



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2016-06

AGENDA ITEM: PH-3

PREPARED BY: Jose Barriga
Assistant Planner

MEETING DATE: April 13, 2016

SUBJECT: Conditional Use Permit CUP2016-06
234 West Palm Avenue

REQUEST: Construct a 3-unit attached multifamily residential development on a 7,925 square foot lot. The subject property is located in the RM2500 (Residential Medium Density) Zone.

APPLICANT: Ying Chung Wu
339 West Palm Drive
Arcadia, CA 91007

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 32)

BACKGROUND: The applicant is requesting approval to construct an attached 3-unit multifamily apartment residential development. The proposed development requires a Conditional Use Permit in accordance with Monrovia Municipal Code (MMC) §17.12.030 to allow more than two units on a lot in the Residential Medium Density zone.

SUBJECT PROPERTY: The subject site is located on the south side of West Palm Avenue between South Magnolia and South Primrose Avenues. A 16 foot wide public alley is located along the south side of the property. The site is 50' wide and 160' deep, totaling 8,000 square feet in area. Currently the site is improved with an accessory structure located on the south end of the property. The property is located in the RM2500 (Residential Medium Density) Zone that allows for a maximum of three (3) units. The surrounding properties are also zoned RM2500 and consist of a mixture of single/multi-story single-family and multi-family developments.

DISCUSSION/ANALYSIS:

Site Plan

The development of three (3) attached apartment units is proposed. The front unit, shown as "Unit 1" on the architectural plans, faces West Palm Avenue and is the only two-story unit proposed. The two additional units behind the front unit are single-story. A concrete driveway located on West Palm Avenue will provide access to an attached front loading two-car garage for Unit 1. The front face of this garage is setback a minimum of 5' from the front face of the dwelling unit in accordance with MMC §17.12.040. Additionally, a porch is proposed to span the width of the unit. A concrete walkway along the east property line will provide access to the front entrances of the additional two units located behind Unit 1. The two rear units,

shown as "Unit 2" and "Unit 3" on the architectural plans, are single-story and have been developed with individual attached two-car garages will be accessed off the alley.

The proposed multifamily apartment residential development complies with all zoning code requirements in relation to side yard setbacks, rear yard setbacks, building separation requirements, and private recreation space. The side yard setbacks required for the residential structure are a minimum 10% of the parcel width. This parcel is approximately 50' wide, therefore a minimum 5' side yard setback is required for the first story and an 8' setback is required for the second story. A 20' rear yard setback is proposed at the south property line, as required by the MMC, and is being utilized as the driveway for garages off the alley. A decorative block wall is required as part of the conditions on Data Sheet 1 and shall be provided adjacent to the side property lines and outside of the front yard setback area. Additionally, all private recreation areas will be enclosed with the minimum 5' tall fence with access gates.

Building Elevations/Floor Plan

The proposed floor plans vary in size from 1,003 to 1,123 square feet. The maximum allowable habitable square footage allowed on this parcel is 3,200 square feet (40% of the total lot area). The proposed apartment development provides 3,126 square feet of habitable area. All of the proposed units are provided with two (2) bedrooms and at least two (2) bathrooms. The two-story unit, Unit 1, provides an additional half-bath on the first floor. Each unit also provides private recreation space with direct access from each the unit. Guest parking will not be provided, as it is only required for residential projects consisting of six or more units.

The building elevations were designed to complement the existing residential development in the immediate neighborhood. The architectural design of the structure is influenced by several Craftsman design elements, including wood siding, river rock and window design. Existing single and multi-family developments within the vicinity are of similar design and materials as the proposed development. The front unit, which is most visible from the street, will have a 6" wood siding finish that will wrap around the entire first and second story building facades. The front porch will have a river rock base with wooden posts painted to the match the color of the wood siding. A wood front door and rectangular single hung windows with wood trim and 3 divided lites are also reminiscent of a craftsman design. The two rear units, Units 2 and 3, are low profile and are proposed to have a stucco finish due to the limited visual impact from the street. The overall height of the two-story unit is 22'-6" and is not out of scale with development on that block of West Palm Avenue. The property to the east is a single-story home with a high pitched roof that is consistent with the craftsman design of the proposed front unit.

Conclusion

The proposed apartment development will result in three new additional housing rental units. The project meets all the development standards for the RM2500 Zone and the proposed development is fitting with the character of the existing neighborhood.

RECOMMENDATION: Staff and the Development Review Committee recommend approval of Conditional Use Permit CUP2016-06 for a 3-unit residential multifamily development. If the Planning Commission concurs with this recommendation then, following the public hearing, the following actions would be:

1. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the Planning Commission in the exercise of its independent judgment finds that CUP2016-06 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 CUP2016-06, which are incorporated herein by this reference.
4. The Planning Commission approves CUP2016-06, subject to the attached Planning Conditions on Data Sheet No. 1, Public Works Conditions on Data Sheet No. 2, and recommendations in the Staff Report, all of which are incorporated herein by this reference.

MOTION:

Close the public hearing and approve CUP2016-06 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 CUP2016-06 for a 3-unit apartment development submitted by the applicant, as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this conditional use permit.

DEVELOPMENT STANDARDS

1. A final materials board shall be submitted to the Planning Division Manager for review and approval prior to building permit issuance. The final materials board shall include a breakdown by unit of materials to be used and samples/examples of siding, stucco, stone veneers, windows, exterior doors, garage doors, roofing, color schemes and exterior light fixtures. A 3' by 3' sample area of the river rock shall be installed on one of the facades and shall require Planning Division review and approval prior to final installation of the river rock. The Applicant shall not use a river rock veneer for the porch post; instead a natural river rock stone shall be used.
2. A decorative block wall shall be provided by the Applicant adjacent to the side property lines but outside of the front setback area. The property line wall must be a minimum of five feet above the subject property's finished grade and a minimum of five feet and a maximum of six feet above the adjacent property's grade, measured in accordance with the Monrovia Municipal Code. The walls shall be installed before building construction begins.
3. The applicant shall provide a separation between the proposed driveway and concrete walkway located in the front yard setback to minimize the use of concrete.
4. All private recreation areas must be enclosed by a 5' to 6' high wood fence or approved alternative. All proposed fences 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. An area for storage of individual trashcans shall be provided on a paved surface and screened and shall be shown and indicated on the submitted site plan.
8. A level concrete patio shall be provided for each unit in the private recreation area and shall be indicated on the grading plan and approved by the Development Review Committee prior to the start of grading.
9. Placement and design of mailboxes shall be reviewed and approved by both the U.S. Postal Service and the Planning Division prior to installation.
10. No roof mounted mechanical equipment shall be permitted.
11. Ground level mechanical equipment shall be placed a minimum of 5' from the interior property lines and shall be completely screened with landscaping. Ground level mechanical equipment shall not be located within the front setback.
12. Electrical power lines, telephone lines, and any other transmission lines (including, without limitation, cable television lines, data transmission lines, communication lines, other utility lines, etc.) to and from the development, and within the development, shall be placed underground and provided to each unit.
13. Placement of the electrical transformer and fire standpipe shall be shown on a site plan and shall be reviewed and approved by the Development Review Committee.
14. All utilities and structures such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, or other potential obstructions shall be noted on the plans with provisions for appropriate screening.
15. Plans showing all exterior lighting shall be submitted to the Planning Division for review prior to building permit issuance and no exterior lighting shall be installed without the approval of the Planning Division Manager. All exterior lighting shall be designed, arranged, and installed so as to confine direct rays onto the premises and to direct light away from adjacent structures.

LANDSCAPING

16. A Landscape and Irrigation Plan prepared by a Landscape Architect shall be submitted to the Planning Division for plan check showing the size, type, and location of all planting areas and shall incorporate the Tree Retention Plan and the following conditions of approval:
 - a. Landscaping shall be of 24" box trees, shrubs, and groundcover. Use of turf shall be minimal.
 - b. All landscaping shall be maintained by a permanent automatic irrigation sprinkler system.

- c. Any unimproved City right-of-way contiguous with the property shall be landscaped by the Applicant and incorporated into the required landscape plan.
 - d. Hardscape improvements shall be provided in common areas.
 - e. The Landscape and Irrigation Plan shall comply with the State of California Governor's Executive Order B-29-15 and any updates to the State Model Water Efficient Landscape Ordinance.
17. A landscape documentation package pursuant to the requirements of the State Model Water Efficient Landscape Ordinance shall be submitted to the Planning Division for approval prior to landscape construction. A Landscape Certificate of Completion shall be submitted to the Planning Division at the completion of the installation, prior to request for a final inspection and Certificate of Occupancy.

PARKING

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

CONSTRUCTION SITE REQUIREMENTS

20. Provide temporary perimeter fencing with view obscuring material during construction. If graffiti is painted or marked in any way upon the premises or on an adjacent area under the control of the Applicant (including without limitation, any temporary perimeter construction fencing or the permanent wall), the graffiti shall be removed or painted over by Applicant within twenty-four hours, unless any law in effect imposes a shorter time period. Fencing may be removed prior to landscape installation with Planning Division approval.
21. One waterproof sign (36" x 48") in both English and Spanish noting construction hours and a phone number for contact shall be posted at the front of the site prior to grading or construction.

GENERAL REQUIREMENTS

22. In addition to Planning (Data Sheet No. 1) and Public Works (Data Sheet No. 2) conditions of approval the Applicant shall also comply with all requirements of the Monrovia Municipal Code, Building Division and Fire Department that are directly applicable to the project.
23. 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.
24. The Applicant shall, within 30 days after approval by the Planning Commission, submit to the Community Development Department his/her written consent to all of the conditions of approval contained in Data Sheet Numbers 1 and 2. The

Conditional Use Permit CUP2016-06 shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.

25. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, proceedings, losses, fines, penalties, judgments, settlements, defensive costs or expenses (including but not limited to, interest, expert witness fees and attorneys' fees), liabilities, damages or injuries, in law or equity, to persons or property, including wrongful death (collectively "Claims"), arising out of, attributable to, or relating to (i) the granting of CUP2016-06 and the granting of any permits for grading, building or any other activity on the property arising out of or relating to the building of a single-family residence with garage and other structures on the property (the "Permits"), (ii) the work performed pursuant to the Permits, or (iii) any earth movement, erosion, earthquake, liquefaction, landslide, lateral displacement, vertical displacement, sloughing, slippage, settlement or any other cause on the subject property, whether related to the Permits or not, including but not limited to, Claims asserted by third parties and adjoining property owners, property owners' guests, invitees, tenants, successors in interest and permittees; provided, however, the Applicant will not be responsible for those Claims caused by the willful misconduct or sole negligence of the City, its officers, officials, employees, agents or volunteers. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.
26. Additional Indemnification. Further, as a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses (including, but not limited to, interest, attorneys' fees and expert witness fees), or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.
27. All of the above conditions shall be complied with prior to issuance of the Certificate of Occupancy, unless an earlier compliance period is specified as part of a condition.



DATA SHEET 2

Public Works Conditions

CUP2016-06

234 West Palm 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. Grading Plan
 - c. 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 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 G-__ 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 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 does not meet ADA standards. All ADA requirements shall be satisfied by the Applicant. These conditions apply on public right-of-way along the alley 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. 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.
10. 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. Plans shall include the existing catch basins/parkway drains.
11. 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.

12. 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.
13. This 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.
14. 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.
15. The Applicant shall obtain 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.
16. 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 the 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.
17. 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.
18. Roof down spouts should be discharged to gravel or heavily vegetated areas whenever possible.
19. 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.

20. 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.
21. 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.
22. 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.
23. 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

CUP2016-06

234 West Palm Avenue

CONDITIONAL USE PERMIT

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit CUP2016-06 for the development of a 3-unit project located at 234 West Palm Avenue is based on the following findings:

- A. The project site is adequate in size, shape and topography for the 3-unit apartment project. *The zoning for this property allows up to three dwelling units with a 40% FAR. The property is a rectangular shape with sufficient width and depth to accommodate the proposed development. The lot is relatively flat with a minimal slope towards the alley in the rear.*
- 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 project. *The project will be accessed from both a driveway off West Palm Avenue and the alley-way. The addition of a driveway with a curb-cut is consistent with the existing development in the area. West Palm Avenue is a Local Street designed to accommodate traffic from residential driveways as indicated in the Circulation Element of the General Plan.*
- C. That the proposed use is compatible with the General Plan and any applicable specific plan, and will not adversely impact the objectives of the General Plan. *The proposed development is consistent with the goals and policies of the General Plan that require new developments in established neighborhoods to consider the established architectural styles, building materials, and scale of buildings within the vicinity of the proposed project. Additionally, the proposed development is consistent with the residential designation for Residential Medium Density allowing low-density apartment complexes.*
- D. The proposed residential construction will comply with the applicable provisions of the zoning ordinance. *The project is zoned as RM2500 (Residential Medium Density) and allows for a maximum of one unit per 2,500 square feet of lot area. Therefore, the development of 3 dwelling units is consistent with the density standards in the zoning ordinance. The proposed 3 attached dwelling units comply with all applicable provisions of the zoning ordinance, including but not limited to parking standards, required setbacks, maximum building height, maximum Floor Area Ratio (FAR) and minimum private recreation space requirements.*
- E. The proposed location of the use and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. *This*

site allows for a multifamily development that is consistent with properties in the area with the number of units. Several design elements have been incorporated into the design to ensure that the new structure is compatible in scale, massing, style, and architectural materials with the existing structures in the surrounding neighborhood. The building elevations were designed to complement the existing residential development in the immediate neighborhood. The architectural design of the structure is influenced by several Craftsman design elements, including wood siding, river rock and window design. The overall height of the two-story front unit is 22'-6" and is not out of scale with development on that block of West Palm Avenue. Lastly, conditions of approval are provided to address any potential issues related to public health, safety, or welfare, or materially injurious to properties in the vicinity.



DATA SHEET 4

Surrounding Land Uses

CUP2016-06

234 West Palm Avenue

Property Description:

The project site is located on the south side of West Palm Avenue between South Magnolia and South Primrose Avenues. The rectangular shaped lot measures 50' wide and 160' deep. The total lot area is 8,000 square feet and is developed with an accessory structure.

Zoning

Subject site: RM2500 (Residential Medium Density)

Surrounding pattern:

north: RM2500 (Residential Medium Density)

south: RM2500 (Residential Medium Density)

east: RM2500 (Residential Medium Density)

west: RM2500 (Residential Medium Density)

Land Use

Subject site: Vacant Site

Surrounding pattern:

north: Multi-Family Developments

south: Single- and Multi-Family Development

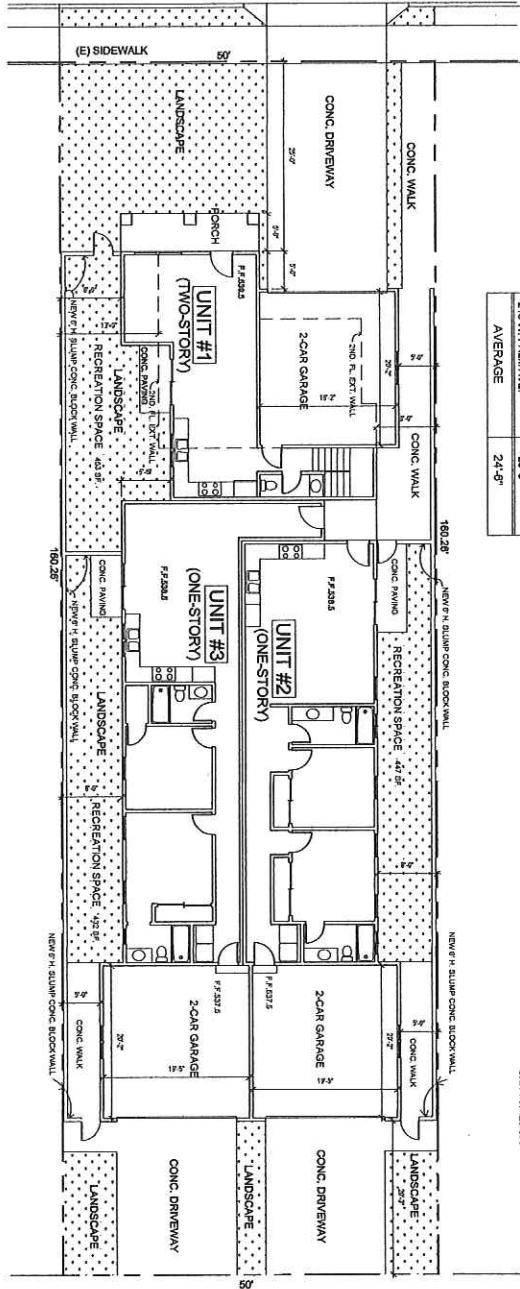
east: Single Family Dwelling

west: Single Family Dwelling

Environmental Determination: Categorical Exemption Class 32

Applicable Ordinance Regulations: MMC 17.52.020 Planning Commission Authority for CUP

234 W. PALM AVE.



AVERAGE DEPTH OF FRONT YARD ON SAME SIDE OF STREET

ADDRESS	DEPTH OF FRONT YARD
346 W. PALM AVE.	12'-9"
342 W. PALM AVE.	31'-4"
338 W. PALM AVE.	39'-0"
332 W. PALM AVE.	22'-11"
328 W. PALM AVE.	29'-6"
324 W. PALM AVE.	14'-7"
220 W. PALM AVE.	25'-11"
218 W. PALM AVE.	25'-5"
AVERAGE	24'-5"

- PROJECT DATA:**
- 1. LOT AREA: 6,013 SF.
 - 2. TOTAL FLOOR AREA: 3,162 SF.
 - 3. UNIT #1: 1,123 SF. (REG.)
 - 4. UNIT #2: 1,003 SF. (REG.)
 - 5. UNIT #3: 1,036 SF. (REG.)
 - 6. GARAGE: 1,900 SF.
 - 7. RECREATION AREA: 440 SF.
 - 8. UNIT #1: 453 SF. (> 468 SF. REG.)
 - 9. UNIT #2: 447 SF. (> 407 SF. REG.)
 - 10. UNIT #3: 432 SF. (> 414 SF. REG.)
 - 11. PARK: 3,162 SF. / 6,013 SF. = 52.4%
 - 12. GARAGE: 1,900 SF.
 - 13. UNIT #1: 453 SF.
 - 14. UNIT #2: 447 SF.
 - 15. UNIT #3: 432 SF.

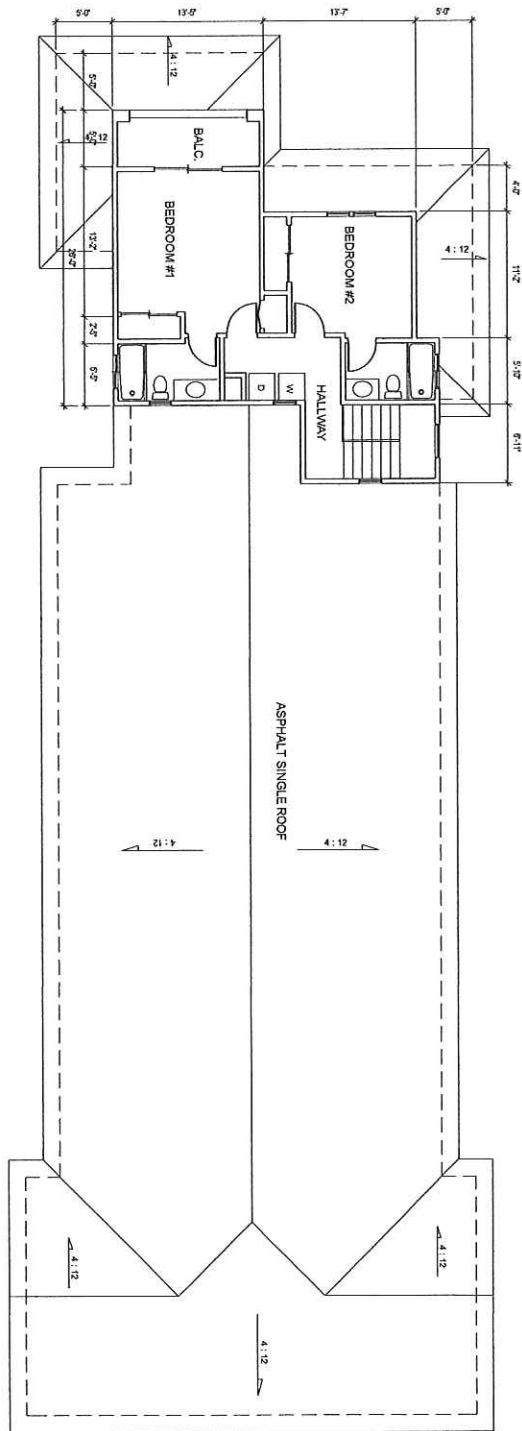
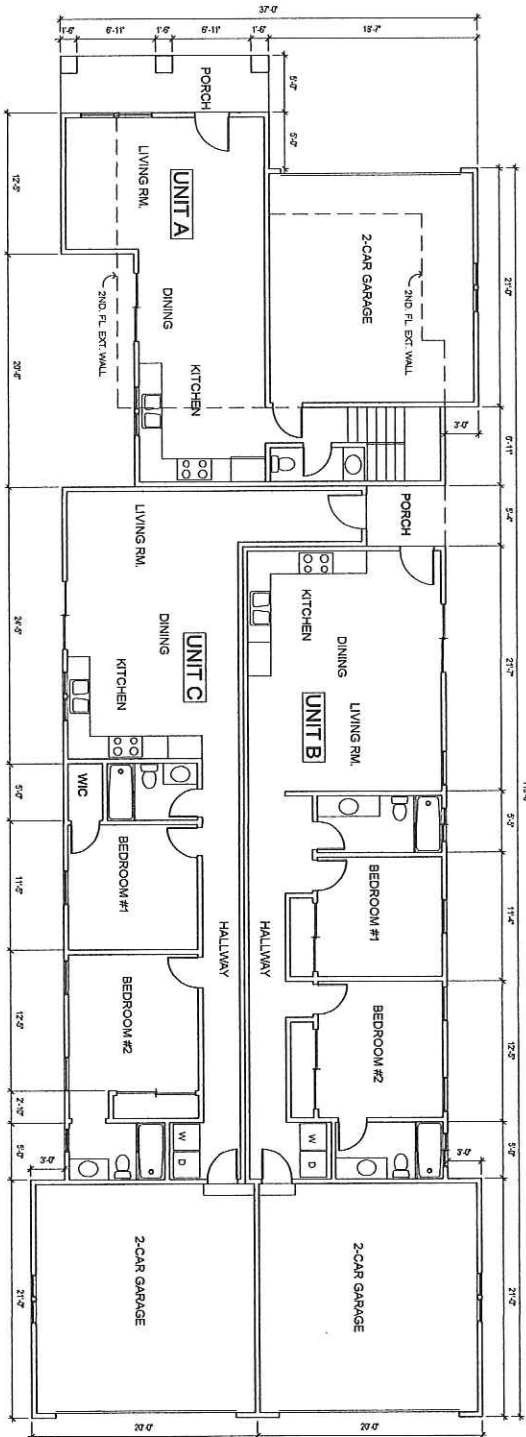
N
SITE PLAN
1/8" = 1'-0"

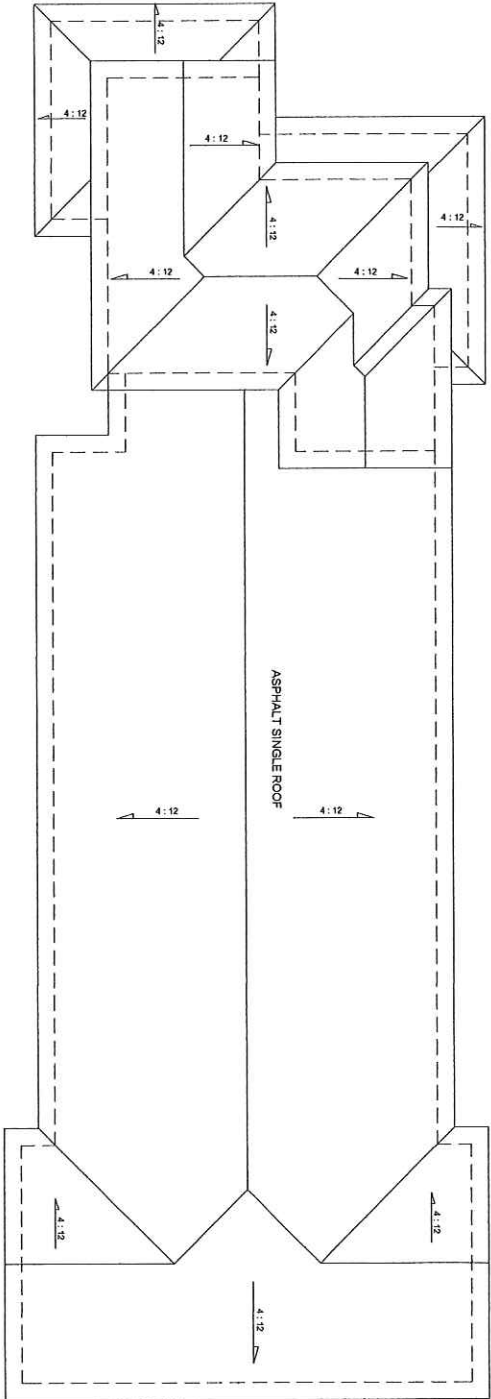
REVISION DATE

KBR & ASSOCIATES
 2238 ROUNDUP DR.
 WALNUT, CA 91789
 (909) 444-9272
 kbrinc@earthlink.net

3-UNIT DWELLING
 234 W. PALM AVE.
 MONROVIA, CA

Drawn Date: 7-1-15
 Sheet: **A-1**
 of: 2 sheets





ROOF PLAN

3/8" = 1'-0"

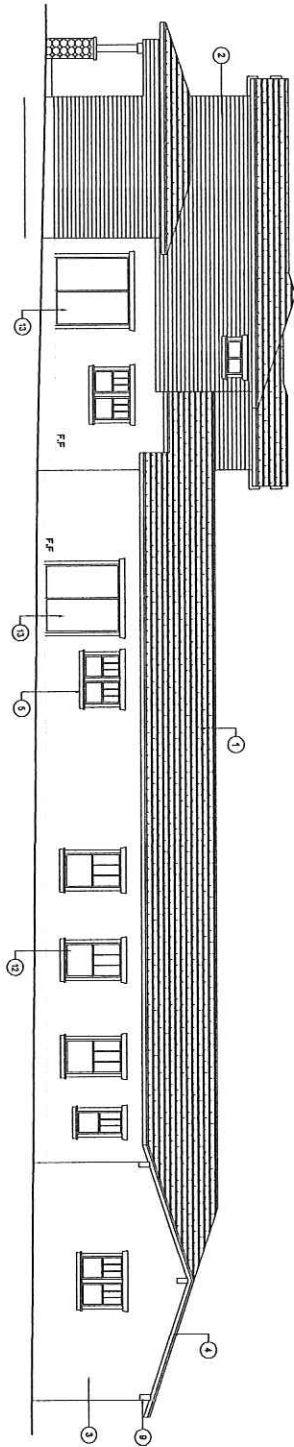
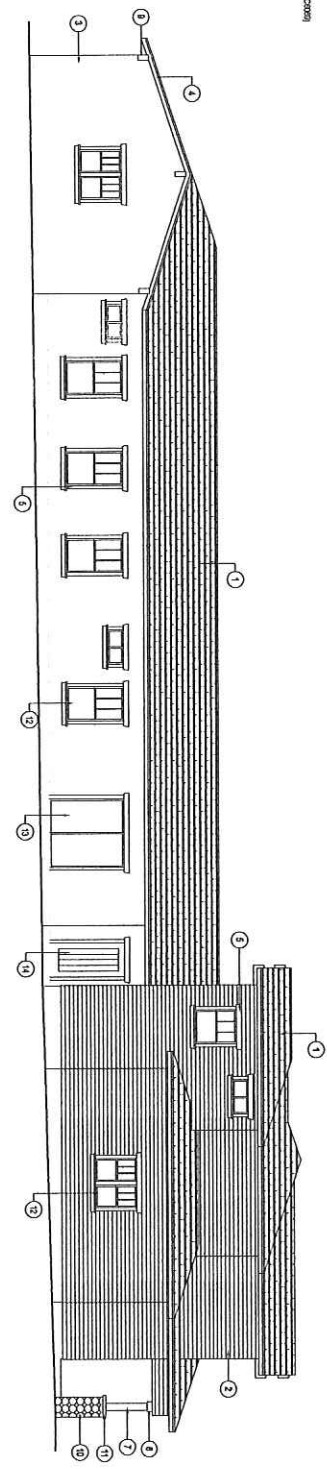
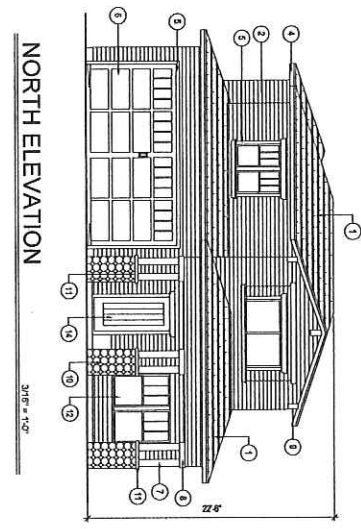
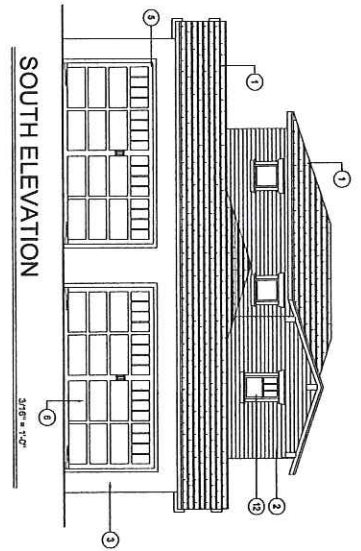
REVISION DATE


KBR & ASSOCIATES
 2228 ROUNDUP DR.
 WALNUT, CA 91780
 (909) 444-9272
 kbr@kbr.com

3-UNIT DWELLING
 234 W. PALM AVE.
 MONROVIA, CA

Drawn: [Name]
 Check: [Name]
A-3
 Scale:

- ELEVATION KEY NOTES:
- 1 ASPHALT SHINGLE ROOF-CAR TRIMLINE, BARNWOOD
 - 2 NAT WOOD SIDING (DUNN-EDWARDS, STONISH BLOC DECOR)
 - 3 STUCCO, LAJARRA, SANTA FE
 - 4 WOOD PANEL SIDING (DUNN-EDWARDS, BANISTER BROWN DECOR)
 - 5 WOOD TRIMMILL (DUNN-EDWARDS, BANISTER BROWN DECOR)
 - 6 GALVANIZED EPOXY (DUNN-EDWARDS, BANISTER BROWN DECOR)
 - 7 WOOD POST CAP (DUNN-EDWARDS, BANISTER BROWN DECOR)
 - 8 DECORATIVE EXPOSED WOOD BEAM (DUNN-EDWARDS, BANISTER BROWN DECOR)
 - 9 REAL WINTER ROCK
 - 10 PRECAST CONCRETE (DUNN-EDWARDS, BANISTER BROWN DECOR)
 - 11 VINYL WINDOW (DARK BROWN)
 - 12 VINYL PATIO DOOR (DARK BROWN)
 - 13 FRONT DOOR (DUNN-EDWARDS, BANISTER BROWN DECOR)



REVISION DATE

KBR & ASSOCIATES
 2238 ROUNDUP DR.
 WALNUT, CA 91789
 (909) 444-9272
 kbr@kbr.com

3-UNIT DWELLING
 234 W. PALM AVE.
 MONROVIA, CA

NOTICE OF PUBLIC HEARING

MONROVIA PLANNING COMMISSION
415 South Ivy Avenue
Monrovia, CA 91016

This Notice is to inform you of a public hearing to determine whether or not the following request should be granted under Title 16 and/or 17 of the Monrovia Municipal Code:

APPLICATION: Conditional Use Permit CUP2016-06

REQUEST: Construct an attached 3-unit multi-family residential development on an 8,000 square foot lot. The property is located in the RM2500 (Residential Medium Density) Zone.

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 32)

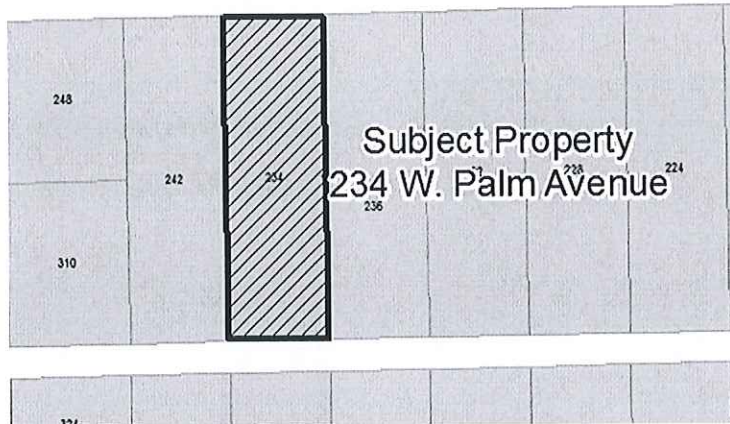
APPLICANT: Ying Chung Wu

PROPERTY ADDRESS: 234 West Palm Avenue

DATE AND HOUR OF HEARING: Wednesday, April 13, 2016 at 7:30 PM

PLACE OF HEARING: Monrovia City Hall, Council Chambers, 415 South Ivy Avenue, Monrovia, California

AREA MAP:



If you challenge this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing. This application will not alter the zoning status of your property. For further information regarding this application, please contact the Planning Division at (626) 932-5565.

Staff Report pertaining to this item will be available on Thursday, April 7, 2016 after 4 p.m. at:
Monrovia City Hall
415 South Ivy Avenue
Monrovia, CA 91016

Este aviso es para informarle sobre una junta pública acerca de la propiedad indicada mas arriba.

Si necesita información adicional en español, favor de ponerse en contacto con el Departamento de Planificación al número (626) 932-5565.

Sheri Bermejo
Planning Division Manager

PLEASE PUBLISH ON MARCH 31, 2016