



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2017-05

AGENDA ITEM: PH-1

PREPARED BY: Teresa Santilena
Assistant Planner

MEETING DATE: July 12, 2017

SUBJECT: Conditional Use Permit CUP2017-05
1408 South Alta Vista Avenue

REQUEST: Construct a two-story, four-unit, attached apartment complex with three subterranean two-car garages and one detached two-car garage. This property is located in the RH (Residential High Density) Zone.

APPLICANT: PDS Studio Inc.
68 Genoa Street Unit B
Arcadia, CA 91006

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3)

BACKGROUND: The applicant is requesting approval to develop a two-story, four-unit attached apartment building with three subterranean two-car garages and one detached two-car garage. Per Monrovia Municipal Code §17.12.030, the proposed project requires a Conditional Use Permit to allow more than two units on a lot.

SUBJECT PROPERTY: The subject property is located on the east side of South Alta Vista Avenue between West Cypress and West Central Avenues. The site measures approximately 95.51' wide and approximately 91.50' deep for a total lot area of 8,744 square feet, per the Los Angeles County Assessor's records. It is currently developed with a 909 square foot house and detached carport, which are proposed to be demolished.

Site and Surrounding Land Uses

The property is designated Residential High (54 du/acre) in the General Plan and is zoned RH (Residential High Density). The site is surrounded by the following land uses.

North:

General Plan: Residential High (54 du/acre)
Zoning: RH (Residential High Density)
Land Use: Multifamily Residential (46 units)

South:

General Plan: Residential High (54 du/acre)
Zoning: RH (Residential High Density)
Land Use: Multifamily Residential (3-unit apartment complex under construction, approved by the Planning Commission on June 10, 2015)

East:

General Plan: Residential High (54 du/acre)
Zoning: RH (Residential High Density)
Land Use: Multifamily Residential (24 units)

West (Across South Alta Vista Avenue):

General Plan: Residential High (54 du/acre)
Zoning: RH (Residential High Density)
Land Use: Single Family Residential (1 unit)

DISCUSSION/ANALYSIS: For properties less than 15,000 square feet in area in the RH Zone, the allowable density is calculated at two units for the first 5,000 square feet of lot area and one additional unit for each additional 1,500 square feet of lot area. This 8,744 square foot site is permitted a maximum density of four units, which is what is proposed.

Site Plan

The site plan shows four attached two-story units and a detached two-car garage. Three dwelling units have subterranean two-car garages located beneath the proposed dwelling units; the remaining unit will use the detached two-car garage for parking. All of the garages, including the detached garage are located 5'-6" below the existing grade. A new driveway is proposed along the south property line, which will slope down toward the rear (east) of the property, to allow vehicles to enter the subterranean parking.

To accommodate the subterranean parking, new retaining walls are proposed along the north, east, and south property lines in the rear of the subject parcel. On the north and east property lines, existing property line walls will be maintained. The total height of all perimeter walls will be a minimum of five feet and a maximum of six feet above the adjacent properties' grades and will be installed before construction of the building begins. Landscaping is proposed along the north and south property lines to soften the appearance of the perimeter walls. Condition No. 2 on Data Sheet No. 1 requires that the applicant make a good faith effort to work with adjacent property owners that have existing walls/fences to avoid a double wall condition, and therefore provide a single wall along the project's perimeter.

The private recreation area for Unit A is located at ground level along the north side of the proposed apartment building. For Units B, C, and D, the private recreation area is provided at the first floor level as balcony space over the subterranean parking in the rear of the building. There is additional private recreation area for these three units as open decks off of the second floor in the front of the building.

The proposed development meets the minimum 25' front yard setback and exceeds the 20' rear yard setback for habitable spaces. The minimum side yard setbacks in the RH zone are 10% the lot width for the first floor and 6' for the second floor. Given that this lot is 95.5' wide, the applicant is proposing a 9'-6" setback is proposed for both floors on the north side. On the south side, the applicant is proposing a 12'-9" side setback for both the first and second floors.

As shown in the following table, the development meets or exceeds all zoning code requirements in relation to density, building setbacks, building height, recreation space, and parking.

TABLE 1.0 DEVELOPMENT STANDARD COMPLIANCE REVIEW

Development Standard	Required	Proposed
Density (Lots < 15,000 SF, 2 du/first 5,000 SF, 1 du /each additional 1,500SF)	Maximum 4 units	4 units
Floor Area Ratio (FAR) (75% Dwelling Unit / 40% Accessory Structure)	Maximum 75% / 40%	57% / 19%
Front Setback (25 FT or Average Setback, whichever is greater)	25'-0"	25'-0"
Side Setback – First Story 10% of lot width (5ft min. – 15ft max.)	9'-6"	12'-9" (south side) 9'-6" (north side)
Side Setback – Second Story	6'-0"	12'-9" (south side) 9'-6" (north side)
Rear Setback	20'-0"	21'-4"
Building Height	No Maximum Height	28'-8"
Private Recreation Space 20% of gross dwelling unit floor area	242 SF (Unit A) 250 SF (Unit B) 252 SF (Unit C) 252 SF (Unit D)	242 SF (Unit A) 346 SF (Unit B) 348 SF (Unit C) 348 SF (Unit D)
Parking	2-car garage/dwelling	2-car garage/dwelling

Building Elevations/Floor Plans

The Spanish style design of the building features stucco walls and concrete roof s-tiles. Decorative front porches span portions of the front façade, reducing the massing of the two-story elevation. Windows will have decorative sills, consisting of foam molding with a stucco finish. Wood shutters are proposed on the second story. The applicant is proposing the use of tan slider, single hung and casement vinyl windows with window grids. Three second-story decks provide breaks in the front façade, further reducing the bulk of the building. Decorative exterior light fixtures, wrought iron details and wood front porch piers will further enhance the visual interest of the apartment complex.

The Conditions of Approval require that a final materials board be submitted to the Planning Division Manager for review and approval prior to building permit issuance. The final materials board shall include a breakdown of materials to be used and samples/examples of stucco, windows, exterior doors, garage doors, roofing, color schemes and exterior light fixtures.

Compatibility Review

The site has been sensitively designed to minimize impacts on the neighboring properties. All windows on the second story are were placed carefully to address privacy and view shed impacts of the properties to the north and south as much as possible. The project site is surrounded by two-story multi-family developments on the north, east, and south. Across the

street to the west are single family homes. To ensure the development fits into the existing neighborhood context, the applicant designed the building to match the design of the multifamily apartment complex adjacent to the south, which was also developed by the applicant. That project was reviewed and approved by the Planning Commission on June 10, 2015, and is nearing completion.

Each unit will have three bedrooms and two and a half bathrooms. The four units range in size from 1,212 square feet to 1,260 square feet. The Municipal Code requires attached units to have at least 1,200 square feet of living area if they have three bedrooms and these units meet those minimum requirements.

Conclusion

The proposed development will replace a single-family residence and replace it with four apartments. This development is consistent with the existing multi-family dwellings within the neighborhood and has an attractive design which will be an asset to the neighborhood and community. The four new dwelling units provide additional housing opportunities in Monrovia.

RECOMMENDATION: Staff and the Development Review Committee recommend approval of CUP2017-05 for a four-unit apartment complex with three subterranean two-car garages and one detached two-car garage. 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 CUP2017-05 is categorically exempt from CEQA under Class 3.
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 CUP2017-05, which are incorporated herein by this reference.
4. The Planning Commission approves CUP2017-05, 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:

Approve Conditional Use Permit CUP2017-05 pursuant to the recommendations in the Staff Report.



Development of the subject property and operation on the site must remain in substantial conformance at all times with the request and application forms and plans for construction of a two-story, four-unit attached apartment building with three subterranean two-car garages and one detached two-car garage (CUP2017-05) 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 stucco, windows, exterior doors, garage doors, roofing, color schemes and exterior light fixtures.
2. Appropriate landscaping shall be added along the north property line within the front setback area to screen existing wall. Vine pockets shall be added along the south property line and planted with appropriate landscaping to screen the new wall. The existing wood fencing along the east property line shall be repaired and refurbished after obtaining permission from adjacent property owner. 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 wall shall be installed before building construction begins on the apartment units or the garages. The Applicant shall make a good faith effort to work with adjacent property owners (that have existing walls/fences) to repair and refurbish the existing walls/fences in conjunction with neighboring property owners 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.
3. All ground level 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. 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.

5. 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.
6. Placement and design of mailboxes shall be reviewed and approved by both the U.S. Postal Service and the Planning Division prior to installation.
7. No roof mounted mechanical equipment shall be permitted.
8. 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.
9. 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.
10. 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.
11. The existing power pole located in the public right of way, near the southwest corner of the property, shall be relocated as a result of the new driveway approach along the south property line prior to issuance of building permits. The new location shall be determined by the corresponding utility company subject to review by the city.
12. 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

13. 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 following conditions of approval:
 - a. Landscaping shall be a combination of 24" and 36" 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.
14. 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

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

CONSTRUCTION SITE REQUIREMENTS

17. 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.
18. 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

19. 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.
20. 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.
21. 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 CUP2017-05 shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.
22. The development associated with the Conditional Use Permit shall begin within one (1) year after its approval or it will expire without further action by the City.
23. 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.
24. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and

volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses (including, but not limited to, interest, attorneys' fees and expert witness fees), or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.



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

Engineering Conditions

1. Prior to any development, the Applicant shall provide the following:
 - a. Soils and Geotechnical Report
 - b. LID/SUSMP Plan with Hydrology Report
 - c. Site Plan
 - d. Grading Plan/Drainage Plan
 - e. 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, sidewalk, driveway approach or street pavement found by the City Engineer to be broken, uplifted "holding water" or damaged. Applicant shall construct improvements as required to match existing improvements on adjacent properties. All ADA requirements shall be satisfied by the Applicant. These conditions apply on public right-of-way along property frontage. All work such as, but not limited to demolition, construction and improvements within the public right-of-way shall be subject to review and approval by the City Engineer, and will require construction and encroachment permit from the City's Public Services 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. Applicant shall obtain applicable permits for all work to be done within the public right-

of-way from the Public Services Department and shall pay all applicable fees for Engineering Division services such as plan check fee and construction inspection fee as applicable.

6. The Applicant shall remove all existing driveway approaches not used along property frontage and reconstruct curb and gutter per City standards, and shall be inspected by the Public Works Inspector and approved by the City Engineer.
7. 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 (Public Works Division). Restoration of asphalt pavement shall be a 2-inch pavement grind and 2-inch asphalt overlay where the existing asphalt pavement is 4-inches thick or greater. If the existing asphalt pavement is less than 4-inches, a new structural section of asphaltic pavement and base shall be installed. The street is under a moratorium, slurried with type II in the last 5 years and thus must be slurried within the limits of the project from edge of east street gutter to edge of west street gutter.
8. Prior to start of any construction activity, Applicant shall provide a Transportation Plan to the Public Services 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 Services Department.
9. 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.
10. 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.
11. 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 or the street.
12. 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.
13. The project shall handle its own drainage on site in compliance with Municipal Code Section 15.28.200. On site infiltration or percolation may be used if quantified by a Soils engineer, thereby not impacting off site drainage systems. 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.

14. With the submittal of a grading/drainage 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.
15. 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.
16. If a second water service is required or an upgrade of the existing, the Applicant 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.
17. The Applicant, if approved by the Building Division may use the existing sewer lateral to serve the second unit once the existing lateral is determined to be in a safe and sanitary condition. The Applicant shall provide the Public Services Department a copy of CCTV Inspection.
18. 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.

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.
19. 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.
 20. 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.
 21. 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.
 22. 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.
 23. 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.
 24. Roof down spouts should be discharged to gravel or heavily vegetated areas whenever possible.

25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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.
31. Building, demolition, and grading permits will not be issued until the applicant provides the City with the required forms and the waste management plan has been reviewed and approved by the Environmental Services. If the Applicant chooses not to participate in the C&D Recycling Program, then the hauler must be identified on the demolition, building and grading plans. The C&D Recycling Program requirements are enclosed as an attachment and made part of the conditions of approval.



CONDITIONAL USE PERMIT

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. CUP2017-05 for the construction of a two-story, four-unit attached apartment building with three subterranean two-car garages and one detached two-car garage located at 1408 South Alta Vista Avenue is based on the following findings:

- A. The project site is adequate in size, shape and topography for the development of the four-unit apartment complex. *The project site is regular in shape and is of sufficient size to accommodate the proposed project. The site has sufficient width, depth and lot area to accommodate this type of development. The zoning is RH (Residential High) density and allows four units to be constructed on the site.*
- B. The project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the four-unit apartment complex. *The project will be accessed by one ingress and egress access driveway onto South Alta Vista Avenue. The project provides the required residential parking spaces.*
- C. The four-unit apartment complex is compatible with the General Plan and will not adversely impact the objectives of the General Plan, *specifically the parcel's Residential High Density land use designation in the General Plan allows 54 units to the acre. The proposed four-unit apartment complex is the maximum number of units allowed based on the size (8,744 square feet) of the lot. However, the 4,982 square feet of proposed dwelling unit square footage and the 57% dwelling unit FAR are significantly less than the 6,558 square feet and 75% dwelling unit FAR allowed per the Monrovia Municipal Code.*
- D. The four-unit apartment complex will comply with the applicable provisions of the Zoning Ordinance. *The property is zoned RH (Residential High Density). For parcels less than 15,000 square feet in the RH zone, two units are allowed for the first 5,000 square feet, and one additional unit is allowed per every 1,500 square feet above 5,000. This 8,744 square foot parcel is allowed a maximum of four units, which is what is proposed, and the 57% dwelling unit FAR is significantly less than the 75% dwelling unit FAR allowable per the Zoning Ordinance. The development meets all the requirements of the Zoning Ordinance including setbacks, recreation space, and parking and no variances are requested.*
- E. The proposed location of the four-unit apartment complex and the conditions under which it will be developed or maintained will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in

the vicinity, as *the site will be upgraded to include new landscaping, perimeter walls, and architectural amenities. It is on a residential block that is primarily developed with multi-family residences. The development is consistent with the existing development patterns in the vicinity. There are several two-story multifamily structures within this block of South Alta Vista Avenue. The new units will offer a Spanish style architectural design 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 residential structure was built in 1947 and does not have architectural or known historic value. A demolition permit was issued for the existing structure on October 17, 2016.*



DATA SHEET 4

Surrounding Land Uses

CUP2017-05

1408 South Alta Vista Avenue

Property Description:

The subject property is located on the east side of South Alta Vista Avenue between West Cypress and West Central Avenues. The site measures approximately 95.51' wide and approximately 91.50' deep for a total lot area of 8,744 square feet and is developed with a 909 square foot house and detached carport.

Zoning

Subject site: RH (Residential High Density)

Surrounding pattern:

north: RH (Residential High Density)

south: RH (Residential High Density)

east: RH (Residential High Density)

west: RL (Residential Low Density)

Land Use

Subject site: Single Family residence

Surrounding pattern:

north: Multi Family residence

south: Multi Family development

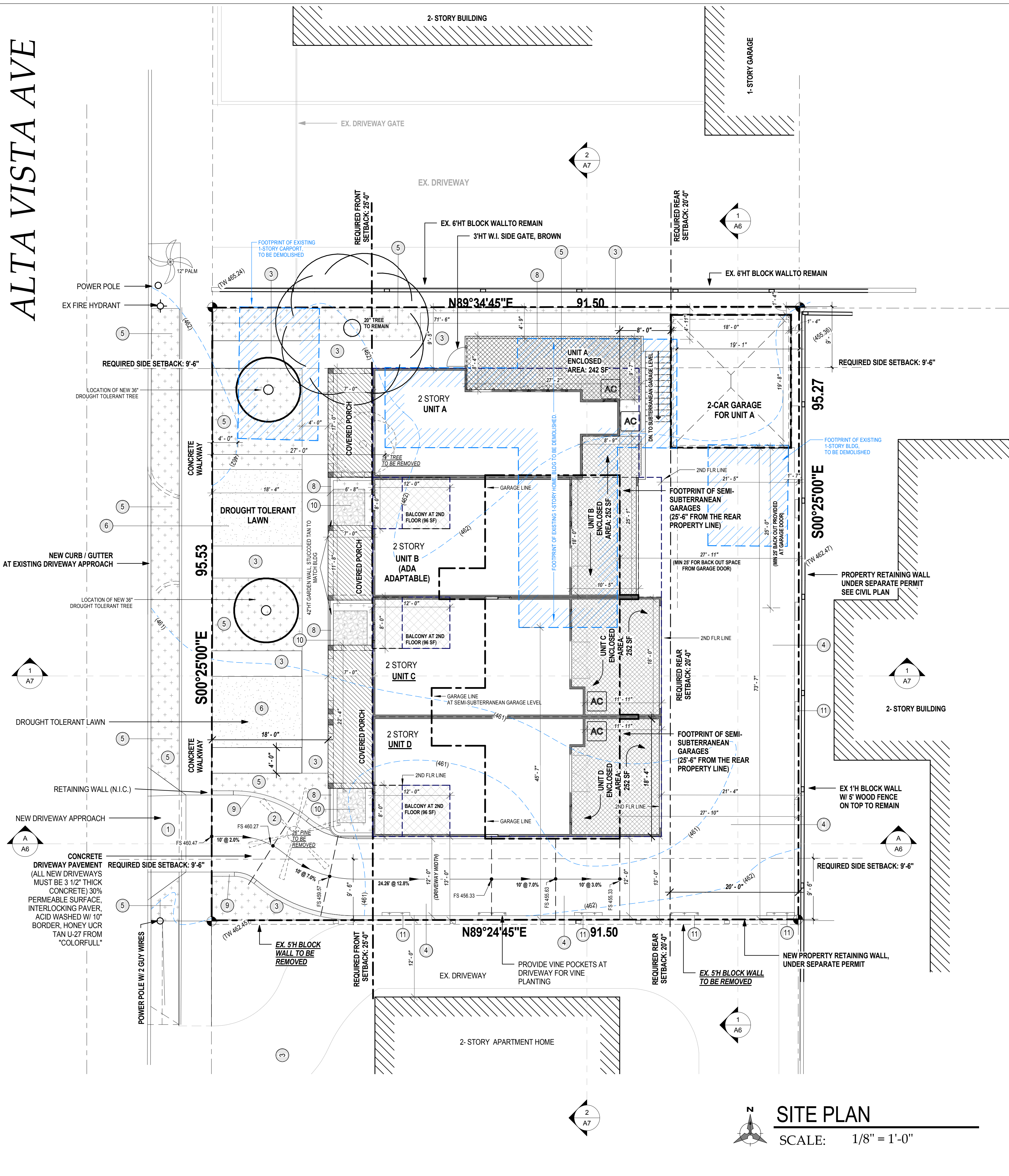
east: Multi Family development

west: Single Family residence

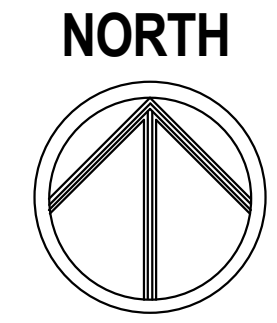
Environmental Determination: Categorical Exemption Class 3

Applicable Ordinance Regulations: MMC 17.12.030 Planning Commission Authority for CUP

ALTA VISTA AVE



SITE PLAN
SCALE: 1/8" = 1'-0"



GENERAL NOTES:

- ALL NEW CONSTRUCTION REQUIRES RESIDENTIAL FIRE SPRINKLERS, FIRE SPRINKLER DESIGN AND INSTALLATION SHALL BE ACCORDING TO THE STANDARDS APPROVED BY THE MONROVIA FIRE DEPARTMENT. PLANS SHALL BE SUBMITTED DIRECTLY TO THE FIRE DEPARTMENT FOR REVIEW AND FOR THE REQUIRED PERMITS PRIOR TO CONSTRUCTION OR INSPECTIONS.
- ALL CONCRETE BLOCK WALL FENCE SHALL BE SUBMITTED UNDER SEPARATE PERMIT.
- PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES. SIGN SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC. BARRIERS SHALL BE CONSTRUCTED FOR CBC 3306.6. COVERED WALKWAYS SHALL COMPLY WITH CBC 3306.7.
- TREE PROTECTION NOTES:** FOR EXISTING TREES TO REMAIN ON SITE, NO DAMAGE ALLOWED TO CANOPY OR ROOT SYSTEMS. PROTECTIVE FENCING AS NECESSARY, AND TREES ARE TO BE DEEP-WATERED 1-2 TIMES PER MONTH OR AS PER REQUIRED TO KEEP THEM HEALTHY UNTIL IRRIGATION IS INSTALLED.
- CONDITIONAL USE PERMIT (CUP) REQUIRED FOR PROJECT.
- LANDSCAPING REQUIRED:** LANDSCAPING MUST BE PROVIDED AND MAINTAINED THROUGHOUT REQUIRED SETBACKS, IN UNIMPROVED CITY RIGHT-OF-WAY ADJACENT TO THE PROPERTY AND OTHER AREAS VISIBLE FROM A PUBLIC RIGHT OF WAY WHERE NOT USED FOR ACCESS. LANDSCAPING MUST CONSIST OF AN EFFECTIVE COMBINATION OF TREES, GROUND COVER AND SHRUBBERY. ALL LANDSCAPED AREAS MUST HAVE A PERMANENT AUTOMATED UNDERGROUND FULL COVERAGE IRRIGATION SYSTEM.

SITE PLAN KEYNOTES:

- CONSTRUCT NEW DRIVEWAY APPROACH PER CITY STANDARD
- CONCRETE AREA: ACID-WASHED (HONEY BEIGE FROM "COLORFULL") W/ 10" BORDERS
- LANDSCAPE AREA
- CONCRETE DRIVEWAY
- CONCRETE WALKWAY
- DROUGHT TOLERANT LAWN
- 42"HT GARDEN WALL, STUCCOED TAN TO MATCH BLDG
- RETAINING WALL PER CIVIL PLAN
- GRAVEL AREA
- PROVIDE VINE POCKET AT DRIVEWAY

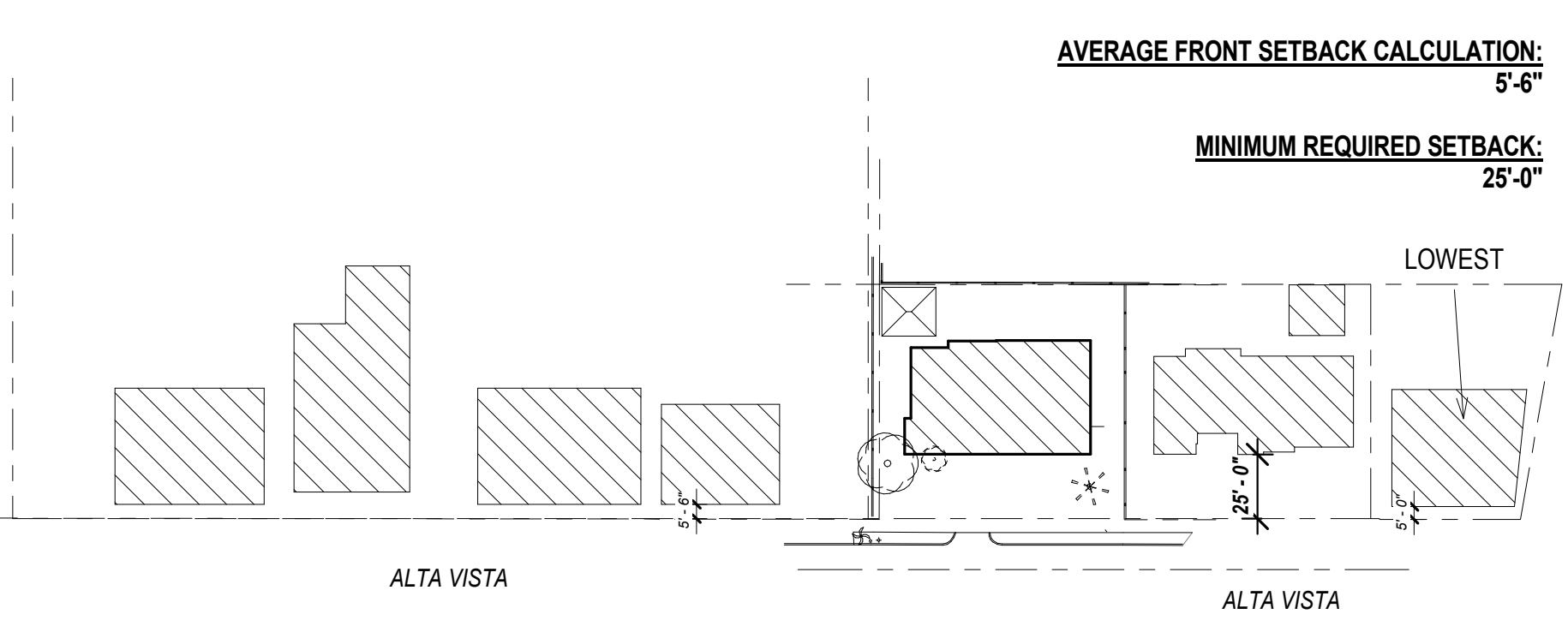
LANDSCAPE DATA:

PREVIOUS LOT LANDSCAPE AREA:	4690 SF
PROPOSED LOT LANDSCAPE AREA:	1176 SF
TOTAL AREA AT FRONT YARD:	
PROPOSED LANDSCAPE AREA AT FRONT:	1094.8 SF (45%)

FRONT ILLUSTRATION



AVERAGE SETBACK



APPLICANT / OWNER

OWNER:
ALTA GARDENS LLC
1408 S. ALTA VISTA AVE, MONROVIA CA 91016

DESIGNER:
PDS STUDIO INC
68 GENOA AVE, UNIT B, ARCADIA CA 91006
TEL: 626.524.2901
FAX: 626.574.8693
EMAIL: PHILIP@PDS-STUDIO.COM

PROJECT DESCRIPTION

PROJECT DESCRIPTION: MULTI-FAMILY APARTMENT
PROJECT ADDRESS: 1408 S. ALTA VISTA AVE, MONROVIA CA 91016
LOT SIZE: 8,743 SF
ACCESSOR PARCEL NUMBER: 8508-003-001
ZONING: MO-RH
NUMBER OF STORY: 2
OCCUPANCY: R-2/U
CONSTRUCTION TYPE: V-B
FIRE SPRINKLER: FULLY SPRINKLER

CODES:
 2013 CALIFORNIA ELECTRICAL (CEC) 2013 CALIFORNIA ENERGY CODE (ENS) WITH LOCAL AMENDMENTS
 2013 CALIFORNIA MECHANICAL (CMC) 2013 CALIFORNIA GREEN BUILDING STANDARD CODE AND CODES WITH LOCAL AMENDMENTS
 2013 CALIFORNIA PLUMBING (CPC) 2013 CALIFORNIA FIRE CODE (CFC)
 2013 CALIFORNIA BUILDING CODE (CBC)

SCOPE OF WORK:
CONSTRUCT NEW 2-STORY MULTI-RESIDENTIAL STRUCTURE OF SPANISH STYLE WITH 4 UNITS. A 2-CAR GARAGE IS PROVIDED FOR EACH UNIT. EXISTING STRUCTURE ON LOT TO BE DEMOLISHED UNDER SEPARATE PERMIT.

SITE DATA

LOT AREA:	8,743 SF
SETBACK:	REQUIRED: 25'-0" FROM P.L.
FRONT SETBACK:	8'-0"
SEPARATION BETW. BLDGS:	9'-6"
SIDE SETBACK:	20'-0"
MAIN BLDG REAR SETBACK:	0"
ACCESSORY REAR SETBACK:	0"

* SEE DIMENSION AT UNIT A DETACHED GARAGE AT REAR

UNIT DATA

UNIT MIX TABLE	UNIT A	UNIT B (ADA)	UNIT C	UNIT D
1ST FLR	627 SF	578 SF	588 SF	588 SF
2ND FLR	666 SF	672 SF	672 SF	672 SF
TOTAL LIVING AREA (MIN. = 1,200 SF)	1,293 SF	1,250 SF	1,260 SF	1,260 SF
GARAGE	385 SF	437 SF	433 SF	433 SF
TYPE:	RESIDENCE	RESIDENCE	RESIDENCE	RESIDENCE
# OF BEDROOMS	3 BR	3 BR	3 BR	3 BR
# OF BATHROOMS	2.5 BA	2.5 BA	2.5 BA	2.5 BA
RECREATION SPACE:	242 SF	290 SF	292 SF	292 SF
REQUIRED (20% OF LIVING):	121 SF	125 SF	126 SF	126 SF
REQUIRED (MIN. 50% OF REQUIRED):	242 SF	346 SF	348 SF	348 SF
PROVIDED TOTAL RECREATION SPACE:	242 SF	346 SF	348 SF	348 SF
PROVIDED ENCLOSED	242 SF	346 SF	348 SF	348 SF
TOTAL LIVING AREA OF 4 UNITS:	1212+1250+1260+1260 = 4982 SF (57% FAR)			

REVISION		
No.	Description	Date



APARTMENT HOME
1408 S ALTA VISTA AVE
MONROVIA, CA 91016

PLANNER: JOSE BARRIGA
 PROJECT NAME: APARTMENT HOME
 PREPARED BY: ET
 PLOT DATE: 6/6/17 9:18:58 AM
 CHECKED BY:
 THESE DRAWINGS, DOCUMENTS, DESIGNS ARE THE PROPERTY AND COPYRIGHTS OF PDS STUDIO. ALL DESIGNS ARE FOR USE ON THE SPECIFIED PROJECT, AND NO PART THEREOF SHALL BE COPIED OR DISCLOSED TO OTHERS WITHOUT WRITTEN PERMISSION FROM PDS STUDIO.

SITE PLAN

SHEET NO.
A1

UNIT	UNIT A	UNIT B (ADA)	UNIT C	UNIT D
1ST FLR	527 SF	578 SF	588 SF	588 SF
2ND FLR	655 SF	672 SF	672 SF	672 SF
TOTAL LIVING AREA (MIN. +1,200 SF)	1,212 SF	1,250 SF	1,260 SF	1,260 SF
GARAGE	385 SF	437 SF	433 SF	433 SF
TYPE:	RESIDENCE	RESIDENCE	RESIDENCE	RESIDENCE
# OF BEDROOMS	3 BR	3 BR	3 BR	3 BR
# OF BATHROOMS	2.5 BA	2.5 BA	2.5 BA	2.5 BA
RECREATION SPACE:	-	-	-	-
REQUIRED (20% OF LIVING):	242 SF	250 SF	252 SF	252 SF
ENCLOSED (MIN. 50% OF REQUIRED):	121 SF	125 SF	126 SF	126 SF
PROVIDED TOTAL RECREATION SPACE:	242 SF	346 SF	348 SF	348 SF
PROVIDED ENCLOSED:	242 SF	346 SF	348 SF	348 SF
TOTAL LIVING AREA OF 4 UNITS:	1212+1250+1260+1260 = 4982 SF (57% FAR)			

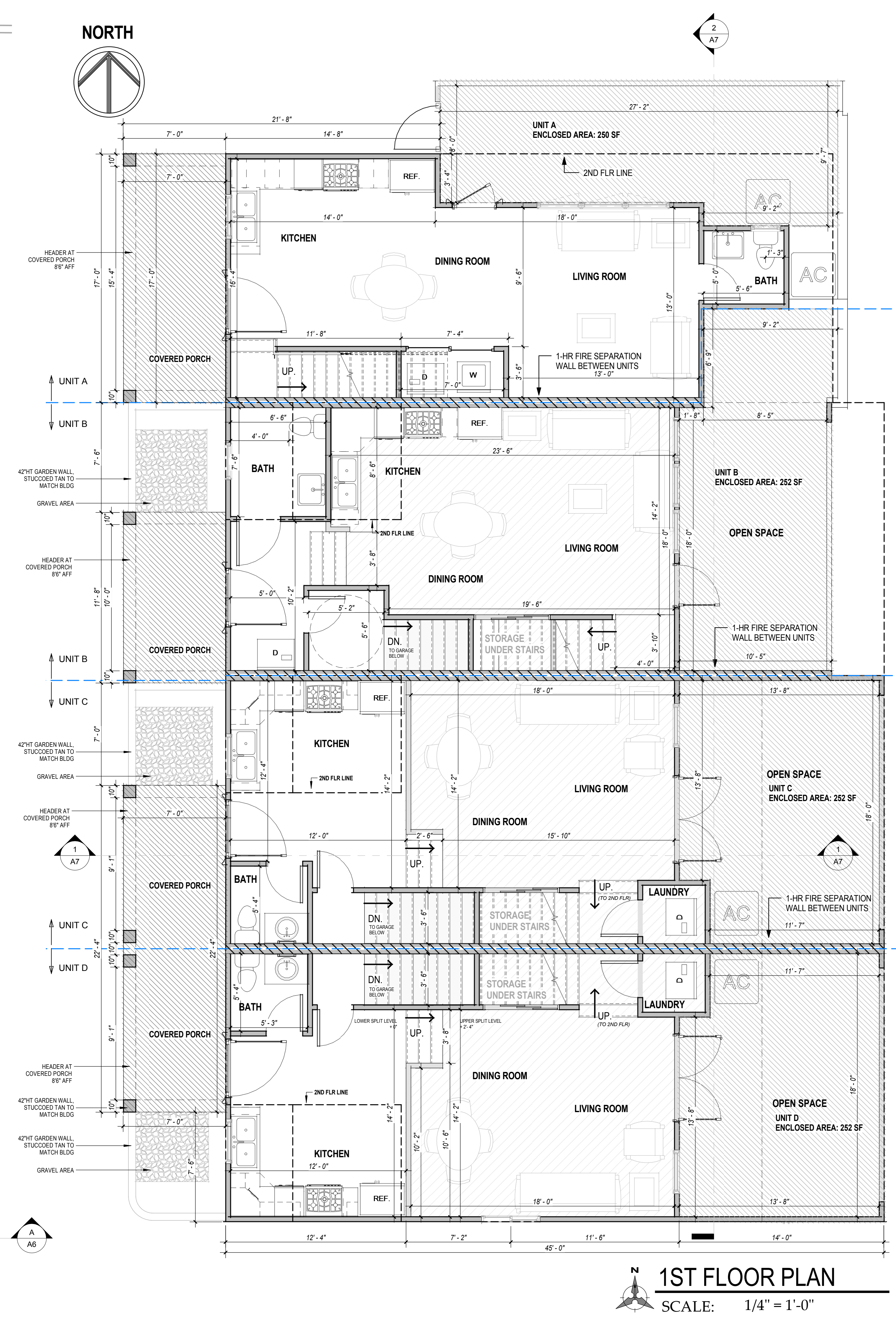
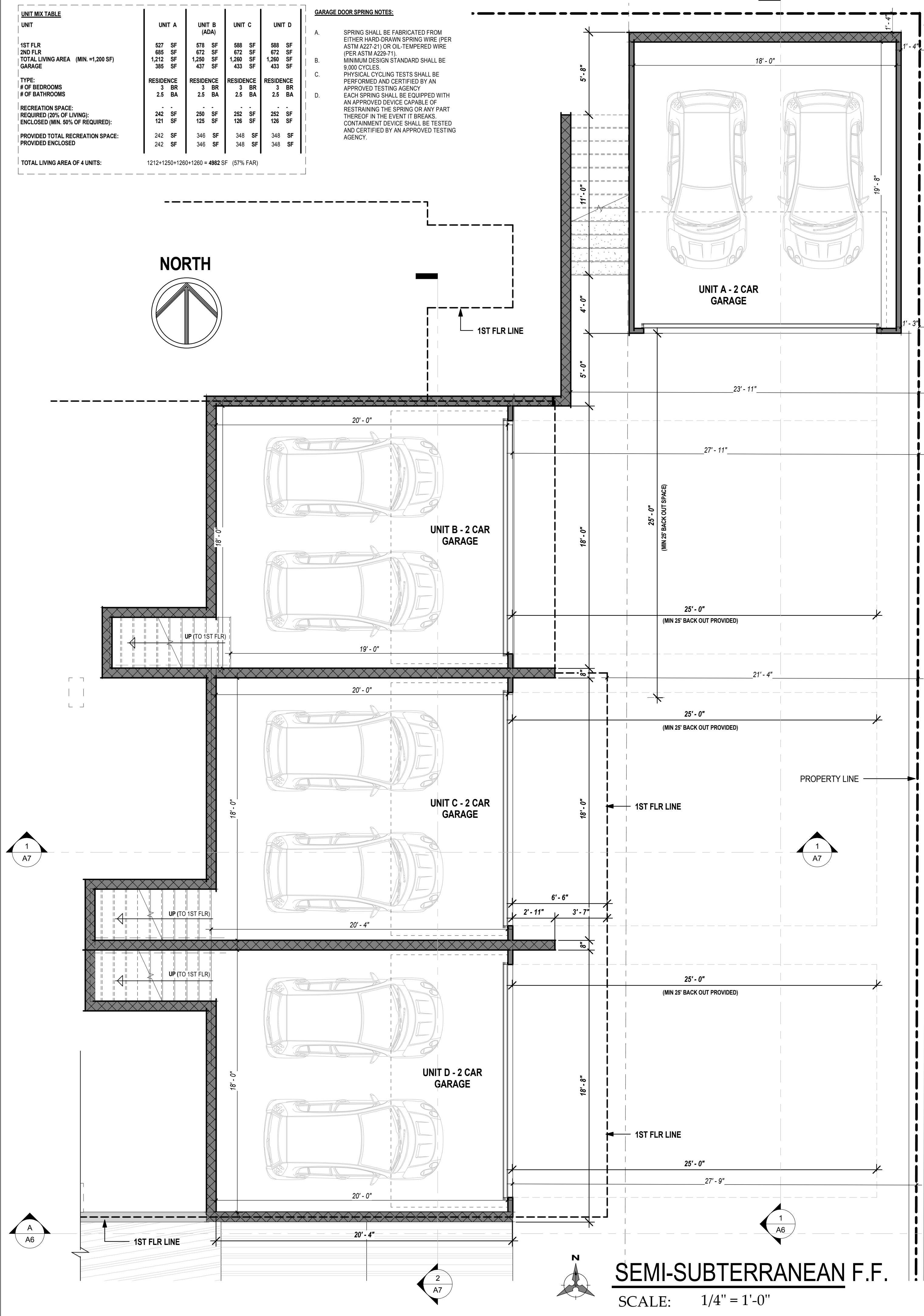
GARAGE DOOR SPRING NOTES:

A. SPRINGS SHALL BE FABRICATED FROM EITHER HARD-DRAWN SPRING WIRE (PER ASTM A227-21) OR OIL-TEMPERED WIRE (PER ASTM A229-11).

B. MINIMUM DESIGN STANDARD SHALL BE 9,000 CYCLES.

C. PHYSICAL CYCLING TESTS SHALL BE PERFORMED AND CERTIFIED BY AN APPROVED TESTING AGENCY.

D. EACH SPRING SHALL BE EQUIPPED WITH AN APPROVED DEVICE CAPABLE OF RESTRAINING THE SPRING OR ANY PART THEREOF IN THE EVENT IT BREAKS. CONTAINMENT DEVICE SHALL BE TESTED AND CERTIFIED BY AN APPROVED TESTING AGENCY.



REVISION		
No.	Description	Date

PDS STUDIO inc.
luxury home designing
68 GENOA ST. UNIT B, ARCADIA CA 91006
TEL: 626-294-9402 FAX: 626-574-8893

APARTMENT HOME
1408 S ALTA VISTA AVE
MONROVIA, CA 91016

PLANNER: JOSE BARRIGA
PROJECT NAME: APARTMENT HOME
PREPARED BY: ET
PLOT DATE: 6/6/17 9:19:04 AM

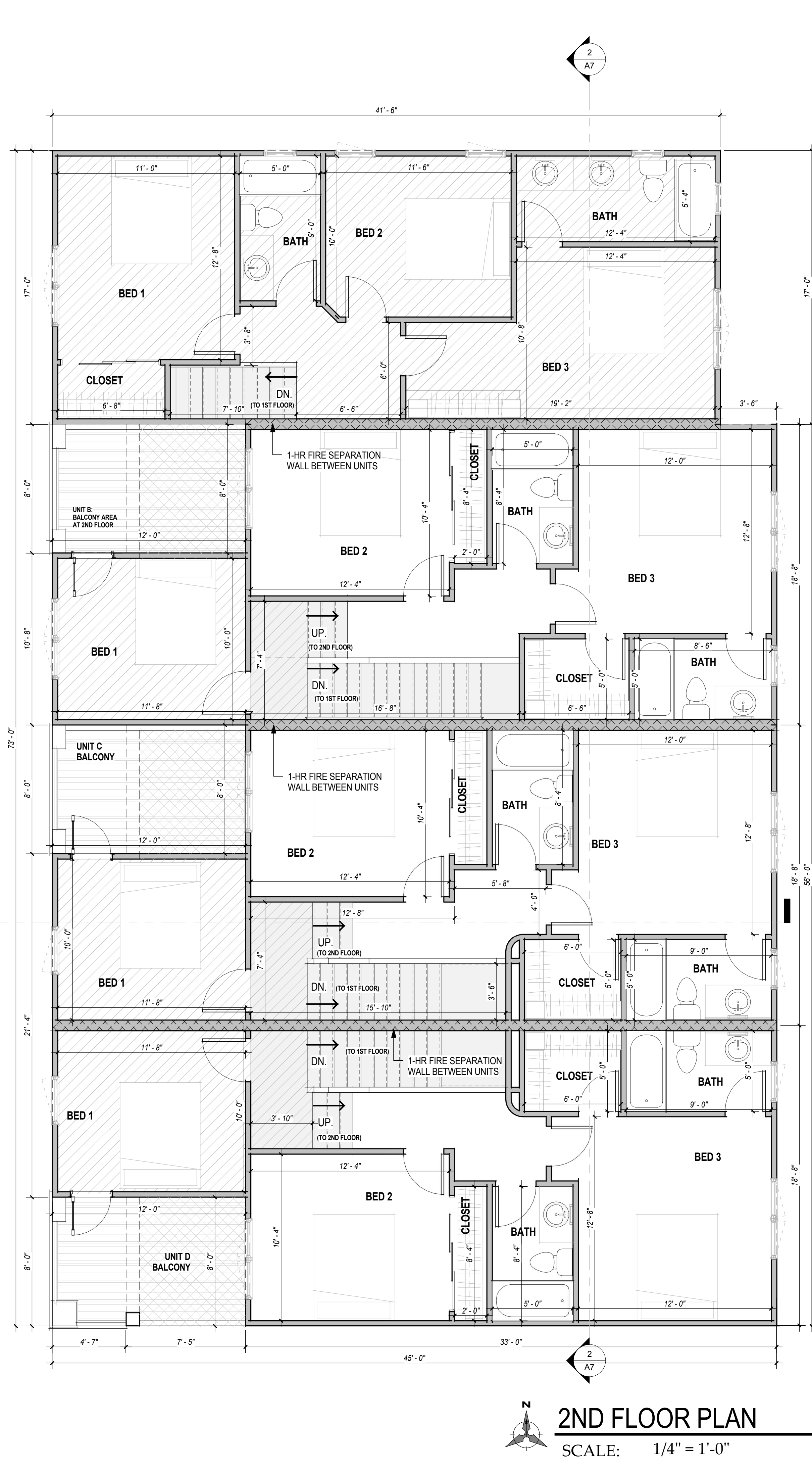
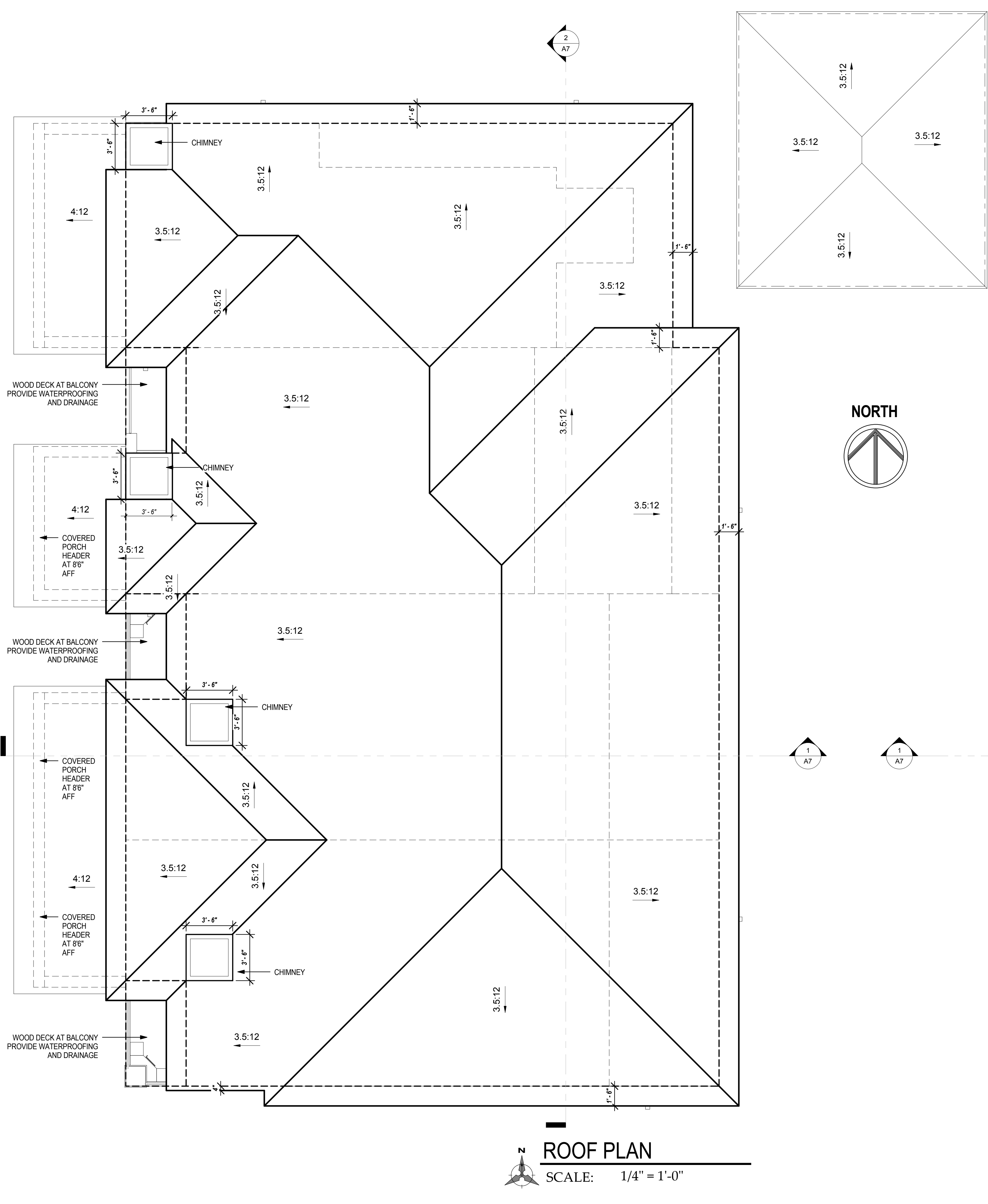
CHECKED BY:

THESE DRAWINGS, DOCUMENTS, DESIGNS ARE THE PROPERTY AND COPYRIGHTS OF PDS STUDIO. ALL DESIGNS ARE FOR USE ON THE SPECIFIED PROJECT. AND NO PART THEREOF SHALL BE COPIED OR DISCLOSED TO OTHERS WITHOUT WRITTEN PERMISSION FROM PDS STUDIO.

SUBTERRANEAN / 1ST FLR PLAN

SHEET NO.

A2



REVISION		
No.	Description	Date

PDS STUDIO inc.
luxury home designing
66 GENOA ST. UNIT B, ARCADIA CA 91006
TEL: 626-294-9402 FAX: 626-574-8893

APARTMENT HOME
1408 S ALTA VISTA AVE
MONROVIA, CA 91016

PLANNER: JOSE BARRIGA
PROJECT NAME: APARTMENT HOME
PREPARED BY: ET
PLOT DATE: 6/6/17 9:19:08 AM
CHECKED BY:

THESE DRAWINGS, DOCUMENTS, DESIGNS ARE THE PROPERTY AND COPYRIGHTS OF PDS STUDIO. ALL DESIGNS ARE FOR USE ON THE SPECIFIED PROJECT, AND NO PART THEREOF SHALL BE COPIED OR DISCLOSED TO OTHERS WITHOUT WRITTEN PERMISSION FROM PDS STUDIO.

2ND FLR / ROOF PLAN

SHEET NO. **A3**

EXTERIOR FINISH SCHEDULE			
MATERIAL	FINISH	COLOR	MANUFACTURE
1	CONCRETE/ROOF TILE	MALIBU	#2581 CANYON BROWN (DARK BROWN, BLACK STREAKS) EAGLE ROOFING TILE ESR-2250
2	CEMENT PLASTER	STUCCOED, 20/30 SAND FINISH	TUMBLEWEED #487 EXPO STUCCO
3	WINDOW	TUSCANY SERIES	TAN MILGARD WINDOWS
4	WINDOW/DOOR TRIM	PRECAST	TUMBLEWEED #487 + 50% EXPO STUCCO
5	CROWN MOULDING	STUCCOED	TUMBLEWEED #487 + 50% EXPO STUCCO
6	FASCIA BOARD	2" X 4" FACIA BOARD	WILD MUSTANG (DUNN EDWARDS PAINT) MILLWORK BY LUMBER YARD

	MATERIAL	FINISH	COLOR	MANUFACTURE
7	WROUGHT IRON	PAINTED	BLACK	IRONWORKS BY OTHER
8	WINDOW SHUTTERS	FACTORY PRIMED	WALNUT #41	ATLANTIC SHUTTERS
9	WOODWORK	PAINTED	WILD MUSTANG (DUNN EDWARDS PAINT)	FROM LUMBER YARD
10	EXT. LIGHTING: SEE NOTES FOR DIMENSION	DIE CAST ALUMINUM (BLACK)	FROST GLASS	MAXIM
11	DOWN SPOUT/LEADER HEAD RAIN GUTTER	COLOR COATED ALUMINUM	RUSTIC BROWN	IRONWORKS BY OTHERS
12	GARAGE DOORS	STAINED	WALNUT	AMARR OAK SUMMIT COLLECTION
13	DECORATIVE SHROUD	SHEET METAL	MATCH ROOFING	FIREPLACE GUYS

ELEVATIONS

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

ELEVATION NOTES

- i. ALL WINDOWS ARE RECESSED 2-INCHES FROM THE EXTERIOR WALL
- ii. ATTACHMENT OF EXTERIOR DECKS TO EXTERIOR WALLS SHALL BE INSPECTED PRIOR TO COVERING
- iii. SIMULATED DIVIDED LITES WINDOWS TO BE USED
- iv. LIGHTING FIXTURES MUST BE OF A STYLE DIRECTED DOWNWARD TO ENSURE THAT LIGHTING WILL NOT NEGATIVELY AFFECT THE NEIGHBORS FOR SIDE LIGHTING. HAMPTON BAY 180DEGREE OUTDOOR MOTION SENSOR WALL LANTERNS (HB48017) ARE TO BE USED. FOR FRONT AND REAR: BALBOA ES (GFCO) EXTERIOR LIGHTS WILL BE USED.

EXTERIOR LIGHTING SIZES:
 85165 GFCO: 12"W x 17.5"H
 85164 GFCO: 10"W x 14"H
 85163 GFCO: 7.5"W x 11.5"H
 HB 48017 MP-237: 8"W x 11.5"H

REVISION		
No.	Description	Date

PDS STUDIO inc.
 luxury home designing
 68 GENEVA ST. UNIT B, ARCADIA CA 91006
 TEL: 626-284-9402 FAX: 626-574-8663

APARTMENT HOME
 1408 S ALTA VISTA AVE
 MONROVIA, CA 91016

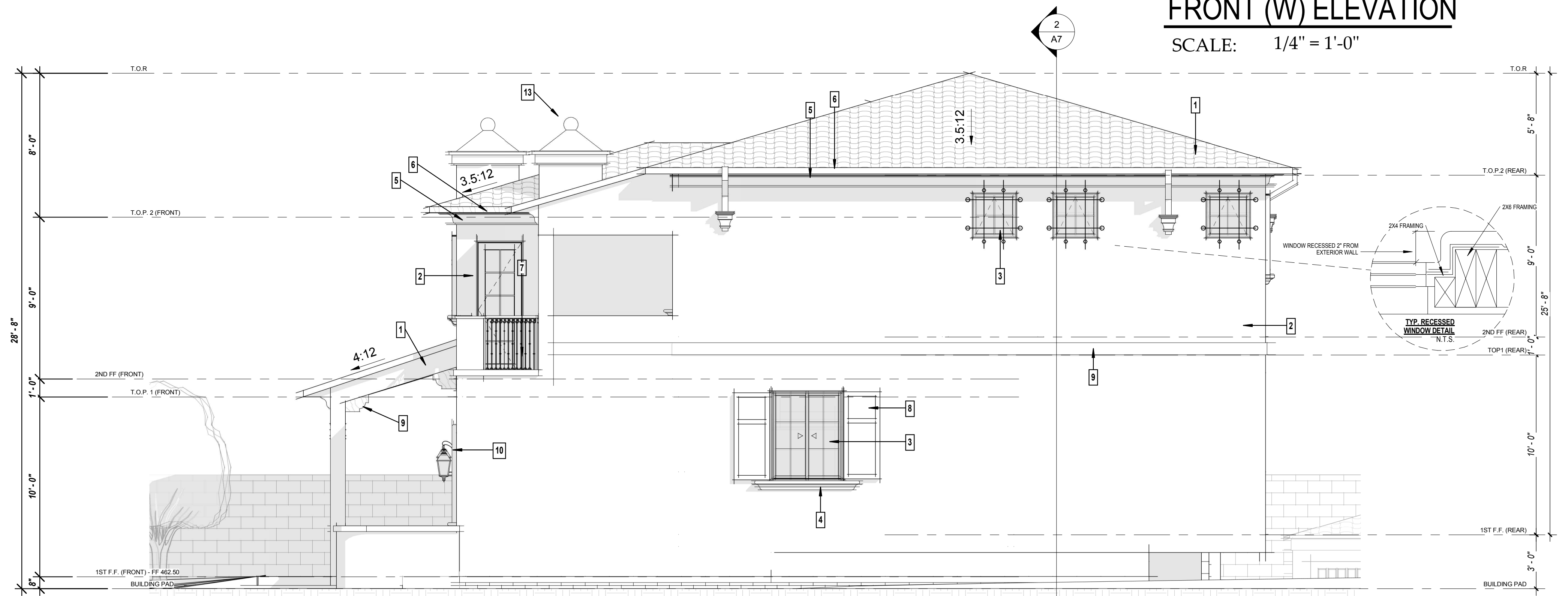
PLANNER: JOSE BARRIGA
 PROJECT NAME: APARTMENT HOME
 PREPARED BY: ET
 PLOT DATE: 6/6/17 9:19:31 AM
 CHECKED BY:
 THESE DRAWINGS, DOCUMENTS, DESIGNS ARE THE PROPERTY AND COPYRIGHTS OF PDS STUDIO. ALL DESIGNS ARE FOR USE ON THE SPECIFIED PROJECT, AND NO PART THEREOF SHALL BE COPIED OR DISCLOSED TO OTHERS WITHOUT WRITTEN PERMISSION FROM PDS STUDIO.

ELEVATIONS

SHEET NO.
A4



FRONT (W) ELEVATION
 SCALE: 1/4" = 1'-0"



SIDE (S) ELEVATION
 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE				
MATERIAL	FINISH	COLOR	MANUFACTURE	
1	CONCRETE ROOF TILE	MALIBU	#2581 CANYON BROWN (DARK BROWN, BLACK STREAKS)	EAGLE ROOFING TILE ESR-2250
2	CEMENT PLASTER	STUCCOED, 20/30 SAND FINISH	TUMBLEWEED #487	EXPO STUCCO
3	WINDOW	TUSCANY SERIES	TAN	MILGARD WINDOWS
4	WINDOW/DOOR TRIM	PRECAST	TUMBLEWEED #487 + 50%	EXPO STUCCO
5	CROWN MOULDING	STUCCOED	TUMBLEWEED #487 + 50%	EXPO STUCCO
6	FASCIA BOARD	2" X 4" FACIA BOARD	WILD MUSTANG (DUNN EDWARDS PAINT)	MILLWORK BY LUMBER YARD

	MATERIAL	FINISH	COLOR	MANUFACTURE	
7	WROUGHT IRON	PAINTED	BLACK	IRONWORKS BY OTHER	
8	WINDOW SHUTTERS	FACTORY PRIMED	WALNUT 641	ATLANTIC SHUTTERS	
9	WOODWORK	PAINTED	WILD MUSTANG (DUNN EDWARDS PAINT)	FROM LUMBER YARD	
10	EXT. LIGHTING	SEE NOTES FOR DIMENSION	DIE CAST ALUMINUM (BLACK)	FROST GLASS	MAXIM
11	DOWN SPOUT/LEADER HEAD RAIN GUTTER	COLOR COATED ALUMINUM	RUSTIC BROWN	IRONWORKS BY OTHERS	
12	GARAGE DOORS	STAINED	WALNUT	AMARR, OAK SUMMIT COLLECTION	
13	DECORATIVE SHROUD	SHEET METAL	MATCH ROOFING	FIREPLACE GUYS	

ELEVATIONS

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

ELEVATION NOTES

- i. ALL WINDOWS ARE RECESSED 2-INCHES FROM THE EXTERIOR WALL
- ii. ATTACHMENT OF EXTERIOR DECKS TO EXTERIOR WALLS SHALL BE INSPECTED PRIOR TO COVERING
- iii. SIMULATED DIVIDED LITES WINDOWS TO BE USED
- iv. LIGHTING FIXTURES MUST BE OF A STYLE DIRECTED DOWNWARD TO ENSURE THAT LIGHTING WILL NOT NEGATIVELY AFFECT THE NEIGHBORS FOR SIDE LIGHTING; HAMPTON BAY 180DEGREE OUTDOOR MOTION SENSOR WALL LANTERNS (HB48017) ARE TO BE USED. FOR FRONT AND REAR: BALBOA ES (GFCC) EXTERIOR LIGHTS WILL BE USED.

EXTERIOR LIGHTING SIZES:
 85165 GFCC: 12"W x 17.5"H
 85164 GFCC: 10"W x 14"H
 85163 GFCC: 7.5"W x 11.5"H
 HB 48017 MP-237: 8"W x 11.5"H

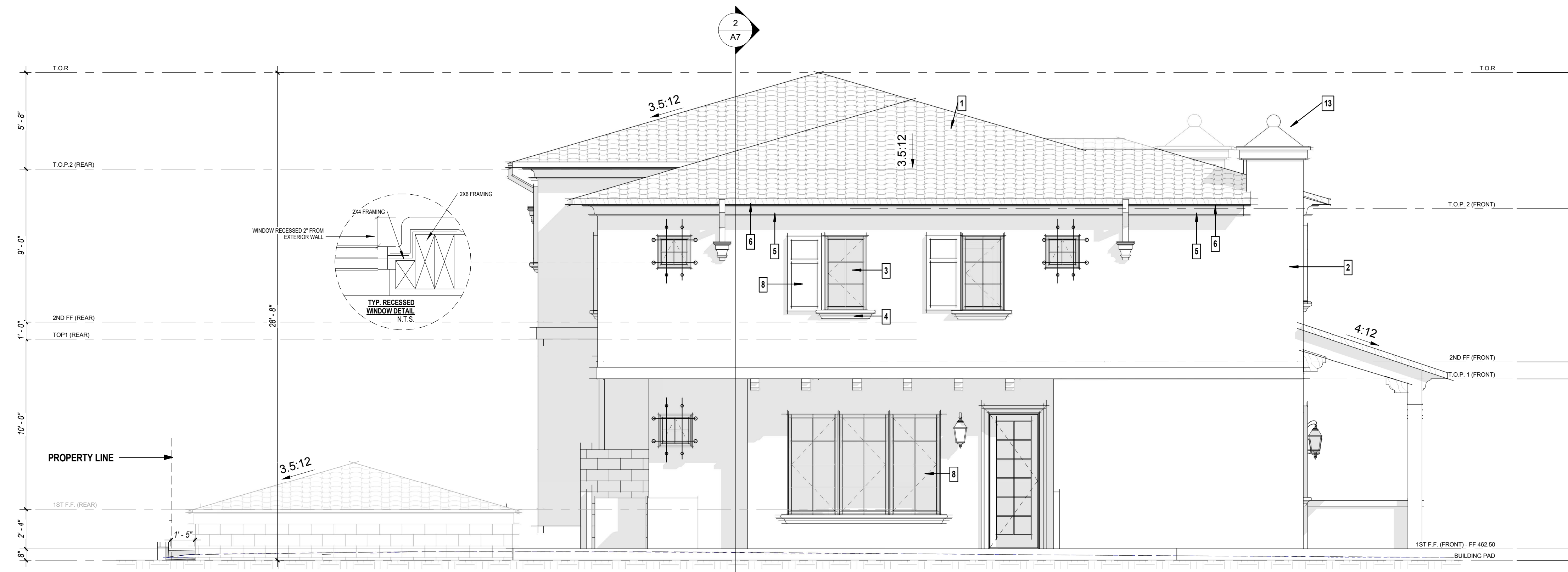
REVISION		
No.	Description	Date

PDS STUDIO inc.
 luxury home designing
 88 GENEVA ST. UNIT B, ARCADIA CA 91006
 TEL: 626-284-9402 FAX: 626-574-8603



APARTMENT HOME
 1408 S ALTA VISTA AVE
 MONROVIA, CA 91016

PLANNER: JOSE BARRIGA
 PROJECT NAME: APARTMENT HOME
 PREPARED BY: ET
 PLOT DATE: 6/6/17 9:19:53 AM
 CHECKED BY:
 THESE DRAWINGS, DOCUMENTS, DESIGNS ARE THE PROPERTY AND COPYRIGHTS OF PDS STUDIO. ALL DESIGNS ARE FOR USE ON THE SPECIFIED PROJECT, AND NO PART THEREOF SHALL BE COPIED OR DISCLOSED TO OTHERS WITHOUT WRITTEN PERMISSION FROM PDS STUDIO.



SIDE (N) ELEVATION
 SCALE: 1/4" = 1'-0"

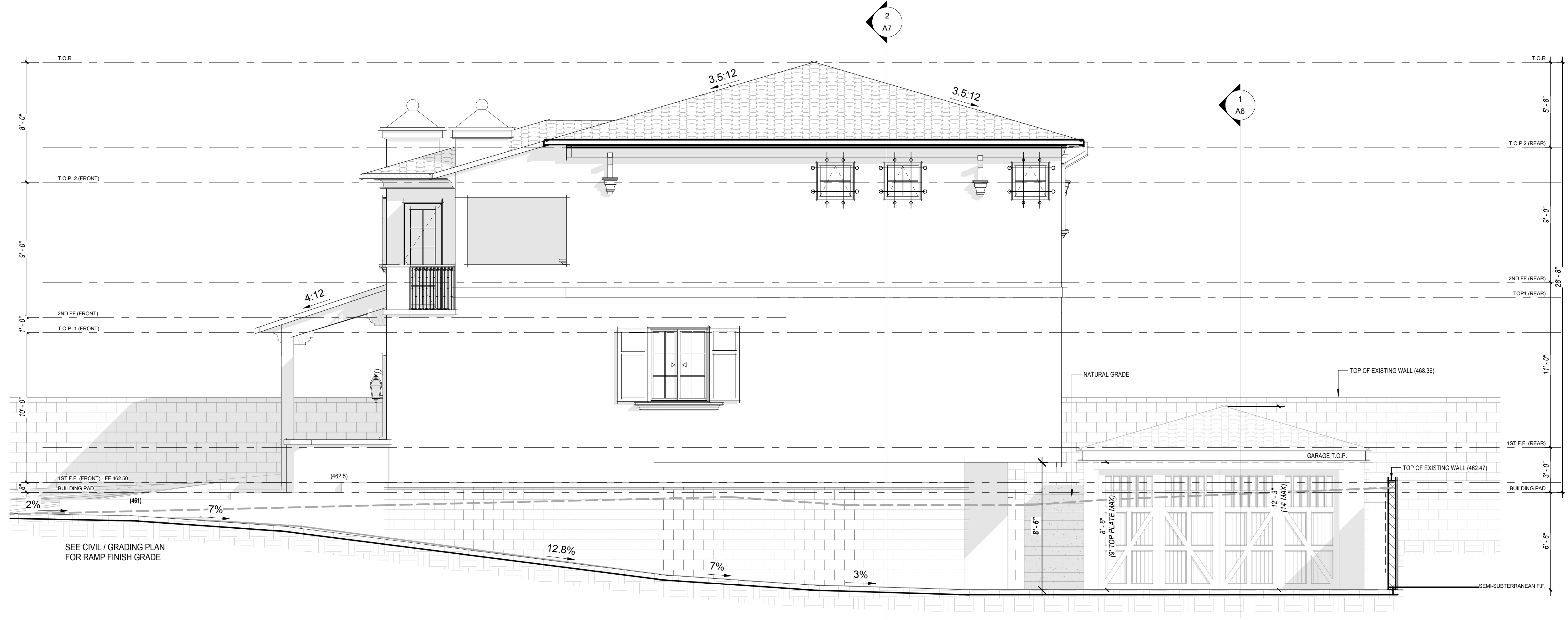


REAR (E) ELEVATION
 SCALE: 1/4" = 1'-0"

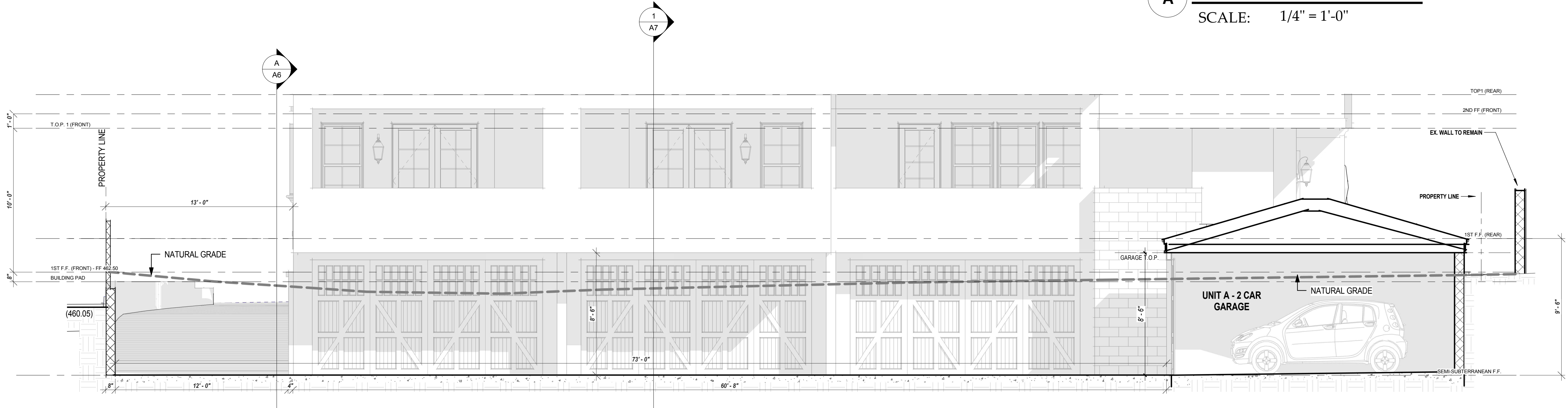
ELEVATIONS

SHEET NO.
A5

REVISION		
No.	Description	Date



A RAMP SECTION
 SCALE: 1/4" = 1'-0"



B SEMI-SUBTERRANEAN SECTION
 SCALE: 1/4" = 1'-0"

REVISION		
No.	Description	Date

PDS STUDIO inc.
 luxury home designing
 68 GEMINA ST. UNIT B, ARCADIA CA 91006
 TEL: 626-284-9402 FAX: 626-574-8693



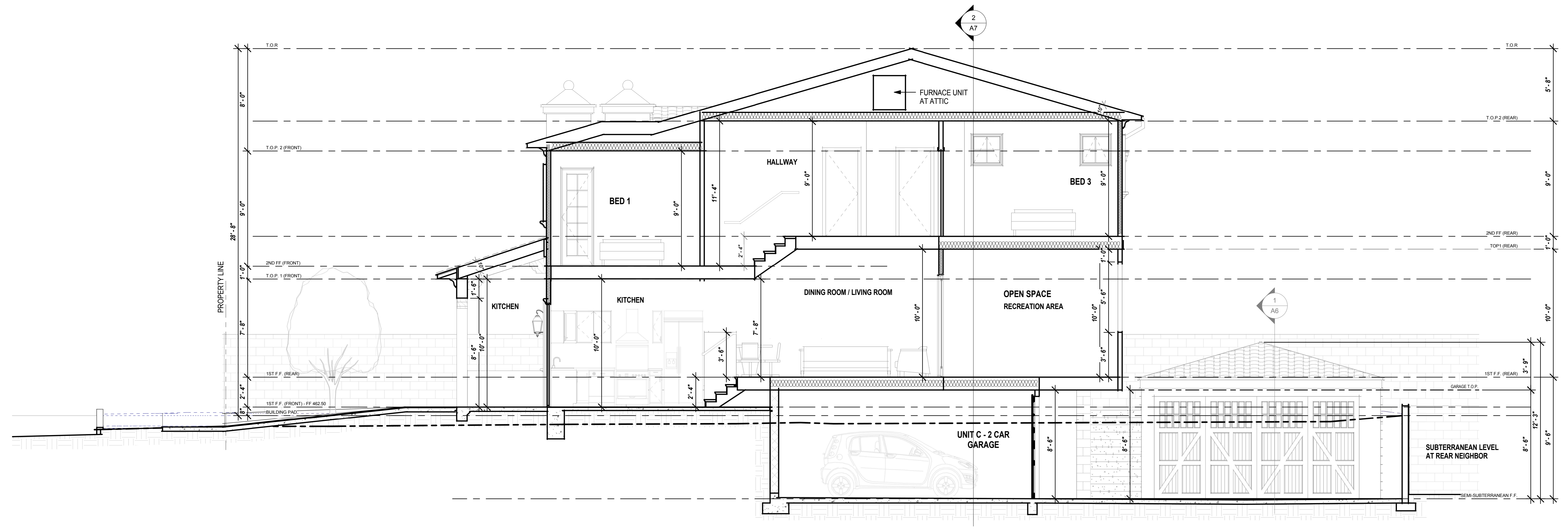
APARTMENT HOME
 1408 S ALTA VISTA AVE
 MONROVIA, CA 91016

PLANNER: JOSE BARRIGA
 PROJECT NAME: APARTMENT HOME
 PREPARED BY: ET
 PLOT DATE: 6/6/17 9:20:33 AM

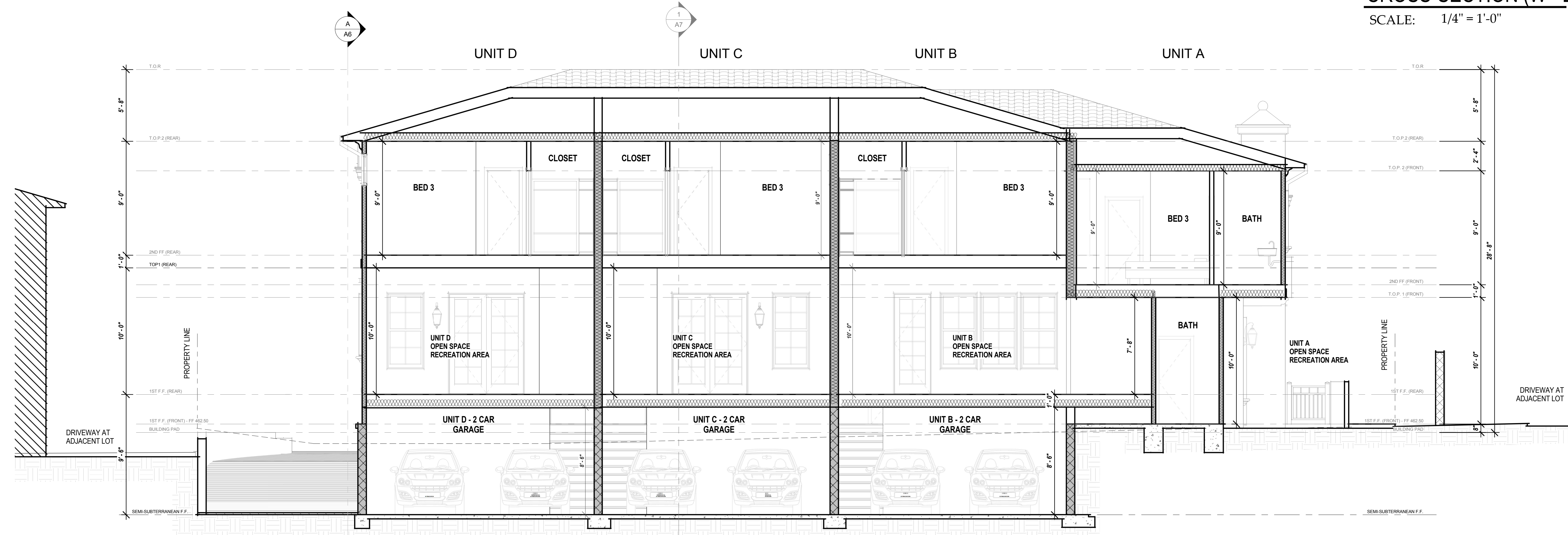
CHECKED BY:
 THESE DRAWINGS, DOCUMENTS, DESIGNS ARE THE PROPERTY AND COPYRIGHTS OF PDS STUDIO. ALL DESIGNS ARE FOR USE ON THE SPECIFIED PROJECT, AND NO PART THEREOF SHALL BE COPIED OR DISCLOSED TO OTHERS WITHOUT WRITTEN PERMISSION FROM PDS STUDIO.

CROSS-SECTIONS

SHEET NO.
A7



CROSS-SECTION (W - E)
 SCALE: 1/4" = 1'-0"



CROSS-SECTION (S - N)
 SCALE: 1/4" = 1'-0"