



## PLANNING COMMISSION STAFF REPORT

**APPLICATION:** TTM74071/ CUP2016-05      **AGENDA ITEM:** PH-5  
**PREPARED BY:** Jose Barriga      **MEETING DATE:** April 13, 2016  
Assistant Planner

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**SUBJECT:** Tentative Tract Map No. TTM74071/Conditional Use Permit CUP2016-05  
530 Fano Street

**REQUEST:** Construct an attached 12 unit, three-story, multi-family residential condominium development on a 22,393 square foot lot. This property is located in the RM/RH (Residential Medium/Residential High Density) Zone.

**APPLICANT:** EGL Associates - Sheila Harjuntto  
11819 Goldring Road Suite A  
Arcadia, CA 91006

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 32)

**BACKGROUND:** The applicant is requesting approval to construct a 12 unit, three-story, condominium development with ground level two-car garages. The condominium subdivision of the property requires the approval of a Tentative Tract Map (TTM) which allows separate ownership of each unit and common ownership of the common areas. These common ownership areas include, but are not limited to, driveways, common open space, and trash collection areas. If the development is approved without the subdivision map, the units could not be sold separately. The TTM is subject to Monrovia Municipal Code (MMC) Title 16. 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 found in MMC §17.12.030. The Planning Commission serves as an advisory body to the City Council for approval of a TTM.



**SUBJECT PROPERTY:** The proposed development will be located on the south side of Fano Street, between Alhmitas Avenue and South Mayflower Avenue. The property has 90' of frontage on Fano Street and 248' of depth, totaling approximately 22,393 square feet. The property is currently improved with a single-family dwelling and detached garage built in



1950. The site is zoned RM/RH (Residential Medium/Residential High Density), as are the properties to the east and west. The properties to the north are zoned RM/RH and RL (Residential Low Density). To the south, the properties are zoned RH (Residential High Density). The neighboring developments consist of single-story single-family dwellings and two and three story multi-family developments.

## **DISCUSSION/ANALYSIS:**

### ***Site Plan***

The proposed development is comprised of two detached buildings; each building contains six attached dwelling units. The buildings are set back 25' from the front (north) property line, 9' and 14' from the side (east and west) property lines and 20' from the rear (south) property line. The proposed side yard setbacks will be used as the dedicated recreation space for each unit. MMC §17.12.030 requires that each residential unit provide 20% of the unit size in private recreation space. Each of the proposed units complies with this requirement and provides a range of 265 to 344 square feet of recreation area amount located on the ground level. The 26' driveway approach will be relocated along the middle of the property to serve to both detached buildings. The driveway will provide access to all required residential and guest parking spaces located on-site. The existing single-family dwelling is proposed to be demolished.

A trash enclosure is required when a development exceeds four residential units in order to prevent an excessive amount of trash receptacles from being placed in front of a project on trash pick-up day. The secure trash enclosure area will be located in the southwest corner of the property and will accommodate up to three trash bins. The proposed development meets all zoning requirements for multi-family development. All required setbacks, maximum Floor Area Ratio (FAR), parking, recreation space and landscape area are provided to comply with the City's development standards.

### ***Floor Plans***

The new units vary in size from 1,275 to 1,646 square feet. All units are three stories with a similar floor plan that provides a three bedroom and three bathroom layout. The ground level consists of a two-car garage and a small foyer that provides access to the second floor. All units also have direct access from the common driveway to the foyer area, in addition to access from the garage. The second floor provides the living/dining area, kitchen area, one bathroom and a bedroom. Another staircase leads to the third level where an additional bedroom, bathroom and master suite are proposed. Additionally, the residential units that face Fano Street, Units #1 and #7, will have a separate front porch that is oriented toward the street and consistent with the overall design of the development.

Condominium developments with four or more dwelling units are subject to the Building Code Chapter 11A Housing Accessibility requirements. The Building Code requires at least 10 percent but not less than one of the multi-story units to meet several conditions. The applicant will provide ADA accessibility to the ground level and an elevator in Unit #1 that will allow access from the ground level to the second level which is the main habitable area.

### ***Parking***

Monrovia Municipal Code §17.24.030 requires a two-car garage per unit. Additionally, once a development has six or more units, guest parking shall be provided and is calculated at a rate of one-half parking space per unit. Guest parking spaces are not required to be enclosed within a garage. The proposed development will provide a two-car garage per unit and a total



of 6 guest parking spaces. Covered guest parking spaces will be located on the ground level of each building between the individual units. In accordance with the Building Code, one guest parking will be ADA accessible and is proposed in the southeast corner of the project. Garages and guest parking spaces are required to provide a minimum 25' vehicle backup space. The proposed development will provide a 26' backup distance for all parking spaces.

### ***Building Elevations***

The proposed three story units are consistent with the existing development patterns in the vicinity. As shown in the building footprint map below, there are several large multifamily structures within this block of Fano Street. The properties to the east, south, and west are developed with both two and three story residential structures. The proportion of the proposed development will be consistent with the existing development in the area. The new units will offer a contemporary design with unique fenestration, angled roof pitches and an application of various

quality building materials to convey a sense of permanence. The design of the project will serve as a complementary balance with the existing development to the east, south and west. The building elevations will be wrapped with a combination of wood siding, brick veneer and cement plaster. Additionally, the elevations provide unique articulations that highlight the materials and varying sizes of windows. The elevations



Subject property outlined in red.

also include various recessed walls with a wall surrounding trim that further enhance scale and interest on the building façade by breaking it up into distinct planes that are offset from the main building façade. The use of alternate different textures, colors, materials, and distinctive architectural treatments add visual interest while avoiding dull and repetitive facades.

### ***Conclusion***

The development will result in 12 new residential condominiums that will be an attractive addition to the neighborhood and community. The development will be consistent with policies in the Housing Element of the General Plan by providing diverse housing types to meet community needs. Additionally, the development will provide housing for persons with disabilities by providing an elevator in Unit #1. The project meets all the development guidelines for this multi-family zoned property and the proposed development is fitting with the character of the neighborhood.

**RECOMMENDATION:** Staff and the Development Review Committee recommend approval of TTM74071/CUP2016-05 for a 12 unit condominium development to the City Council. If the Planning Commission concurs with this recommendation then, following the public hearing, the appropriate 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 Tentative Tract Map No. TTM74071 and Conditional Use Permit CUP2016-05 are 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. TTM74071 and Conditional Use Permit CUP2016-05, which are incorporated herein by this reference.
4. The Planning Commission hereby recommends approval of Tentative Tract Map No. TTM74071 and Conditional Use Permit CUP2016-05, 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:**

**Recommend approval to the City Council of Tentative Tract Map No. 73840/Conditional Use Permit CUP2015-14 as presented in the Staff Report.**





# DATA SHEET 1

# Planning Conditions

Tentative Tract Map No. TTM74071  
Conditional Use Permit CUP2016-05

530 Fano Street

## 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 Conditional Use Permit CUP2016-05 and Tentative Tract Map No. TTM74071 for a 12 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. A 3' by 3' sample area of the brick veneer shall be installed on one of the facades and shall require Planning Division review and approval prior to final installation of the brick.
2. A decorative block wall shall be provided by the Applicant adjacent to the rear property lines. 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. All private recreation areas must be enclosed by 5' to 6' high wood fence or approved alternative. All proposed fences shall be shown and indicated on the submitted site plan.
4. 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.
5. 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.

6. A decorative trash enclosure shall be constructed per City specifications and shall be shown and indicated on the submitted site plan. Final design of the trash enclosure shall be subject to the review and approval of the Planning Division Manager.
7. 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.
8. Placement and design of mailboxes shall be reviewed and approved by both the U.S. Postal Service and the Planning Division prior to installation.
9. No roof mounted mechanical equipment shall be permitted.
10. 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.
11. 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.
12. 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 prior to installation.
13. 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.
14. 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.
15. All units shall provide the required minimum recreation area equal to 20% of the gross dwelling unit floor area.
16. Windows shall be incorporated into the rear building elevations for Unit "6" and Unit "12."
17. The street facing front porches shall be designed with a steel canopy/awning that will complement the proposed design.

## **LANDSCAPING**

18. A Landscape and Irrigation Plan prepared by a Landscape Architect shall be submitted to the Planning Division for plan check showing the size, type, and location of all planting areas and the following conditions of approval:



- a. Landscaping shall be a combination of 24" box trees, shrubs and groundcover. The 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.
19. 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**

20. All paved parking and driveway areas shall be surfaced with Portland cement concrete (3-1/2" minimum thickness) or approved alternative.
21. All driveway surface areas shall incorporate accent treatment throughout the design. Accent treatment shall include stamped concrete or other approved treatment.
22. Six guest parking spaces are required to be maintained and available for guests of residents of the development. Guest parking spaces shall not be assigned and only be used by guests.
23. A continuous concrete curb not less than six inches high or concrete wheel stops shall be installed adjacent to the guest parking spaces.

### **CONSTRUCTION SITE REQUIREMENTS**

24. 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.
25. 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**

26. 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:

- a. The CC&R's shall not be modified or revoked without the prior written approval of the City of Monrovia.
  - b. 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.
  - c. The pruning of the oak trees shall be under the direction of a Certified Arborist.
  - d. 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.
  - e. Maintenance of common landscaping and irrigation includes all areas not in enclosed private yard areas.
27. 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.
28. This project may be subject to the provisions of the City's Public Art Ordinance (MMC §15.44.050).
29. 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.
30. 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 CUP2016-05 and Tentative Tract Map No. TTM74071 shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.
31. The Final Map for the proposed subdivision shown on this Tentative Tract Map No. 74071 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 use or development to which the Conditional Use Permit applies must begin, within twenty-four months after the Tentative Map was



conditionally approved, or TTM74071 and CUP2016-05 will expire without further action by the City.

32. 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.
33. 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 these 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 in accordance with the Subdivision Map Act.



## DATA SHEET 2

## Public Works Conditions

Tentative Tract Map No.  
TTM74071/Conditional Use  
Permit CUP2016-05

530 Fano Street

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. LID/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. 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, 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 including but not limited to a landscaped parkway adjacent to curb with a 5 foot sidewalk on Fano Street. 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. Plans shall include the existing catch basins/parkway drains.
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.
14. 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.
15. 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.
16. 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 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 all waste through the lateral to the sewer main is free from stoppage and obstruction; all devices and safeguards required for the operation of the sewer laterals shall be maintained in a 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.



## 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.
17. 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.
  18. 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.
  19. 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.
  20. 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.

21. 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.
22. Roof down spouts should be discharged to gravel or heavily vegetated areas whenever possible.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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

**Tentative Tract Map No. TTM74071**  
**Conditional Use Permit CUP2016-05**

**530 Fano Street**

## TENTATIVE TRACT MAP

As required by Sections 66473.5 & 66474 of the California Government Code, the decision for approving Tentative Tract Map No. 74071 for a 12-unit condominium project located at 530 Fano Street is based on the following findings:

- A. That the tentative tract map subdividing the existing 22,393 square feet of land area for a 12-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 which allows up to 75% of the square footage of the lot to be developed as residential square footage. It is also consistent with Policy 1.6 of the Land Use Element that promotes a variety of housing types ranging in size, density, and price. 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 and specifically to the current ordinance for condominium development.
- B. That the site is physically suitable for this type of development. The large size and depth of the subject lot would allow the lot to be subdivided and developed with a new residential condominium project without creating detrimental visual or privacy impacts. The site is able to accommodate the twelve new units because it is relatively flat and has a lot width of approximately 90' and depth of 248'. The site meets the minimum lot area required by the Monrovia Municipal Code and is consistent with the density of 54 dwelling units per acre allowed in the RH zone.
- C. That the site is physically suitable for the proposed density of development, specifically the 22,393 square foot parcel that is zoned RM/RH (Residential Medium/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.
- 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 a single-family dwelling and is surrounded with developed lots. The subject site has been occupied with a single-family residential structure since 1950. The land surrounding the site has been completely built out with a variety of residential uses ranging from single-family units to multifamily units.



Therefore, the proposed subdivision and the proposed improvements are not likely to cause substantial damage to the environment.

- 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. The City Engineer has reviewed this proposed subdivision relative to the adjacent right-of-way. Access to the proposed site is via Fano Street. Based on the City Engineer's review, it is determined that the design and construction of the project would preserve public safety and provide adequate access and circulation for vehicular and pedestrian traffic. All necessary public improvements will be made prior to the proposed construction.
- 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 parcel 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. 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 twelve new units. Lastly, by subdividing the land, the opportunity for individual home ownership becomes a possibility, thus creating a higher standard of property maintenance, which is difficult to achieve if the units are occupied as rentals.
- G. 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. The City Engineer has reviewed this proposed subdivision. All necessary public improvements will be made prior to the proposed construction.

### **CONDITIONAL USE PERMIT**

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit CUP2016-05 for the development of a 12-unit condominium project located at 530 Fano Street are based on the following findings:

- A. The project site is adequate in size, shape and topography for the 12-unit condominium project. *The site has sufficient width, depth and lot area to accommodate this type of development. The site is rectangular and relatively flat that is adequate for the proposed 12 unit condominium 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 the project. *The project will be accessed via Fano Street that is a Local Street designed to accommodate the traffic from residential driveways. The project*



*provides the required residential and guest parking spaces.*

- 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 development is consistent with the General Plan as it specifies that this land use classification permits low density multiple family structures such as condominium complexes.*
- D. The will comply with the applicable provisions of the zoning ordinance. *The project is zoned as RM/RH (Residential Medium/Residential High) Density and is being developed at less than the maximum 75% FAR that is permitted by code. The project meets all setback, recreation space, walls, and parking 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. *As the site will be upgraded to include new landscaping, perimeter walls and architectural amenities. The development is consistent with the existing development patterns in the vicinity. There are several large multifamily structures within this block of Fano Street, many of which are two and three story structures. The new units will offer a modern design with unique fenestration, angled roof pitches and an application of various quality building materials to convey a sense of permanence in an existing multifamily residential neighborhood.*
- 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 existing structure that will be demolished was constructed in 1950, and is thus not covered by the moratorium (Ordinance No. 2014-13U) that prohibits demolition of any main building constructed in a residential zone prior to January 1, 1940.



# DATA SHEET 4

# Surrounding Land Uses

Tentative Tract Map No. TTM74071  
Conditional Use Permit CUP2016-05

530 Fano Street

## Property Description:

The project site is located on the south side of Fano Street between Alamitas Avenue and South Mayflower Avenue. The rectangular shaped lot measures approximately 90' wide and approximately 248' deep. The total lot area is approximately 22,393 square feet and is developed with a single family dwelling with a detached garage built in 1950.

## Zoning

Subject site: RM/RH (Residential Medium/Residential High Density)

### Surrounding pattern:

north: RL (Residential Low Density)

south: RH (Residential High Density)

east: RM/RH (Residential Medium/Residential High Density)

west: RM/RH (Residential Medium/Residential High Density)

## Land Use

Subject site: Single Family Dwelling

### Surrounding pattern:

north: Single Family Dwelling

south: 32 Unit Multi-Family Development

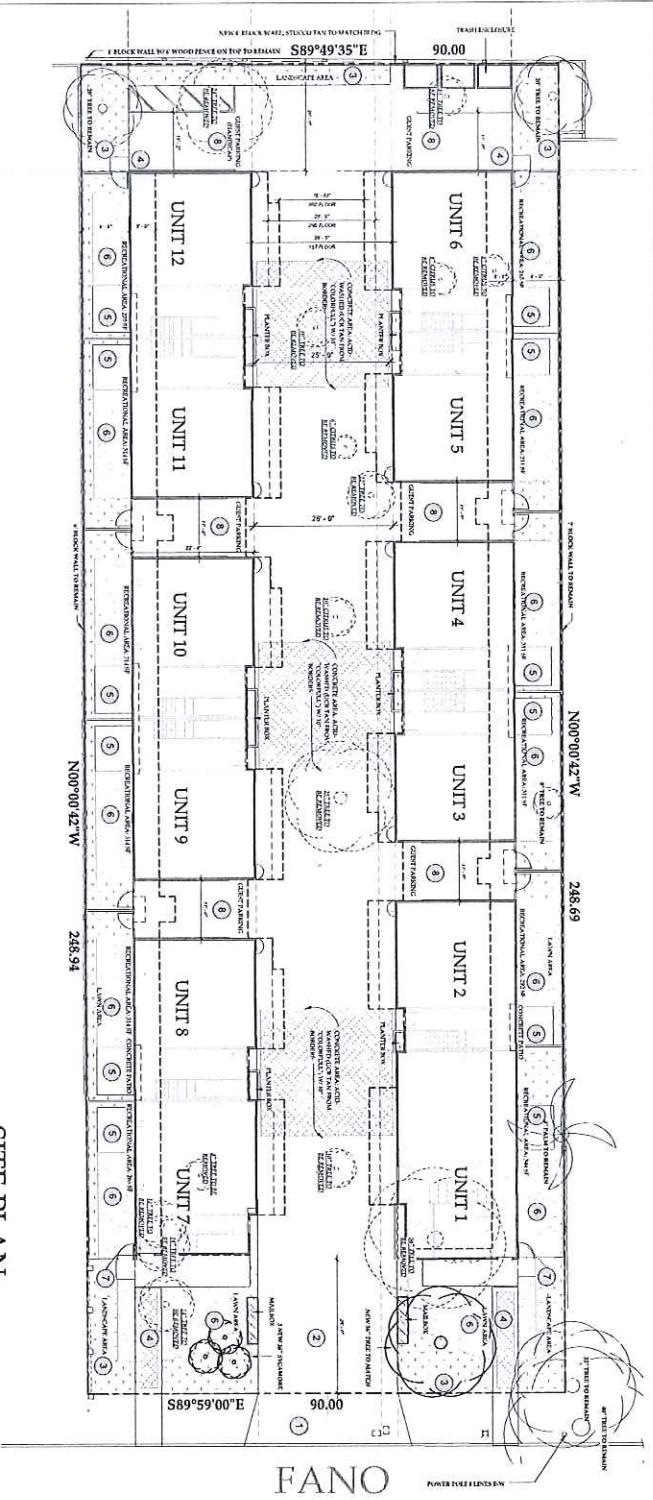
east: 4 Unit Planned Unit Development

west: 37 Unit Multi-Family Development

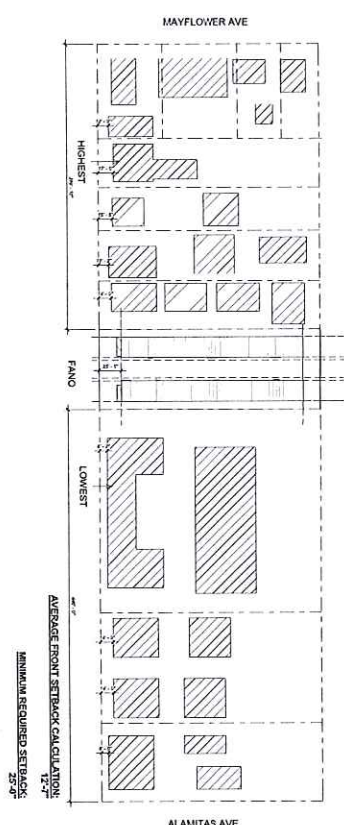
Environmental Determination: Categorical Exemption Class 32

Applicable Ordinance Regulations: MMC 17.52.020 Planning Commission Authority for CUP  
MMC 16.04.030 Planning Commission as Advisory Agency





**SITE PLAN**  
SCALE: 3/32" = 1'-0"



**AVERAGE SETBACK**  
SCALE: 1/64" = 1'-0"

**APPLICANT / OWNER**

OWNER:  
307 FANO ST, MONROVIA CA 91016  
TEL: 626-572-8888  
EMAIL: PHIL@PDS-STUDIO.COM

**PROJECT DESCRIPTION**

DESIGNER:  
PDS STUDIO INC  
65 GLENDA ST, UNIT B, ARCADIA CA 91006  
TEL: 626-572-8888  
FAX: 626-572-8888  
EMAIL: PHIL@PDS-STUDIO.COM

**SITE DATA**

LOT AREA: 22,313 SF  
PERMITTED HEIGHT: 35'-0"  
SETBACKS: 25'-0" (FRONT), 5'-0" (SIDE), 5'-0" (REAR)  
ZONING: R20  
ADJACENT PARCELS: 100' (NORTH), 100' (WEST), 100' (EAST), 100' (SOUTH)

**UNIT DATA**

UNIT	TYPE	AREA (SQ FT)	PERM. HEIGHT	PERM. AREA	PERM. VOLUME
1	1-BED	620	35'	21,700	759,700
2	1-BED	620	35'	21,700	759,700
3	1-BED	620	35'	21,700	759,700
4	1-BED	620	35'	21,700	759,700
5	1-BED	620	35'	21,700	759,700
6	1-BED	620	35'	21,700	759,700
7	1-BED	620	35'	21,700	759,700
8	1-BED	620	35'	21,700	759,700
9	1-BED	620	35'	21,700	759,700
10	1-BED	620	35'	21,700	759,700
11	1-BED	620	35'	21,700	759,700
12	1-BED	620	35'	21,700	759,700
TOTAL		7,440		260,400	8,916,000

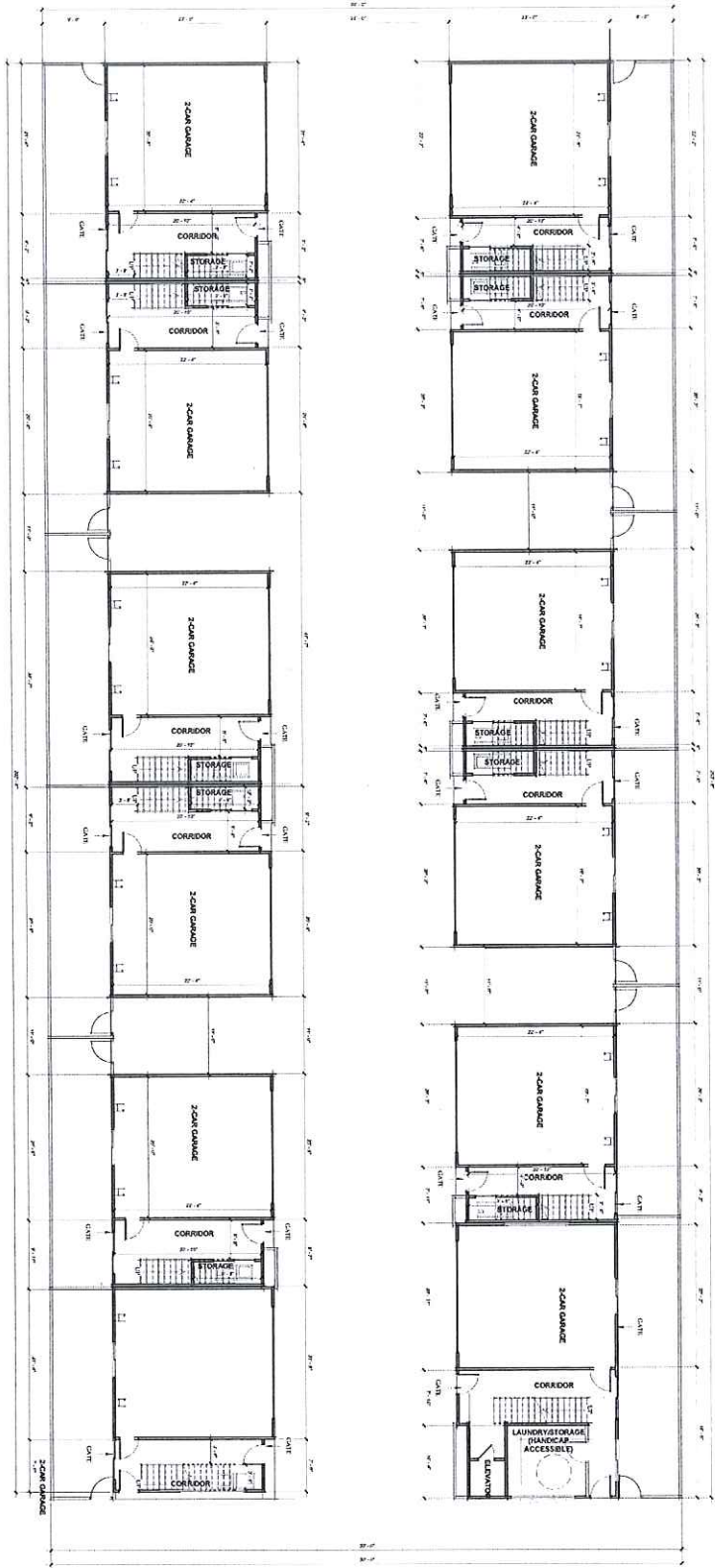
- SITE PLAN NOTES:**
- CONSTRUCT NEW DRIVEWAY AT FANO ST TO THE CITY'S STANDARD (CONCRETE ASPH/CONC) W/ 10' BORDERS.
  - LANDSCAPE AREA.
  - CONCRETE WALKWAY.
  - BRUSH CUTTING AND TRIMMING.
  - PARKING SPACE.

**12-UNITS CONDO**  
530 FANO ST,  
MONROVIA, CA 91016

**PDS STUDIO inc.**  
luxury home designing

65 GLENDA ST, UNIT B, ARCADIA CA 91006  
TEL: 626-572-8888 FAX: 626-572-8888

OWNER: 307 FANO ST, MONROVIA CA 91016  
TEL: 626-572-8888  
EMAIL: PHIL@PDS-STUDIO.COM

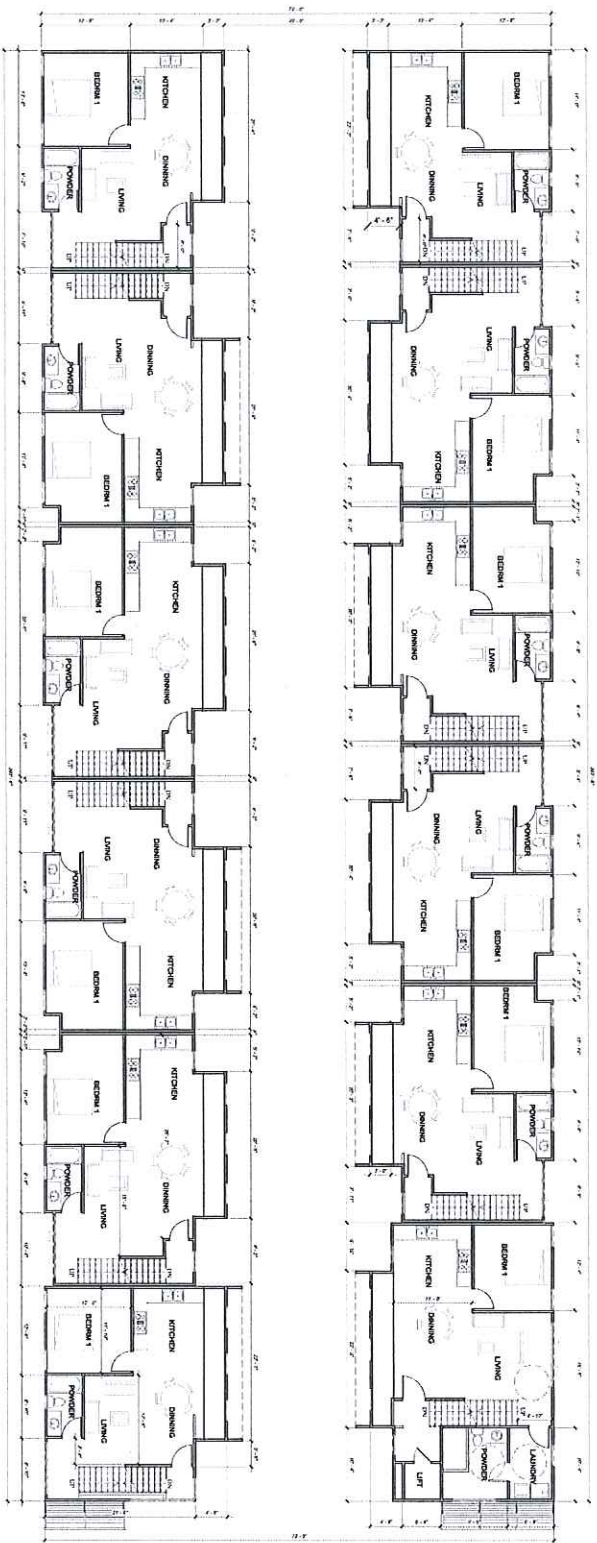


1ST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

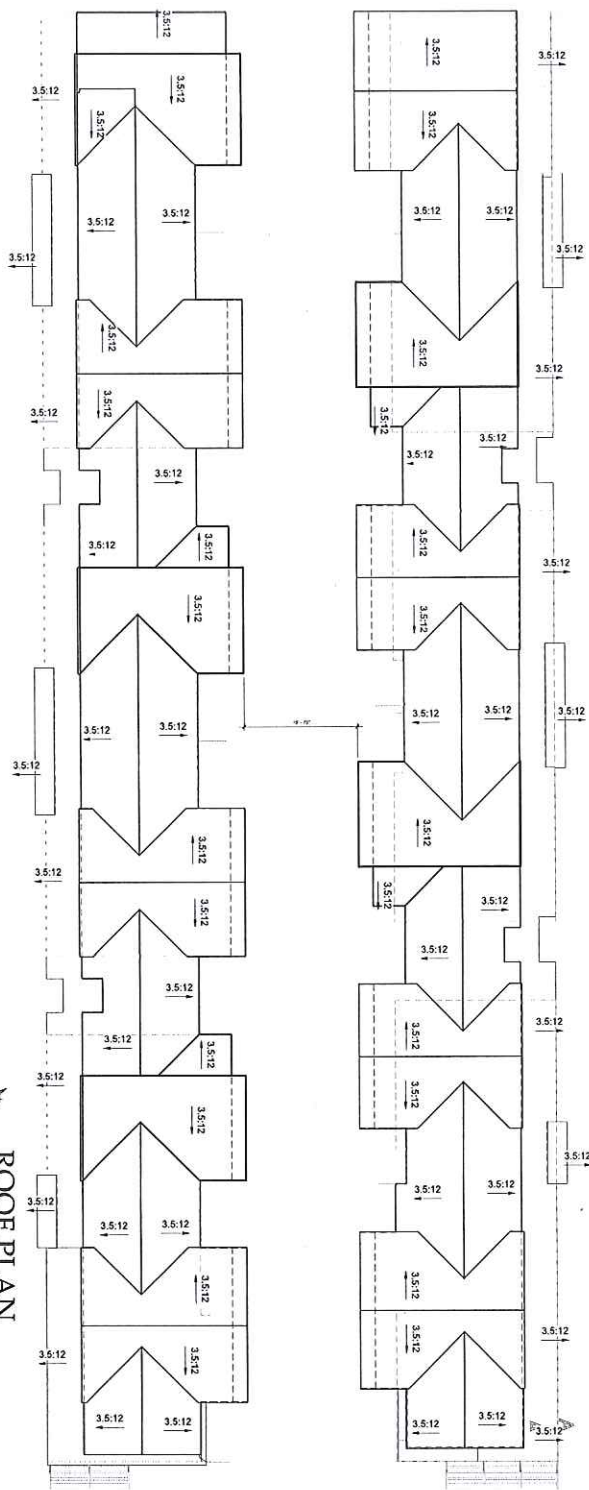
FANO

12-UNITS CONDO 530 FANO ST, MONROVIA, CA 91016	 <b>PDS STUDIO inc.</b> luxury home designing <small>63 GEORJA ST. LRB B. ARCADIA CA 91006          TEL: 626-294-9402 FAX: 626-514-6693</small>	SHEET NO. DATE
		PROJECT NO. PREPARED BY: PDS TEAM INC.
1ST FLOOR PLAN PLAN	PLAN NO. 2007-01	REVISIONS
A2		



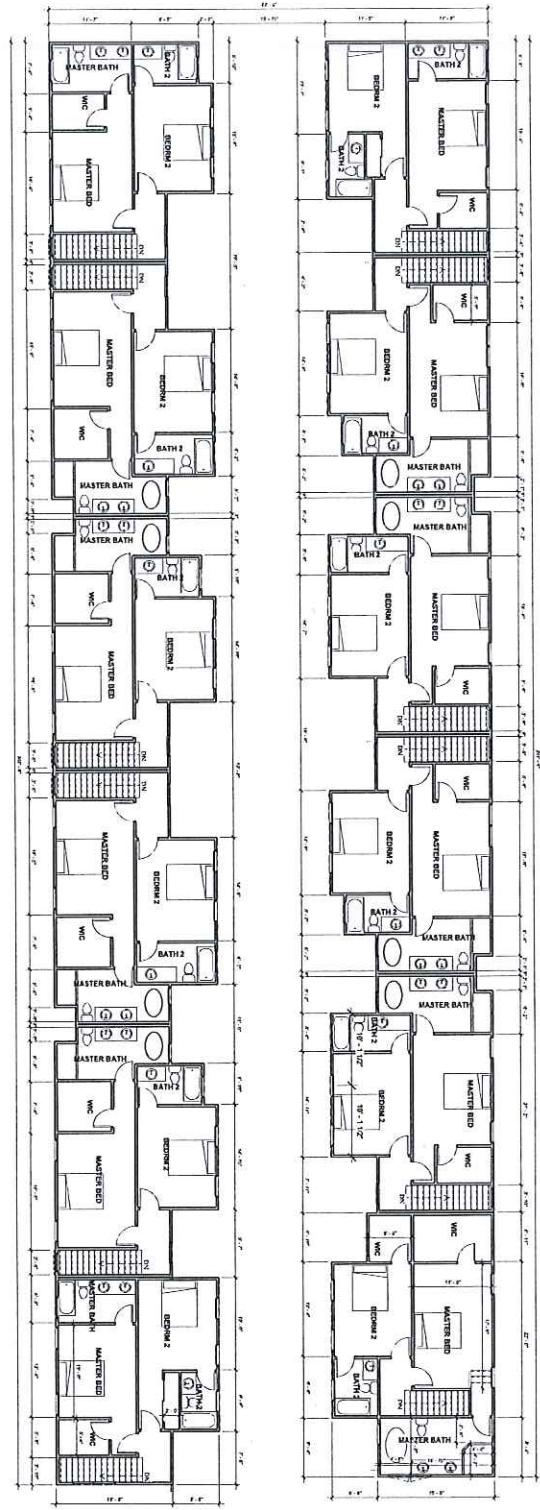



**2ND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

**3RD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



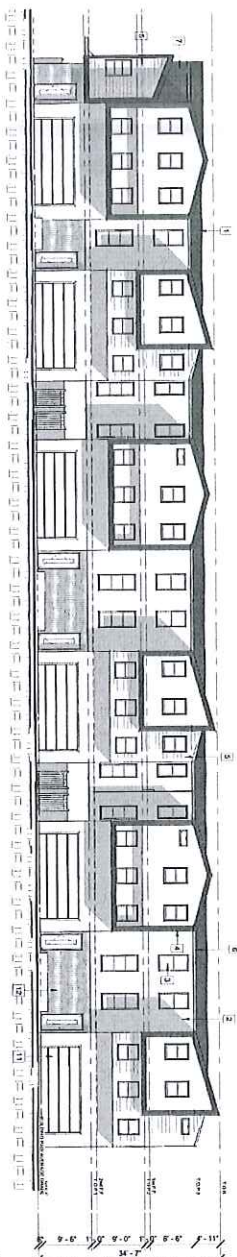
12-UNITS CONDO  
530 FANO ST,  
MONROVIA, CA 91016

**PDS STUDIO Inc.**  
luxury home designing  
14 GENOVA ST. LBN B. ARCADIA CA 91006  
TEL: 626-294-8882 FAX: 626-294-8899

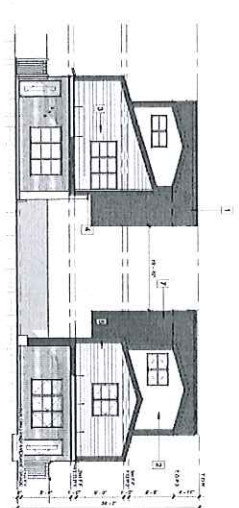
3RD FLOOR  
PLAN & ROOF  
PLAN  
A4

NO.	REVISION	DATE

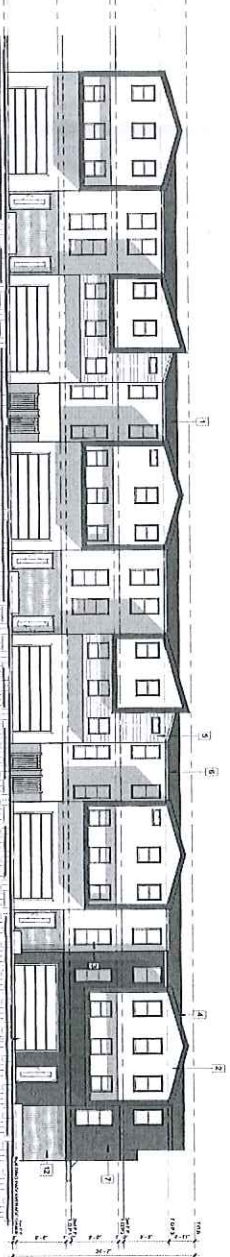




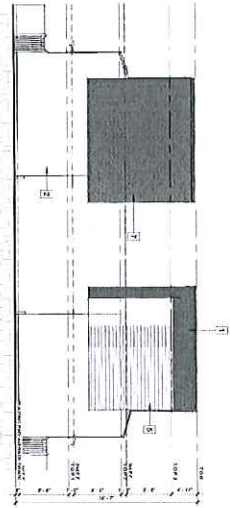
INTERIOR (E) ELEVATION  
SCALE: 3/32" = 1'-0"



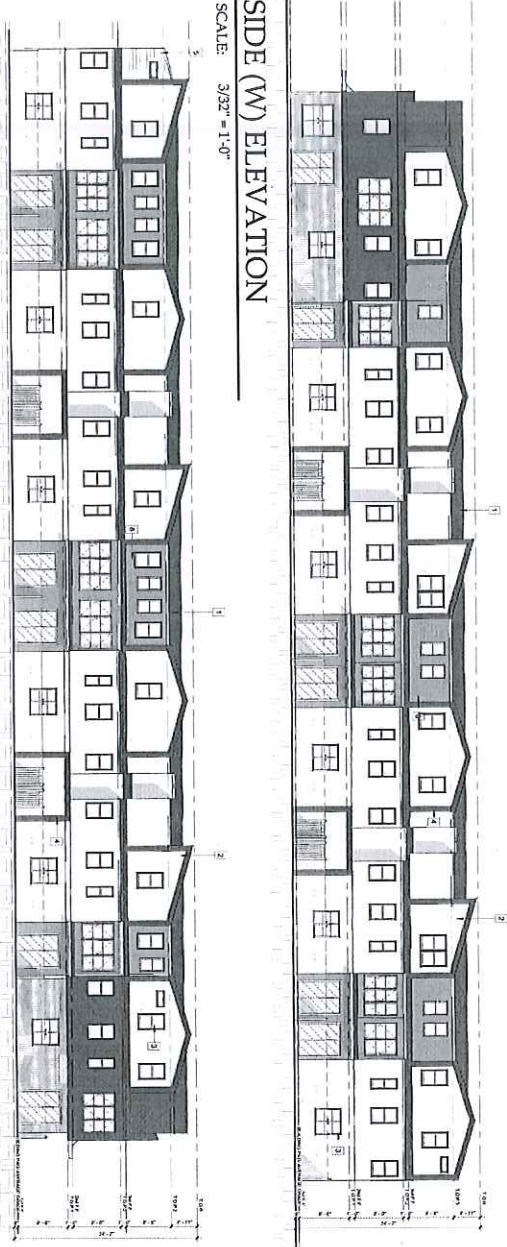
FRONT (N) ELEVATION  
SCALE: 3/32" = 1'-0"



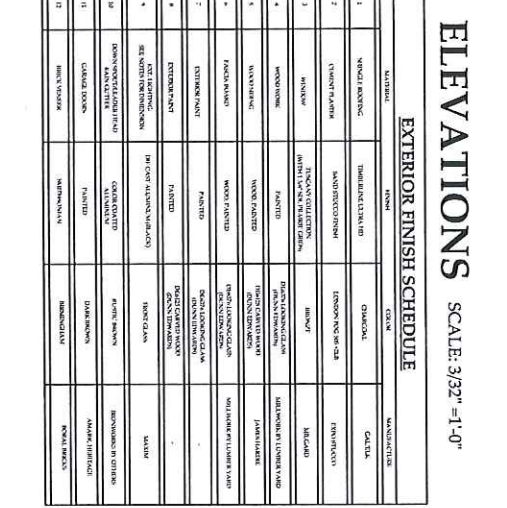
INTERIOR (W) ELEVATION  
SCALE: 3/32" = 1'-0"



REAR (S) ELEVATION  
SCALE: 3/32" = 1'-0"



SIDE (W) ELEVATION  
SCALE: 3/32" = 1'-0"



SIDE (E) ELEVATION  
SCALE: 3/32" = 1'-0"

**ELEVATIONS** SCALE: 3/32" = 1'-0"

**EXTERIOR FINISH SCHEDULE**

NO.	SYMBOL	FINISH	QUANTITY	DETAIL
1	WALLS EXTERIOR	TRIPLE CLASH BR	QUANTIFY	DETAIL 101
2	WALLS INTERIOR	SMOOTH GYPSUM	QUANTIFY	DETAIL 102
3	WALLS INTERIOR	TRUSS JOIST LINING	QUANTIFY	DETAIL 103
4	WALLS INTERIOR	TRUSS JOIST LINING	QUANTIFY	DETAIL 104
5	WALLS INTERIOR	TRUSS JOIST LINING	QUANTIFY	DETAIL 105
6	WALLS INTERIOR	TRUSS JOIST LINING	QUANTIFY	DETAIL 106
7	WALLS INTERIOR	TRUSS JOIST LINING	QUANTIFY	DETAIL 107
8	WALLS INTERIOR	TRUSS JOIST LINING	QUANTIFY	DETAIL 108
9	WALLS INTERIOR	TRUSS JOIST LINING	QUANTIFY	DETAIL 109
10	WALLS INTERIOR	TRUSS JOIST LINING	QUANTIFY	DETAIL 110
11	WALLS INTERIOR	TRUSS JOIST LINING	QUANTIFY	DETAIL 111
12	WALLS INTERIOR	TRUSS JOIST LINING	QUANTIFY	DETAIL 112

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MONROVIA, CA 91016

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68 GENOVA ST. 1ST F. ARCADIA CA 91006  
TEL: 626-294-9422 FAX: 626-274-6699

**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:** Tentative Tract Map No. TTM74071/Conditional Use Permit CUP2016-05

**REQUEST:** Construct an attached 12 unit, three-story, multi-family residential condominium development on a 22,393 square foot lot. This property is located in the RM/RH (Residential Medium/Residential High Density) Zone.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 32)

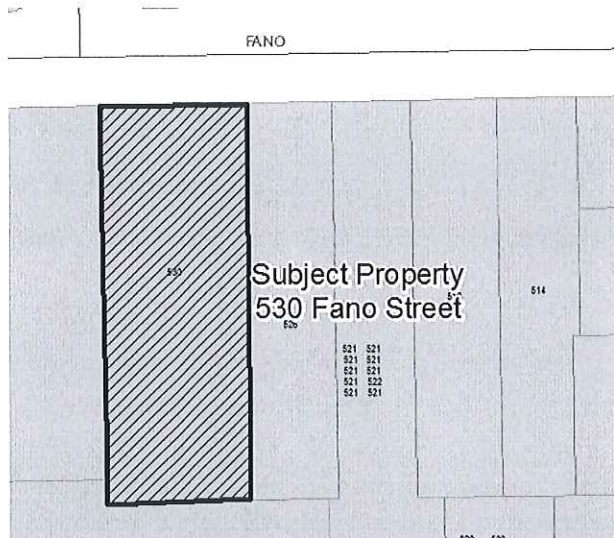
**APPLICANT:** EGL Associates – Sheila Harjuntto

**PROPERTY ADDRESS:** 530 Fano Street

**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 más 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**