



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2015-05 /ME2015-11 **AGENDA ITEM:** PH-3
PREPARED BY: Teresa Santilena **MEETING DATE:** May 13, 2015
Assistant Planner

SUBJECT: Conditional Use Permit CUP2015-05/Minor Exception ME2015-11
1607 South Magnolia Avenue

REQUEST: Develop a 45,516 square foot site with a 2-story church 14,098 square feet in size with 66 parking spaces. A Minor Exception is requested for three deficient parking spaces. This property is located in the M (Manufacturing) Zone.

APPLICANT: Arabic Evangelical Church
Dr. Hisham S. Kamell
121 Alice St.
Arcadia, CA 91006

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 32)

BACKGROUND: On October 24, 2007, a Minor Conditional Use Permit was approved by the Development Review Committee (DRC) allowing a single-family residence to convert to a religious assembly use in the M (Manufacturing) Zone. On August 11, 2010, a Conditional Use Permit was approved by the Planning Commission to allow the use of two 24' x 60' mobile trailers for temporary classrooms located behind the church building.

The applicant is proposing construction of a new church building that can accommodate a larger congregation and provide classroom facilities, in lieu of the mobile units that are still in use. All new construction over 10,000 square feet in area and/or with an occupant load of 30 persons or more requires a Conditional Use Permit (CUP) (§17.08.010). A Minor Exception is requested to allow three sub-standard parking spaces to meet required parking (§17.12.060).

SUBJECT PROPERTY: The 1.04 acre site is located just south of the 210 freeway on the west side of South Magnolia Avenue with additional access on the south side of West Evergreen Avenue. It is currently improved with a 740 square foot church building fronting South Magnolia Avenue and a paved parking lot that has 17 striped spaces. The existing building will be converted to administrative use and the mobile units will be removed when the new church building is completed.

The project site is at the south west corner of the lot. The irregular shaped lot measures 46' wide on South Magnolia Avenue with 61' of frontage along West Evergreen Avenue. The lot is 635' deep for a lot area of 45,516 square feet.

The surrounding area is primarily improved with industrial developments. The property directly south of the site is improved with a single-family residence and an industrial building. One other single-family residence is located on a lot that fronts on Evergreen Avenue next to the secondary entrance of the site. All of the surrounding properties are also zoned M (Manufacturing), therefore the residential structures/uses are considered legal nonconforming.

The following shows the current days and hours of church functions:

- Monday through Friday church office open from 9:00 a.m. to 5:00 p.m.
- Tuesday evening prayer meeting from 8:00 p.m. to 10:00 p.m.
- Friday evening prayer meeting from 8:00 p.m. to 10:00 p.m.
- Sunday services from 12:00 p.m. to 4:00 p.m.

DISCUSSION/ANALYSIS:

Site Plan

The proposed 14,098 square foot two-story church will be situated on the south west corner of the subject site behind the single-family residence that fronts on Evergreen Avenue. A minimum setback of 10' is required at the front and side when the lot is bounded by the street in the M Zone. The proposed project significantly exceeds setbacks from both Magnolia Avenue and the Evergreen Avenue. No other setbacks are required.

The proposed site plan provides an "entrance-only" driveway approach that curves easterly onto Evergreen Avenue, an eastbound one-way street. Since the width of the driveway is 25', the applicant has agreed to redesign this driveway entrance eliminating the curve so that it is straight when it intersects Evergreen Avenue. The driveway will be a better design and can then be used for both an entrance and an exit for vehicles. The driveway at Magnolia Avenue will be an exit only access as it narrow to a 13' width (next to the existing church).

Building Elevations/Floor Plan

Because this is a prefabricated building it is more difficult to attain a design that provides building modulation and/or a specific architectural design that can be achieved through standard construction. There is less flexibility with the structure. This prefabricated structure is rectangular in shape and has a very low pitched roof. The architect worked closely with Staff and after several renditions has provided a design that is appropriate for its location because it is situated in a primarily industrial area that has buildings similar in size, scale and configuration.

The proposed design provides a 4' high parapet that screens the low pitched roof and the roof mounted mechanical equipment. The overall building height with the added parapet will be 28.' The main church entrance is located on the east building elevation and is a covered archway design (23'x27'-6") with a red tiled roof and stucco support columns. Two smaller-scale side entrances are located on the north building elevation that incorporates a similar archway design and project 2' off the building elevation providing some modulation to this side of the building. The exterior of the two-story church will be smooth stucco and will incorporate brick veneer (wainscot), molding on the parapet and around the windows and Santa Fe Mission style tile roof on top of the main entrance.

The first floor level of the church is 9,515 square feet in size and provides a reception area, kitchen, restrooms, three classrooms and a large assembly area with 277 seats and a raised stage. The second floor level is 4,583 square feet in size and provides a mezzanine with 48 more seats, five classrooms, two offices and a meeting room.

Minor Exception/Parking Lot Improvements

The proposed parking plan is deficient by three standard parking spaces. The code requires one parking space measuring 8'6" x 18' for every five fixed seats in the main assembly room for places of religious assembly. Each parking stall must be accessible with a minimum of 25' of unobstructed space. Once required parking is met, additional non-standard spaces may be included. In the proposed plan, the main assembly room consists of 277 seats on the first floor, with an additional 48 seats in the balcony section of the second floor, for a total of 325 seats. A total of 65 standard parking spaces is required. The proposed plan contains 66 parking spaces with 62 standard parking spaces, and 4 substandard spaces (three spaces required and one extra) that measure 8'6" x 16' (deficient by 2' in length). The substandard spaces are caused by the decorative entry arches on the north elevation that project 2' from the building. All parking spaces maintain the minimum required 25' of access.

The portion of the site that is currently unpaved will be paved to match the existing asphalt and striped for parking. A trash enclosure area on the eastern most part of the parking lot, behind the existing church building, is also proposed as part of the improvement plan. Additional landscaping along the entrance at Evergreen Avenue and in the parking lot will be provided. The planning conditions on Data Sheet 1 require that a Landscape and Irrigation Plan be prepared by a licensed Landscape Architect and submitted to the Planning Division Manager for approval.

Conclusion

The proposed development of a two-story 14,098 square foot church at 1607 South Magnolia Avenue will require significant improvements to the site, including the parking lot and landscaping, in addition to the new building. The changes will require the site to be upgraded to insure that all code requirements are met. The proposed improvements will have minimal impacts in this primarily industrial area, as the hours of operation of the church are generally outside normal business hours.

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

1. Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, the Planning Commission in the exercise of its independent judgment finds that CUP2015-05/ME2015-11 is categorically exempt from CEQA under Class 32.
2. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California, 91016.
3. The Planning Commission in the exercise of its independent judgment hereby makes the findings listed on attached Data Sheet No. 3 for CUP2015-05/ME2015-11, which are incorporated herein by this reference.
4. The Planning Commission approves CUP2015-05/ME2015-11, 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 Conditional Use Permit CUP2015-05/Minor Exception ME2015-11 as presented in the Staff Report.



Development of the subject property and operations on the site must remain in substantial conformance at all times with the request and application forms and plans for CUP2015-05, a 2-story 14,098 square foot church building with 66 parking spaces 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.

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 materials to be used and samples/examples of siding, stucco, brick veneers, windows, exterior doors, roofing, color schemes and exterior light fixtures.
2. A decorative trash enclosure shall be constructed per City specifications and regulations, and shall be shown and indicated on the submitted site plan, subject to review and approval by the Planning Division Manager. Trash pickup shall be scheduled with enough frequency to ensure that the provided dumpster does not overflow.
3. Placement and design of mailboxes shall be reviewed and approved by the U. S. Postal Service and the Planning Division Manager prior to installation.
4. 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 new building, and within the development, shall be placed underground.
5. No roof mounted mechanical equipment shall be permitted on the building unless completely screened by the proposed roof design.
6. 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.
7. Plans showing all exterior lighting shall be submitted to the Planning Division for review prior to the issuance of the Certificate of Occupancy 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.

8. All exterior signs shall be submitted for review by the Development Review Committee and no exterior sign may be installed without prior approval of the Development Review Committee.
9. All supplies, products, materials, and equipment shall be stored within the building. Outdoor storage of supplies, products, materials, and equipment is prohibited.
10. The existing structure fronting Magnolia Avenue, which in the past was used religious assemblies, shall only be used for uses ancillary to religious assemblies, such as administrative offices and storage, and due to parking constraints, the existing structure shall not be occupied or actively used at the same time a religious assembly is scheduled on the premises.
11. A Landscape and Irrigation Plan prepared by a licensed Landscape Architect shall be submitted to the Planning Division for plan check showing the size, type, and location of all planting areas and shall incorporate the following:
 1. Landscaping shall be a combination of 24" and 36" box trees, shrubs, groundcover, and turf, and shall be maintained in good condition by Applicant.
 2. All landscaping shall be maintained by a permanent automatic irrigation sprinkler system.
 3. Any City right-of-way contiguous with the property shall be landscaped and maintained by the Applicant and incorporated into the required landscape plan.
12. All parking spaces that are provided as part of the project shall be clearly marked by 2" wide pavement paint or alternate method if approved by the Development Review Committee. Double striping shall be used for delineating all parking spaces so as to provide a minimum parking area of 8'-6" in width by 18' in depth (with the exception of the 4 non-standard spaces, which are permitted pursuant to Minor Exception 2015-11) (see details in MMC §17.24.120).
13. The redesign of the north driveway and approach accessing Evergreen Avenue shall be submitted for review and approval of the City Engineer.
14. Adequate wheel stops (or a concrete curb not less than six inches high) shall be installed and maintained as a safeguard to abutting property. The barrier shall be at least three feet from any property line, but in no case shall it be less than necessary to meet the intent of MMC §17.24.060 through §17.24.120.
15. One waterproof sign (36" x 48") in both English and Spanish noting construction hours and a phone number for contact shall be posted by the Applicant at the front of the site prior to grading or construction.
16. 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.

17. 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.
18. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this conditional use permit.
19. This project is subject to and shall comply with the provisions of the City's Public Art Ordinance if the valuation of the development is in excess of \$1 million (MMC §15.44.050).
20. This CUP may be called for review, including modification or revocation, at any time by City Staff, the City Council, or Planning Commission if a violation of the approved conditions or the Monrovia Municipal Code (MMC) is alleged, or if it is alleged that the establishment, or its patrons, are creating a public nuisance, and such violation or public nuisance is verified as valid by the Police Department, Code Enforcement, or other City department. In addition to any other remedy available to the City, security measures may be required such as adding an employee to monitor the area where problems are occurring.
21. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses, including, but not limited to, interest, attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.
22. The Applicant shall, within 30 days after approval by the Planning Commission, submit to the Community Development Department his/her written consent to all of the conditions of approval contained in Data Sheet Numbers 1 and 2. This CUP shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.
23. The use or development associated with this CUP shall begin within one (1) year after its approval or it will expire without further action by the City.
24. All of the above conditions shall be complied with prior to commencement of the operation, unless an earlier compliance period is specified as part of a condition.



DATA SHEET 2

Public Works Conditions

CUP2015-005/ME2015-11

1607 S. Magnolia Avenue

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

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

Engineering Conditions

1. Prior to any development, the Applicant shall provide the following:
 - a. Soils and Geotechnical Report
 - b. Hydrology Report
 - c. SUSMP Plan
 - d. Local SWPPP Plan
 - e. Site Plan
 - f. Grading Plan
 - g. Utility Plan
2. Submit existing site plan, topographic map of the project site, grading, drainage and utility plan to the Community Development 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. 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 which include drive approach modifications, drainage plans, and utility 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. 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.

5. 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.
6. 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 prior to issuance of any demolition, grading, construction or encroachment permits for the project. No construction activity will be allowed without first getting approval of all required submittals to the Public Works Department.
7. 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.
8. 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 Community Development 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.
9. 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.
10. 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.
11. The lot shall handle its own drainage and be handled on site in compliance with Municipal Code Section 15.28.200. An alternative shall infiltrate or percolate drainage on site, thereby not impacting off site drainage structures. Site drainage discharge shall be subject to the requirements of the City of Monrovia Storm Water Management and Discharge Control Ordinance.
12. With the submittal of a grading plan for plan check, Applicant shall provide geotechnical report that addresses earthwork and foundation recommendations, including but not limited to, earthwork, retaining walls and foundation construction adjacent to the existing structures located on the property. The geotechnical report shall include data regarding the nature, distribution and strengths of existing soils, conclusions and recommendations for grading procedures, design criteria for and identified corrective

measures, and opinions and recommendations regarding existing conditions and proposed grading. The report shall also include subsurface geology of the site, degree of seismic hazard, if any, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, opinions and recommended design criteria to mitigate any identified geologic hazards including locations of surface and subsurface fault lines in the area as applicable.

13. Applicant shall submit a utility plan showing all proposed utility cuts for services such as Water, Sewer, Fire Department Stand Pipe, Gas, Edison, Telephone, Cable TV, etc. The Utility plan shall be submitted and approved prior to issuance of grading permits. Private utility plans including sewer, 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.

Environmental Conditions

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

The Applicant shall be responsible for the following:

- Minimize impacts from storm water runoff on the biological integrity of natural drainage systems and water bodies in accordance with requirements under the California Environmental Quality Act (California Public Resources Code Section 21100), Section 13369 of the California Water Code, Sections 319, 402(p), and 404 of the Clean Water Act, Section 6217(g) of the Coastal Zone Act Reauthorization Amendments, Section 7 of the Environmental Protection Act, and local governmental ordinances.
- Maximize the percentage of permeable surfaces to allow more percolation of storm water into the ground.
- Minimize the amount of storm water directed to impermeable surfaces.
- Minimize pollution emanating from parking lots through the use of appropriate treatment control using best management and good housekeeping practices.

General Conditions/Package Information

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

- The project shall require that post-construction Treatment Control BMP's incorporate, a volumetric treatment control design standard, or both, to infiltrate, filter or treat storm water runoff from the project to capture the first ¾ inch of storm runoff.
- SUSMP must determine and provide pervious and impervious for pre-development and post development created by the project.
- Control of Impervious Runoff
- Roof down spouts must not be directed to trash enclosures or material storage areas. Down spouts should be discharged to gravel or heavily vegetated areas whenever possible.
- Trash containers shall be enclosed to prevent discharge of trash, and be equipped with lids, or screened, roofed or walled, and runoff should be diverted around trash areas to avoid flow through.

- Trash enclosure drainage should be directed to vegetative areas whenever feasible.
- Storm drains should be stenciled. All yard drains and catch basins to the street or storm drain system must be stenciled or labeled with the “No Dumping – Drains to Ocean” logo or equivalent.
- The project shall provide verification of maintenance provisions for structural and treatment control BMP’s, including but not limited to legal agreements, covenants, CEQA mitigation requirements, and or conditional use permits.

The following forms have been provided to the applicant:

- A. Brochure: City of Monrovia Planning Developer’s Guidelines and Review (Applicant Retains)
- B. Stormwater Best Management Practices (BMPs) – General Construction & Site Supervision
- C. Development/Planning – Minimum Project Requirements (Applicant Retains)
- D. Form PC – Storm Water Program Planning Checklist (Applicant Returns)
- E. Form P1 – General Project Certification (Applicant Returns)
- F. Form OC1 – Minimum BMPs for all Construction Sites
- G. Form LS-1 – Local Storm Water Pollution Prevention Plan (Applicant Returns)
- H. Form LS-2 – Local Storm Water Pollution Prevention Plan, BMP Table (Applicant Returns)
- I. Form LS-F – Sample Project Site Diagram, Local Storm Water Pollution Prevention Plan (Applicant Retains)
- J. Self Inspection Forms (Applicant Retains)
- K. Form LS-3 – Wet Weather Erosion Control Plan (Applicant Returns, if applicable)

14. 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.

15. The Applicant shall integrate Best Management Practices to ensure compliance with NPDES guidelines and the City’s Stormwater Management Ordinance, MMC 12.36 to the satisfaction of the City Engineer, prior to 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.

16. The Applicant shall obtain the approval of a Drainage BMP plan (which can also be included as part of the grading and drainage plan). The BMP must address run-off and pollutants of concern including, but not limited to trash/litter, fossil fuels, metals, bacteria, toxics, nutrients, and sediment. The Drainage BMP plan shall be reviewed and approved to the satisfaction of the City Engineer prior to the issuance of grading permit. The plans shall be prepared on a maximum 24” x 36” sheets with City title block. The submittal of the plans shall include: a cost estimate for the installation of structural BMP’s, a plan check fee, and an inspection fee. The final submittal shall include a Mylar of the approved Drainage BMP plan. Partial or incomplete submittals will not be accepted.

17. The Applicant shall comply with NPDES guidelines and the City’s Stormwater Management Ordinance, MMC 12.36 to the satisfaction of the City Engineer, prior to commencement of the applicant’s operation. The design, implementation, construction

activities and maintenance of the management devices shall mitigate and reduce pollutants in storm water discharges to the maximum extent practicable and shall be identified on a "site specific mitigation plan". Site Specific Mitigation Plan must specifically address and provide best management practices (BMPs) to mitigate pollutants.

18. In compliance with AB 939, any waste and recyclables that are generated must be reported. The applicant must work with the hauler to fulfill this on-going condition. The report must provide the following information: the total tonnage collected, total tonnage diverted, total tonnage disposed, and disposal sites used and tonnages delivered to each.
19. Roof down spouts should be discharged to gravel or heavily vegetated areas whenever possible.
20. Storm drains must be stenciled. All yard drains and catch basins to the street or storm drain system must be stenciled or labeled with the "No Dumping – Drains to Ocean" logo or equivalent.
21. 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.
22. 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.
23. 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.
24. For projects which disturb soil during wet season (October 1- April 15), Applicant must submit a signed certification statement declaring that contractor will comply with Minimum Best Management Practices (BMPs) required by the National Pollutant Discharge Elimination System (NPDES), and also submit a Local Storm Water Pollution Prevention Plan/Wet Weather Erosion Control Plan.
25. The project demolition activities shall comply with the City's Construction and Demolition Recycling Program (C&D Recycling Program) by filing an application and submitting a deposit to Public Works Environmental Services prior to issuance of permits. The C&D Recycling Program requirements are enclosed as an attachment and made part of the Conditions of Approval.
26. 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.



CONDITIONAL USE PERMIT

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. CUP2015-05 for a 14,098 square foot two-story church with 66 parking spaces (65 spaces are required by Code) located at 1607 South Magnolia Avenue is based on the following findings:

- A. The project site is adequate in size, shape and topography for the development of a 14,098 square foot church with 66 parking spaces. The site has sufficient width, depth and lot area to accommodate this type of development.
- B. The project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by this 14,098 square foot two-story church with 66 parking spaces with one egress access onto Magnolia Avenue and one ingress and egress access onto Evergreen Avenue.
- C. The 14,098 square foot two-story church with 66 parking spaces will be compatible with the General Plan and will not adversely impact the objectives of the General Plan specifically the M designation and CUP2010-11 allows a 14,098 square foot two-story church with 66 parking spaces on this site.
- D. The 14,098 square foot two-story church with 66 parking spaces will comply with the applicable provisions of the zoning ordinance, except for an approved minor exception (ME 2015-11). All other development guidelines are being met.
- E. The proposed location of the 14,098 square foot two-story church with 66 parking spaces 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, with the conditions of approval imposed. The area is mainly manufacturing uses, with a few nonconforming residential uses. The proposed use is less intensive than other uses permitted in the manufacturing zone.

MINOR EXCEPTION

As required by Section 17.52.110 of the Monrovia Municipal Code, the decision for granting Minor Exception ME2015-11, which will allow the construction of a 14,098 square foot two-story church located at 1607 South Magnolia Avenue with 3 of the required 65 parking spaces deficient in size, 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 ME2015-11. The applicant is requesting a minor exception that would allow 3 of the 65 required parking spaces to be deficient in size. The granting of this minor exception is warranted due to the fact that the parking spaces have been designed to be accessible and exceed the compact space requirements. The applicant would need to cut back the decorative entryway arches in order to comply with the development code. This would eliminate the only way to add architectural interest to a prefabricated building which is impractical, creates an unnecessary hardship, and would create a structure that is inconsistent with the general intent of the Municipal Code.



DATA SHEET 4

Surrounding Land Uses

CUP2015-05/ME2015-11

1607 South Magnolia Avenue

Property Description:

Located on the west side of South Magnolia Avenue with additional frontage on the south side of West Evergreen Avenue. The irregular shaped lot measures 46' wide on South Magnolia Avenue widening to 103' at the west property line with 61' of frontage along West Evergreen. The lot is approximately 635' deep for a lot area of 45,516 square feet and developed with a single family residence converted to church use.

Zoning

Subject site: M (Manufacturing)

Surrounding pattern:

north: M (Manufacturing), 210 Freeway

south: RH (Residential High) Density

east: PD12 (Planned Development Area 12)

west: RM2500 (Residential Medium 2500) Density

Land Use

Subject site: Church

Surrounding pattern:

north: Single Family Residence, Industrial Building, 210 Freeway

south: Single Family Residence, Industrial Building

east: Single Family Residence, Industrial building

west: Industrial Building

Environmental Determination: Categorical Exemption Class 32

Applicable Ordinance Regulations: MMC 17.52.020 Planning Commission Authority for CUP

