



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2017-06 Continued **AGENDA ITEM:** PH-1
PREPARED BY: Austin Arnold **MEETING DATE:** August 9, 2017
Planning Technician

SUBJECT: Conditional Use Permit CUP2017-06
925 West Olive Avenue

REQUEST: Construct a new, two-story residential duplex totaling 2,300 square feet of living area behind an existing single-story home. This property is located in RM/RH (Residential Medium-High Density) zone.

APPLICANT: Scott Kendall
7414 Apperson Street
Tujunga, CA 91042

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3)

BACKGROUND: On July 12, 2017, the Planning Commission reviewed an application to construct a new, two-story residential duplex totaling 2,300 square feet of living area behind an existing single-story home. The proposed development requires a Conditional Use Permit in accordance with Monrovia Municipal Code (MMC) Section 17.12.030(B)(1)(B) for the development of more than two units on a lot. Due to concerns that were raised by the owners of a residential condominium unit to the east of the project site relating to privacy impacts and the loss of a mature avocado tree at the subject site, the Planning Commission continued the public hearing.

During the public hearing the applicant stated that he would be willing to work with the neighbors to address their concerns. He agreed with raising the bedroom window heights on the second story east elevation, as well as planting additional trees onsite. The Commission requested staff to work with the applicant to determine if the existing avocado tree could be retained. If it was determined the tree needed to be removed, the Commission requested that the applicant provide a landscape plan proposing new evergreen replacement trees. Lastly, the Commission directed the applicant to work with both the neighboring residents and staff on an architectural plan that addressed window placement to minimize privacy impacts. The staff report from the previous meeting has been attached as Exhibit "A" for reference.

SUBJECT PROPERTY: The property is located on the north side of West Olive Avenue between South 5th Avenue and Monterey Avenue. The lot measures 50' wide and 180' deep for a total lot area of 9,000 square feet. The property is developed with a single-story residential unit, built in 1939, with a detached two-car garage. The project site is designated Residential Medium High (5.8-54 du/acre) in the General Plan and is zoned RM/RH (Residential Medium – High Density).

DISCUSSION/ANALYSIS: In accordance with the Commission's request, staff completed a site inspection at both the subject project site and the neighboring residence to verify potential privacy impacts and to confirm the location of the existing avocado tree. There are four trees, including the avocado tree, proposed for removal. Photos of these trees as well as the existing neighboring development to the east are included in Exhibit "B."

Based on the location and size of the existing avocado tree, the applicant is not able to maintain it onsite due to the location of the proposed duplex and perimeter block wall on the north side of the property. The tree has a large root system and an expansive canopy. Trying to maintain the tree onsite poses construction constraints and would make the majority of the required open space for the new residential unit unusable. For these reasons, the applicant is proposing to install new landscaping along the perimeter of the property and plant a variety of drought-tolerant shrubs, bushes and trees that will provide screening along the east, west, and north property lines. Planning Condition of Approval No. 12 will require a mixture of drought-tolerant plants, shrubs, and 24-36" box trees which will blend well with the existing trees located on the neighboring properties, as well as create a sufficient visual barrier between their units and the proposed units.

The applicant has also revised the 2nd floor plan to address privacy impacts. The revised plan includes a detail showing the placement of the new windows in relation to the neighboring residence. The applicant has completely removed the northern 2nd floor bedroom window that faces the east property line. Additionally, the applicant has shifted the other two bedroom windows to the southern wall of the room so that none of the neighboring windows will look directly into one another. The windows will meet the minimum size requirements for fire egress.

It is also important to note that the applicant met with the concerned neighbors and staff to discuss the revised plan on August 1, 2017. At the end of the meeting, the neighbors indicated that they were satisfied with the revised plans.

Conclusion

The proposed development will result in two new units that will be an attractive addition to the neighborhood and community. There are several multi-family structures within this block of West Olive Avenue, many of which are two-story structures. The new units will incorporate various quality building materials, and new landscaping is proposed throughout the site. The project meets all the development standards for this multi-family zoned property, and the proposed development is compatible with the character of the neighborhood.

RECOMMENDATION: Staff and the Development Review Committee recommend approval of CUP2017-06 for the development of more than two residential units on a lot. 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 CUP2017-06 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 CUP2017-06, which are incorporated herein by this reference.
4. The Planning Commission approves CUP2017-06, subject to the attached Planning Conditions on Data Sheet No. 1, Public Works Conditions on Data Sheet No. 2, and recommendations in the Staff Report, all of which are incorporated herein by this reference.

MOTION:

Close the public hearing and approve CUP2017-06 pursuant to the recommendations in the Staff Report.



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2017-06

AGENDA ITEM: PH-2

PREPARED BY: Austin Arnold
Planning Technician

MEETING DATE: July 12, 2017

SUBJECT: Conditional Use Permit CUP2017-06
925 West Olive Avenue

REQUEST: Construct a new, two-story residential duplex totaling 2,300 square feet of living area behind an existing single-story home. This property is located in RM/RH (Residential Medium-High Density) zone.

APPLICANT: Scott Kendall
7414 Apperson Street
Tujunga, CA 91042

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3)

BACKGROUND: The applicant is requesting approval to construct a new, two-story residential duplex totaling 2,300 square feet of living area behind an existing single-story home. The proposed development requires a Conditional Use Permit in accordance with Monrovia Municipal Code (MMC) Section 17.12.030(B)(1)(B) for the development of more than two units on a lot.

SUBJECT PROPERTY: The property is located on the north side of West Olive Avenue between South 5th Avenue and Monterey Avenue. The lot measures 50' wide and 180' deep for a total lot area of 9,000 square feet. The property is developed with a single-story residential unit, built in 1939, with a detached two-car garage. The project site is designated Residential Medium High (5.8-54 du/acre) in the General Plan and is zoned RM/RH (Residential Medium – High Density). The site is surrounded by the following land uses:

North):

General Plan: Residential Medium High (5.8-17.4 du/acre)
Zoning: RM/RH (Residential Medium-High Density)
Land Use: Multi-Family Residential (2 Units)

South (Across West Olive Avenue):

General Plan: Residential Medium High (5.8-54 du/acre)
Zoning: RM/RH (Residential Medium-High Density)
Land Use: Multi-Family Residential (5 Units)

East:

General Plan: Residential Medium High (5.8-54 du/acre)
 Zoning: RM/RH (Residential Medium-High Density)
 Land Use: Multi-Family Residential (6 Units)

West:

General Plan: Residential Medium High (5.8-54 du/acre)
 Zoning: RM/RH (Residential Medium-High Density)
 Land Use: Single-Family Residential (2 Units) and Multi-Family Residential (2 Units)

DISCUSSION/ANALYSIS:**Site Plan**

The lot is currently developed with a 948 square foot single-story dwelling with a detached two-car garage. The existing front unit is oriented toward West Olive Avenue and a 12' driveway is located on the east side of the residence. The existing two-car garage will be demolished to make way for the development of a new, two-story residential duplex with three attached two-car garages behind an existing single-story home. The duplex will contain a 1,000 square foot single story unit along the west property line and a 1,300 square foot, two-story unit along the east property line.

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.

DEVELOPMENT STANDARD COMPLIANCE REVIEW

Development Standard	Required	Proposed
Density (Lots < 15,000 SF, 1 du/2,500SF)	Maximum 3 units	3 units
Floor Area Ratio (FAR) (40% Dwelling Unit / 20% Accessory Structure)	Maximum 40% / 20%	36% / 13%
Front Setback (25 FT or Average Setback, whichever is greater)	25'	31' (Existing Unit)
Side Setback – First Story 10% of lot width (5ft min. – 15ft max.)	5'	5'
Side Setback – Second Story	8'	8'
Rear Setback	20'	20'
Building Height	27'	21'-7"
Building Separation	10'	10'
Private Recreation Space 40% of gross dwelling unit floor area	40%	43%

Development Standard	Required	Proposed
Parking	2-car garage/dwelling	2-car garage/dwelling

As stated in the conditions of approval outlined in Date Sheet 1, the applicant will be required to install a decorative block wall adjacent to the rear and side property lines, but outside the front yard setback area. Lastly, a landscape and irrigation plan will be required to upgrade the landscaping on-site and will be compliant with the City's Water Efficient Landscape Ordinance by the installation of low water use plants that will improve the site. A series of vine pockets will be installed along the east side of the driveway to soften the block wall's appearance.

Floor Plans/Building Elevations

The existing front unit provides two bedrooms and one bathroom. The proposed duplex will have two bedrooms and two bathrooms in the single-story unit and three bedrooms and two bathrooms in the two-story unit. The proposed first floor plan for the single story unit consists of an open dining/family room and kitchen area, one bedroom, one bathroom, a master suite with a private bathroom and closet, and two attached two-car garages. One garage is designated as replacement parking for the existing residential unit onsite. The second garage will serve the single-story unit. The proposed two-story unit floor plan consists of an open dining/family room and kitchen area on the first floor and one attached two-car garage. The second floor consists of two bedrooms, one bathroom and a master suite with a private bathroom.

Compatibility Review

As part of the evaluation of this project, staff applied components of the Neighborhood Compatibility Review process that included an assessment of building heights, site design features, and common architectural styles of the neighborhood in comparison to the proposed development to ensure that the new duplex fits within the context of the existing development. The 900 block of West Olive Avenue is developed with a variety of one and two-story residential multi-family units, both attached and detached. The development on this block is also mixed in terms of architectural style. In an effort to achieve a compatible design, the applicant proposes to use some of the existing architectural features found on the existing unit and within the neighborhood.

The existing single-family home is a simple example of a minimal traditional home built in 1939. The front façade of the home has a stucco exterior throughout. The home was constructed with minimal details with the use small roof eaves.

The first floor of the proposed duplex will be wrapped mostly in grey stucco siding (Sherwin Williams SW7657) to match the existing front unit. The second floor will be wrapped in blue horizontal Hardie Board siding (Sherwin Williams SW9135). Vinyl windows, both double hung and sliders, are proposed on the new units to match the style of the existing home on the property. The placement of windows was designed to minimize privacy impacts to adjacent neighboring properties. The first floor east elevation has been visually broken with the use of both stucco and Hardie board siding. . The roof structure incorporates Craftsman design elements for additional visual interest, including overhanging eaves and side gables with decorative vertical siding.

The proposed two-story unit has also been sensitively designed to minimize privacy and view shed impacts on the neighboring properties. The duplex was intentionally designed with a single-story unit on the west side of the property, given that the rear yards of three residential lots abut the west property line. Furthermore, second story windows on the west elevation were placed so as to limit the view into the adjacent private yard space within the properties to the west.

Development Review Committee Advisory Review

As part of the Advisory Review by the Development Review Committee (DRC) meeting, Staff sent out a courtesy notice to property owners within 300 feet of the subject property. The courtesy notice was provided to further encourage public input. This feedback could in turn be incorporated into the final application submitted for a public hearing review by the Planning Commission. At the DRC meeting held on June 7, 2017, no one attended or expressed concerns regarding the project.

Conclusion

The proposed development will result in two new units that will be an attractive addition to the neighborhood and community. There are several multi-family structures within this block of West Olive Avenue, many of which are two-story structures. The new units will incorporate various quality building materials. The project meets all the development standards for this multi-family zoned property, and the proposed development is compatible with the character of the neighborhood.

RECOMMENDATION: Staff and the Development Review Committee recommend approval of CUP2017-06 for the development of more than two residential units on a lot. 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 CUP2017-06 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 CUP2017-06, which are incorporated herein by this reference.
4. The Planning Commission approves CUP2017-06, subject to the attached Planning Conditions on Data Sheet No. 1, Public Works Conditions on Data Sheet No. 2, and recommendations in the Staff Report, all of which are incorporated herein by this reference.

MOTION:

Close the public hearing and approve CUP2017-06 pursuant to the recommendations in the Staff Report.

Exhibit B

Staff Photos of Subject Site at 925 West Olive Avenue

Photo 1: Existing Avocado Tree

Photo 2: Existing Citrus Trees

Photos 3, 4, & 5: Existing view from project site looking east





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 CUP2017-06 submitted by the applicant, as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this conditional use permit.

DEVELOPMENT STANDARDS

1. A final materials board shall be submitted to the Planning Division Manager for review and approval prior to building permit issuance. The final materials board shall include a breakdown by unit of materials to be used and samples/examples of siding, stucco, stone veneers, windows, exterior doors, garage doors, roofing, color schemes and exterior light fixtures.
2. A decorative block wall shall be provided by the Applicant adjacent to the rear and side property lines but outside of the front setback area. The property line wall must be a minimum of five feet above the subject property's finished grade and a minimum of five feet and a maximum of six feet above the adjacent property's grade, measured in accordance with the Monrovia Municipal Code. The walls shall be installed before building construction begins.
3. All private recreation areas must be enclosed by 5' to 6' high (wood fence or decorative block wall) 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. 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.

7. A level concrete patio shall be provided for each unit in the private recreation area and shall be indicated on the site 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. 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.
10. No roof mounted mechanical equipment shall be permitted.
11. Ground level mechanical equipment shall be placed a minimum of 5' from the interior property lines and shall be completely screened with landscaping. Ground level mechanical equipment shall not be located within the front setback.
12. Electrical power lines, telephone lines, and any other transmission lines (including, without limitation, cable television lines, data transmission lines, communication lines, other utility lines, etc.) to and from the development, and within the development, shall be placed underground and provided to each unit.
13. 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. The front unit shall be painted in similar colors to compliment the newly constructed units before final project sign off. The colors shall be subject to review and approval of the Planning Division Manager.

LANDSCAPING

16. A Landscape and Irrigation Plan prepared by a Landscape Architect shall be submitted to the Planning Division for plan check showing the size, type, and location of all planting areas and shall incorporate the Tree Retention Plan and the following conditions of approval:
 - a. The proposed landscape materials shall include a combination of drought tolerant 24" and 36" box evergreen trees, shrubs, and groundcover to provide appropriate privacy screening along all side and rear property lines.
 - 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. Vine pockets shall be installed along the driveway/east wall.
17. A landscape documentation package pursuant to the requirements of AB1881 and the Model Water Efficient Landscape Ordinance shall be submitted to the Planning Division for approval prior to landscape construction. A Landscape Certificate of Completion shall be submitted to the Planning Division at the completion of the installation, prior to request for a final inspection and Certificate of Occupancy.

PARKING

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

CONSTRUCTION SITE REQUIREMENTS

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

GENERAL REQUIREMENTS

22. In addition to Planning (Data Sheet No. 1) and Public Works (Data Sheet No. 2) conditions of approval the Applicant shall also comply with all requirements of the Monrovia Municipal Code, Building Division and Fire Department that are directly applicable to the project.
23. Any violation of these conditions of approval or the Monrovia Municipal Code may be subject to the Administrative Fine Ordinance, other available remedies and/or revocation or modification of this permit at the discretion of the City Attorney and City Prosecutor.
24. The Applicant shall, within 30 days after approval by the Planning Commission, submit to the Community Development Department his/her written consent to all of the conditions of approval contained in Data Sheet Numbers 1 and 2. The

Conditional Use Permit CUP2017-06 shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.

25. The development associated with the Conditional Use Permit CUP2017-06 shall begin within one (1) year after its approval or it will expire without further action by the City.
26. 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.
27. 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. Site Plan
 - c. Grading Plan(if over 50 cubic yards of soil moved)/Drainage Plan
 - d. Utility Plan

2. Submit existing site plan, grading with topographic map of the project site (if over 50 cubic yards of soil moved), or drainage plan with elevations, flow lines, percentage of slopes (if less than 50 cubic yards of soil moved) and utility plan to the Community Development Department for review and approval. The grading 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 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. Site plan shall show street width, right-of-way width and property line to cure face dimension.
6. 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, if required 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. The Applicant, if approved by the Building Department 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 Works Department a copy of CCTV Inspection.
13. 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.
14. 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.
15. 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.
16. 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.

17. Roof down spouts should be discharged to gravel or heavily vegetated areas whenever possible.
18. 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.
19. 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. CUP2017-06 for the development of more than two residential units on a lot located at 925 West Olive Avenue is based on the following findings:

- A. The project site is adequate in size, shape and topography for the development of 3 units. *The site has sufficient width, depth and lot area to accommodate the proposed duplex. The site is rectangular and relatively flat and of sufficient size to accommodate this type of development.*
- B. The project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by these 3 units. *The project will be accessed by one ingress and egress access driveway onto West Olive Avenue. The project provides the required residential parking spaces.*
- C. The proposed development will be compatible with the General Plan and will not adversely impact the objectives of the General Plan. *The Residential Medium High designation allows a density of up to three units on this 9,000 square foot site.*
- D. The proposed development will comply with the applicable provisions of the Zoning Ordinance. *The subject property is zoned RM/RH (Residential Medium – High Density) and is being developed within the maximum density parameters of 1 unit per 2,500 square feet of lot area. All development standards including setbacks, recreation space, perimeter walls, and parking requirements are being met.*
- E. The proposed location of the duplex and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity, *as the site will be upgraded to include new landscaping, perimeter walls, and architectural amenities. It is on a residential block developed with both single and multi-family residences. The development is consistent with the existing development patterns in the vicinity. There are several multifamily structures within this block of West Olive Avenue, many of which are two story structures. The proposed two-story unit has also been sensitively designed to minimize privacy and view shed impacts on the neighboring properties. The duplex was intentionally designed with a single-story unit on the west side of the property, given that the rear yards of three residential lots abut the west property line. Furthermore, second story windows on the west elevation were placed so as to*

limit the view into the adjacent private yard space within the properties to the west.

- F. *The proposed project will not result in the demolition of a residential structure built prior to January 1, 1940, with architectural or know historic value. The property is currently developed with a single-family residence (925 West Olive Avenue) that was built in 1939. The existing dwelling unit will be maintained onsite. Therefore, the proposed project will not result in the demolition of a residential structure built prior to January 1, 1940.*



DATA SHEET 4

Surrounding Land Uses

CUP2017-06

925 West Olive Avenue

Property Description:

The property is located on the north side of West Olive Avenue between South Fifth Avenue and South Monterey Avenue. The lot measures 50 feet wide and 180 feet deep, resulting in a total lot area of 9,000 square feet. The property is currently developed with a primary residence (925 West Olive Avenue) that was built in 1939.

Zoning

Subject site:

RM/RH (Residential Medium-High Density)

Surrounding pattern:

north: RM/RH (Residential Medium-High Density)

south: RM/RH (Residential Medium-High Density)

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

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

Land Use

Subject site:

Multi-Family Residential

Surrounding pattern:

north: Multi-Family Residential

south: Multi-Family Residential

east: Multi-Family Residential

west: Single-Family Residential and Multi-Family Residential

Environmental Determination:

Categorical Exemption Class 3

Applicable Ordinance Regulations:

- MMC 17.52.020 Planning Commission Authority for Conditional Use Permits.

