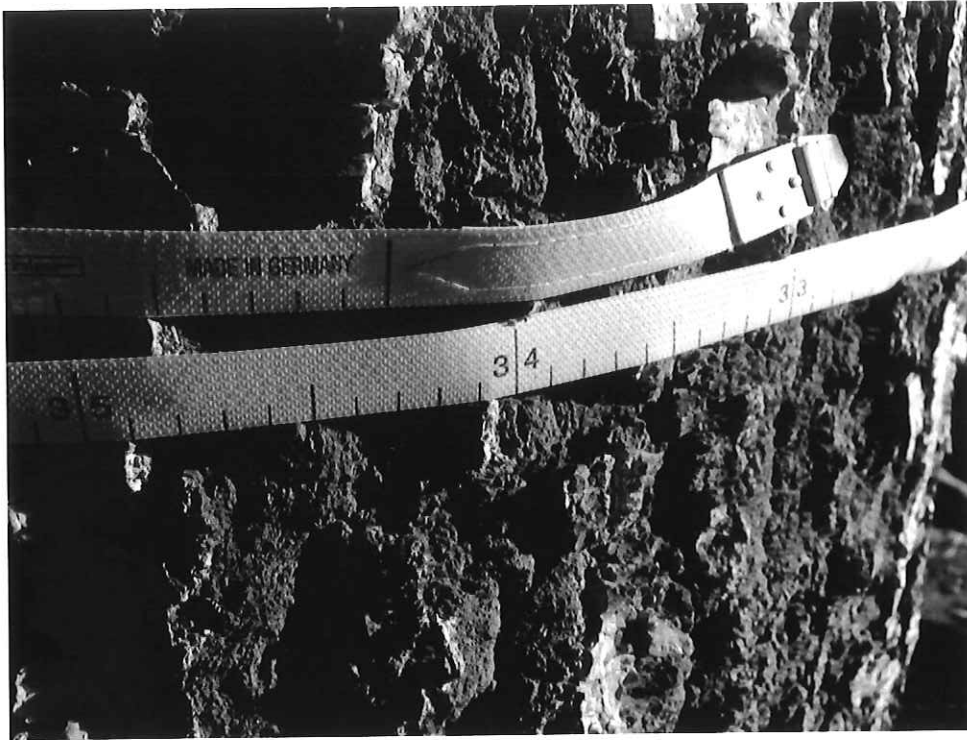
PROPOSED MITIGATION

A total of 55 trees of various species and sizes have been specified in the landscape design. Since the City of Monrovia does not have a mitigation formula or a set ratio for replacing oak trees specified in its Tree Ordinance, the proposed mitigation is to replace the trees according to their appraised values. The appraised value of \$31,198 for the three oak trees compares very closely with the combined installed costs of \$31,240 for the trees specified on the landscape plan. The details of the values of the Protected Oak Trees and the trees in the new landscape design are located in Appendix B of this report.

APPENDIX A – Photos



PHOTO: Looking south at the subject property from W. Duarte Rd. The white house with the red roof has historical or cultural significance and will be preserved and refurbished. The Protected Oak Trees are among the visible tree canopy behind the house, which also includes large non-protected trees specimens such as Chinese elm, Carob, and Victorian Box.



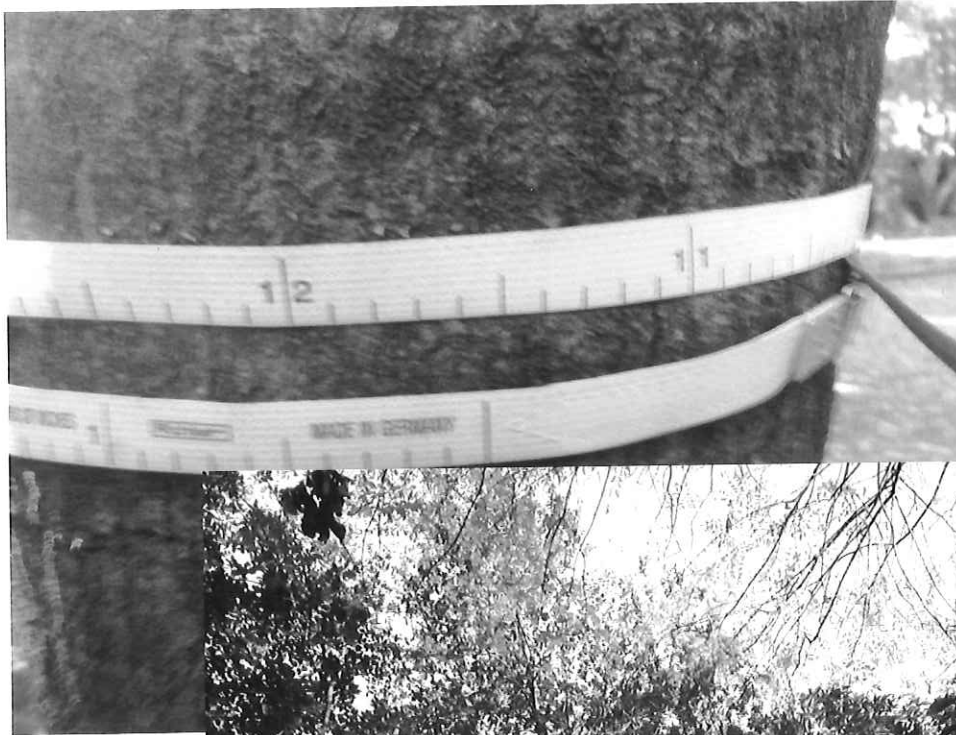
ABOVE: Tree #1 has a trunk diameter that measures 36 inches at 4 ½ feet above grade. BELOW: It has a symmetrical crown with good structure aside from a couple of branches with ridges of included bark at their attachments.





ABOVE: Tree #2 has a trunk diameter that measures 22 inches at 4 ½ feet above grade. BELOW: It has developed a codominant and asymmetrical canopy and has very poor structure with a central leader that appears to have been previously headed or experienced a partial failure many years ago.





ABOVE: Tree #2 has a trunk diameter that measures 11 inches at 4 ½ feet above grade. RIGHT: It has developed a suppressed canopy and has very poor structure with codominant leaders that have a weak attachment point at the union. This tree is small enough to be reliably relocated but its poor condition makes it a poor candidate for preservation.



APPENDIX B – Mitigation Plan

A landscape design has been drawn by Mr. Peter Duarte, Landscape Architect, Studio PAD, Inc. The plant palate specifies 55 trees and palms of various species and sizes, all which are appropriate for low-water use landscapes. A full-size copy of Mr. Duarte’s layout of the tree locations, as well as a list of the additional shrubs and groundcover that will be used is included in the back pocket of this report. Only the trees have been included for the proposed mitigation.

The table below includes all trees included in the landscape design. Three local and reputable landscape companies were contacted to provide estimated costs for installing each of the various sized trees: New View Landscape, Calabasas; Liliput Landscape, Santa Monica; and Valley Crest Landscape, San Fernando. The costs listed are averages among the three companies.

Estimated Cost for Trees in Landscape Design

Quantity	Size	Installed Plant Cost (each)	Total
39	#15 Container	\$130	\$5,070
9	24" Box	\$375	\$3,370
2	36" Box	\$900	\$1,800
5	9' avg. BT * palm	\$4,200	\$21,000

Total Installed Cost for All Trees in Landscape Plan : \$31,240

*BT = Brown Trunk, which a standard method of sizing palm trees that considers only the length of the frondless stem and not the crown of foliage.

Costs include quality plant material delivered to the site; all labor for site preparation, planting to industry standards; and hauling debris and excess soil.

An additional equipment cost of \$1000 was divided among the five palms for a day rate of a reach forklift and forklift operator to assist in installing the palms as well as the two 36” boxes.

The monetary values of the three Protected Oak Trees planned for removal was appraised. The industry standard Trunk Formula Method from the Guide for Plant Appraisal, 9th edition, was the appraisal method used. The three trees’ values are:

Tree #1 : \$22,400 Tree #2: \$7,000 Tree #3: \$1,730

Total Monetary Value of the three subject Protected Oak Trees: \$31,198

Appraisal worksheets are attached on the next three pages of this report.

TRUNK FORMULA METHOD

LOCATION: 430, 432 & 438 W. Duarte TREE #: 1

Field Observations

1. **Species** Quercus agrifolia
2. **Condition** 70 %
3. **Trunk Diameter** 34 inches
4. **Location** 60 % = (Site 60 % + Contribution 60 % + Placement 60 %) ÷ 3

Regional Plant Appraisal Committee and/or Appraiser-Developed or Modified Information

5. **Species rating** 90 %
6. **Replacement Tree Size: (Diameter)** 5.5 inches
 (Trunk Area) 23.75 inches²
7. **Basic Tree Cost (regional info.)** \$ 1,500
8. **Installation Cost** \$ 2,000
9. **Installed Tree Cost (#7 + #8)** \$ 3,500
10. **Unit Tree Cost (regional info.)** \$ 63.16 per inch²

Calculations by appraiser using Field and Regional information

11. **Appraised Trunk Area:** (diameter² x 0.785) 907 inches²
12. **Appraised Tree Trunk Increase** = 883 inches²
 [appraised Trunk area (#11) 907 - replacement tree trunk area (#6) 23.75]

13. **Basic Tree Cost** = \$ 59,286
 [trunk area increase (#12) 883 x Unit Tree Cost (#10) 63.16 + Installed Tree Cost (#9) 3,500]

14. **Appraised Value** = \$ 22,400
 [Basic Tree Cost (#13) 59,286 x Species rating (#5) .90 x Condition (#2) .70 x Location (#4) .60]
 if the appraised value is \$5000 or more the value is rounded to the nearest \$100; if it is less, it is rounded to the nearest \$10

TRUNK FORMULA METHOD

LOCATION: 430, 432 & 438 W. Duarte TREE #: 2

Field Observations

1. Species Quercus agrifolia
2. Condition 50 %
3. Trunk Diameter 22 inches
4. Location 60 % = (Site 60 % + Contribution 60 % + Placement 60 %) ÷ 3

Regional Plant Appraisal Committee and/or Appraiser-Developed or Modified Information

5. Species rating 90 %
6. Replacement Tree Size: (Diameter) 5.5 inches
 (Trunk Area) 23.75 inches²
7. Basic Tree Cost (regional info.) \$ 1,500
8. Installation Cost \$ 2,000
9. Installed Tree Cost (#7 + #8) \$ 3,500
10. Unit Tree Cost (regional info.) \$ 63.16 per inch²

Calculations by appraiser using Field and Regional information

11. Appraised Trunk Area: (diameter² x 0.785) 380 inches²
12. Appraised Tree Trunk Increase = 356 inches²
 [appraised Trunk area (#11) 380 - replacement tree trunk area (#6) 23.75]
13. Basic Tree Cost = \$ 25,984
 [trunk area increase (#12) 356 x Unit Tree Cost (#10) 63.16 + Installed Tree Cost (#9) 3,500]
14. Appraised Value = \$ 7,000
 [Basic Tree Cost (#13) 25,984 x Species rating (#5) .90 x Condition (#2) .50 x Location (#4) .60]
 if the appraised value is \$5000 or more the value is rounded to the nearest \$100; if it is less, it is rounded to the nearest \$10

TRUNK FORMULA METHOD

LOCATION: 430, 432 & 438 W. Duarte TREE #: 1

Field Observations

1. Species Quercus agrifolia
2. Condition 40 %
3. Trunk Diameter 11 inches
4. Location 60 % = (Site 60 % + Contribution 60 % + Placement 60 %) ÷ 3

Regional Plant Appraisal Committee and/or Appraiser-Developed or Modified Information

5. Species rating 90 %
6. Replacement Tree Size: (Diameter) 5.5 inches
 (Trunk Area) 23.75 inches²
7. Basic Tree Cost (regional info.) \$ 1,500
8. Installation Cost \$ 2,000
9. Installed Tree Cost (#7 + #8) \$ 3,500
10. Unit Tree Cost (regional info.) \$ 63.16 per inch²

Calculations by appraiser using Field and Regional information

11. Appraised Trunk Area: (diameter² x 0.785) 95 inches²
12. Appraised Tree Trunk Increase = 71.25 inches²
 [appraised Trunk area (#11) 95 - replacement tree trunk area (#6) 23.75]

13. Basic Tree Cost = \$ 8,000
 [trunk area increase (#12) 71.25 x Unit Tree Cost (#10) 63.16 + Installed Tree Cost (#9) 3,500]

14. Appraised Value = \$ 1,730
 [Basic Tree Cost (#13) 8,000 x Species rating (#5) .90 x Condition (#2) .40 x Location (#4) .60]
 if the appraised value is \$5000 or more the value is rounded to the nearest \$100; if it is less, it is rounded to the nearest \$10

AUTHOR'S CURRENT CREDENTIALS

The American Society of Consulting Arborists

*in recognition of fulfillment of the requirements for
 Registered Consulting Arborist status*

confers upon

Michael Crane, RCA #440

*Registered Membership
 January 18, 2006*

Shawn O. Mast
 President

ASCA
 CONSULTING ARBORISTS

Executive Director

**International Society of Arboriculture™
 Tree Risk Assessment Qualification**

Michael J Crane

Having successfully completed the requirements established by the Certification Board of the International Society of Arboriculture, the above named is hereby recognized as holding the ISA Tree Risk Assessment Qualification.

D. J. Moore
 Chair, Certification Board
 International Society of Arboriculture

Jim Skene
 Executive Director
 International Society of Arboriculture

December 31, 2015
 Expiration Date



DEPARTMENT OF PESTICIDE REGULATION
 LICENSING/CERTIFICATION PROGRAM



AGRICULTURAL PEST CONTROL ADVISER LICENSE

VALID THROUGH
 12/31/2014

ABCDEFG

DATE OF ISSUE
 01/01/2013

PCA 75893
 MICHAEL J CRANE
 PO BOX 51122
 PASADENA CA 91115



**International Society of Arboriculture
 Board - Certified Master Arborist**

Michael J. Crane

Having successfully completed the requirements set by the Arborist Certification Board of the International Society of Arboriculture, the above named is hereby recognized as an ISA Board-Certified Master Arborist



Jim Skene
 Executive Director
 International Society of Arboriculture

WE-6643B Nov 9, 2006 Dec 31, 2012
 Certification Number Expiration Date

CERTIFICATION OF PERFORMANCE

I, Michael Crane, certify that:

- I have personally inspected the tree(s) and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party not upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Horticulture in a full-time capacity for a period of more than 15 years.



Signed: _____

Registered Consulting Arborist #440; American Society of Consulting Arborist
Board Certified Master Arborist #WE 6643B; International Society of Arboriculture
Licensed California Agricultural Pest Control Adviser #AA08269

January 26, 2015

Date: _____



Tree Survey for 430, 432 & 438 W. Duarte Rd., Monrovia, 91016

Tree #	Botanical Name	Common Name	Trunk Diameter	Health	Structural Condition
1	Quercus agrifolia	coast live oak	34"	Good	Fair
2	Quercus agrifolia	coast live oak	22"	Fair	Poor
3	Quercus agrifolia	coast live oak	11"	Good	Poor
4	Ulmus parvifolia	Chinese elm	30"	Good	Poor
5	Ceratonia siliqua	carob	20"	Poor	Poor
6	Ceratonia siliqua	carob	6"	Good	Fair
7	Ceratonia siliqua	citrus	12"	Poor	Fair
8	Cycas revoluta	sego palm	N/A	Good	Poor
9	Cycas revoluta	sego palm	N/A	Good	Good
10*	Cupressus sempervirens	Italian cypress	(4) 8"-12"	Good	Fair
11*	Cupressus sempervirens	Italian cypress	(6) 4"-10"	Poor	Fair
12	Prunus armeniaca	apricot	10"	Fair	Fair
13	Citrus sp.	citrus	6"	Good	Good
14	Citrus sp.	citrus	12"	Fair	Good
15	Citrus sp.	citrus	14"	Fair	Good
16	Citrus sp.	citrus	14"	Fair	Good
17	Citrus sp.	citrus	12"	Fair	Good
18	Prunus caroliniana	Carolina cherry	38"	Good	Poor
19	Prunus caroliniana	Carolina cherry	16"	Fair	Fair
20	Prunus caroliniana	Carolina cherry	18"	Dead	N/A
21	Prunus caroliniana	Carolina cherry	15"	Poor	Poor
22	Prunus caroliniana	Carolina cherry	8"	Good	Fair
23	Prunus caroliniana	Carolina cherry	12"	Poor	Poor
24	Lagerstroemia indica	crepe myrtle	8"	Fair	Good
25	Cupaniopsis anacardioides	carrotwood	12"	Good	Good
26	Persea sp.	avocado	14"	Fair	Fair

* This is a row of trees of the same species. The number in parentheses in the Trunk Diameter column equals the number of trees in the row.

