

**CITY OF DUARTE
PLANNING COMMISSION
M I N U T E S
April 26, 2021**

**Planning Commission
Commissioners**
Sara Vasquez, Chair
Tina Heany, Vice-Chair
George K. Farra
Wally Wolff

NOTICE: Due to the state and local State of Emergency resulting from the threat of Novel Coronavirus (COVID-19), Governor Newsom has issued Executive Order N-29-20 in which Section 3 supersedes Paragraph 11 of Executive Order N-25-20 (issued on March 12, 2020) addressing Brown Act regulations. This new order states that the City does not need to make a physical location available for members of the public to observe a public meeting and offer public comment. The Order allows the City to hold City Council meetings via teleconferencing and allows for members of the public to observe and address the meeting electronically.

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Chair Vasquez called the meeting to order at 7:03 p.m. The following were in attendance:

PRESENT:	Vasquez, Heany, Farra, Wolff (Arrived at 7:08 p.m.)
ABSENT:	None
STAFF:	Hensley, Golding, Baldwin, McCurley, Contreras
DEPUTY CITY ATTORNEY:	Phan

2. PLEDGE OF ALLEGIANCE:

Heany led the Pledge of Allegiance.

3. APPROVAL OF MINUTES: March 15, 2021

Farra motioned to approve the minutes of March 15, 2021. The motion was seconded by Heany and carried 3-0-0-1 by the following Roll Call vote: Yes: Vasquez, Farra, Heany; No: None; Absent: Wolff (Arrived at 7:08 p.m.)

4. ORAL COMMUNICATIONS ITEMS NOT ON THE AGENDA:

None.

5. DISCUSSION:

A. Community Workshop on the Housing Element Update 2021-2029. City Staff and the City's Housing Element Update consultant will continue the presentation on progress made towards developing the Housing Element Update. This Workshop will focus, in part, on considering local sites for lower and moderate-income housing developments to address State regional housing needs requirements. In addition to the update on progress, this Workshop will also give the public the opportunity to comment on the process.

Director Hensley introduced the Housing Element and Consultant Karen Warner who provided a presentation of the item. Warner gave a PowerPoint presentation describing the Housing Element Update Process/Schedule, Projected Housing Needs (RHNA), Review of Potential Housing Site Inventory, and Public Comments.

Vasquez opened Commissioner's inquiries and comments.

Farra commented on State mandates regarding the topic and indicated these requirements contribute to the loss of local control that change the City's character. He stated his opposition to the target amount of residential unit increases indicated in the presentation.

Heany inquired if very low- and low-income housing is limited to seniors or if it is open to all age groups. Hensley and Warner responded.

Heany commented that affordable housing projects such as Andres Duarte and Andres Duarte II are beneficial to the city.

Vasquez inquired about the Site 8 location identified in the presentation. Hensley provided details and background information on the properties.

Vasquez stated her concern regarding attracting new businesses to the City. Hensley responded.

Hensley commented on the process of low- and moderate-income development and the quality of improvements and management on these projects

There was discussion between Vasquez and Hensley regarding the requirements for the sale of properties at the Site 8 location and the possibility of business vacancy that would be associated if that were to occur.

Vasquez inquired about income requirements for affordable housing development funding. Hensley responded.

Farra commented on eminent domain. Hensley responded

Heany commented on changes throughout City that residents and businesses alike have views and opinions on

Vasquez closed Commissioner's Comments and opened Public Comments. There were no public comments.

6. ITEMS FROM DIRECTOR:

Hensley provided an update on the status of the new commissioner.

7. ITEMS FROM COMMISSIONERS:

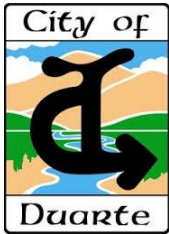
Farra inquired and commented on requirements of sexual harassment training for commissioners. Hensley and Phan responded.

Farra inquired about when Planning Commission will return to in person meetings. Hensley responded.

8. ADJOURNMENT: Monday, May 17, 2021

Vasquez asked for a motion to adjourn. Heany moved to adjourn at 8:07 p.m., seconded by Vasquez. The next meeting is scheduled for May 17, 2021

Craig Hensley, Secretary



**CITY OF DUARTE
PLANNING COMMISSION
M I N U T E S
May 17, 2021**

**Planning Commission
Commissioners**
Paula Watson-Gardner, Chair
Sara Vasquez, Vice-Chair
George K. Farra
Sheryl Lefmann
Shauna Pierce

NOTICE: Due to the state and local State of Emergency resulting from the threat of Novel Coronavirus (COVID-19), Governor Newsom has issued Executive Order N-29-20 in which Section 3 supersedes Paragraph 11 of Executive Order N-25-20 (issued on March 12, 2020) addressing Brown Act regulations. This new order states that the City does not need to make a physical location available for members of the public to observe a public meeting and offer public comment. The Order allows the City to hold City Council meetings via teleconferencing and allows for members of the public to observe and address the meeting electronically.

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Chair Vasquez called the meeting to order at 7:02 p.m. The following were in attendance:

PRESENT: Vasquez, Heany, Ramirez
ABSENT: Wolff
STAFF: Hensley, Golding, Baldwin, McCurley, Hernandez
DEPUTY CITY ATTORNEY: Phan

2. PLEDGE OF ALLEGIANCE:

None.

3. APPROVAL OF MINUTES: April 26, 2021

Vasquez moved the approval of the minutes of April 26, 2021 to the next meeting due to lack of quorum and new commissioner.

4. INTRODUCTION OF NEW COMMISSIONER: Danny Ramirez

Vasquez welcomed Commissioner Danny Ramirez to the Planning Commission.

Director Hensley informed the Commission of Farra's resignation and possible recruitment for the new commissioner position.

Commissioner Ramirez provided background information of his business, family and expressed his excitement to serve the community.

5. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA:

None.

6. PUBLIC HEARINGS:

- A. Municipal Code Amendment 2020-02: A City-initiated request to replace in its entirety Duarte Development Code Chapter 19.60.160, to provide new development standards for accessory**

dwelling units that comply with State law; and to modify Chapter 19.160.050 related to definitions for accessory dwelling units.

Nick Baldwin, Associate Planner, presented a Staff Report on the item and answered questions from the Commission.

Vasquez opened Commissioners' inquiries.

Ramirez inquired of the new maximum construction size for detached units and parking requirements for attached garages on Junior ADUs (JADUs). Baldwin responded.

Vasquez inquired about the types of ADUs and requirements on designs for garage conversions. Baldwin responded.

Hensley provided clarification about the differences between ADUs and Junior ADUs (JADUs).

Planning Manager Golding provided information on the various types and designs of existing ADUs and the complexities of less common JADUs.

Vasquez asked if Exhibit E and F answered the questions from previous attorneys. Baldwin indicated there was no follow-up correspondence from the law firm.

Hensley indicated that the previous attendee from the last meeting did not submit any additional comments and that there were no public comments for the presented item.

Vasquez called for a motion on the item. Heany moved to approve the item as written and seconded by Vasquez. The motion was approved 3-0-0-1. (Vote: Yes: Vasquez, Heany, Ramirez; No: None; Abstain: None; Absent: Wolff).

7. ITEMS FROM DIRECTOR:

Hensley provided development updates. Golding provided an update about the Senators Lounge Restaurant.

8. ITEMS FROM COMMISSIONERS:

Vasquez commented on the quick sales of houses in the City. Heany commented on the closure of restaurants in the neighboring City.

9. ADJOURNMENT: Monday, June 21, 2021

Vasquez asked for a motion to adjourn. Heany moved to adjourn at 7:41 p.m., seconded by Vasquez. The next meeting is scheduled for June 21, 2021.

Craig Hensley, Secretary



PLANNING COMMISSION STAFF REPORT

Date: August 16, 2021

Case: Site Plan Design Review (SPDR) 2021-39

Project: New Two-Story Accessory Dwelling Unit

Location: 1017 Oak Avenue

Applicant: Wei Wei Lin

SUMMARY: The property owner, Wei Wei Lin, is proposing the construction a new, two-story structure consisting of a 949 square foot, second-story Accessory Dwelling Unit (ADU) located above a ground-level, 1,237 square foot, four-car garage proposed at 1017 Oak Avenue. The proposed structure is designed to match the Queen Anne and “farmhouse” style architecture associated with the existing house on the property.

The project originally was proposed as a second unit in the property’s R-2 (Two-Family Residential) Zone. During the course of plan review, the applicants elected to change the project to an ADU. This will be the first two-story ADU, as well as, the first ADU in a multi-family zone.

Per Section 19.122.030 of the Duarte Development Code, two-story construction over 600 square feet in a R-1 or R-2 zone is subject to a Site Plan and Design Review process, beginning with review by the Architectural Review Board (ARB) as the recommending body. Seven (7) notices were mailed to abutting property owners on July 13, 2021 concerning the ARB meeting. On July 26, 2021, the ARB considered the project and unanimously recommended approval to the Planning Commission. Seven (7) notices were mailed to abutting property owners on August 5, 2021, informing them about tonight’s Planning Commission meeting.

PROPERTY DESCRIPTION: The subject property is zoned R-2, has a parcel size of 9,555 square-feet, and is developed with a 1,448 square-foot, two-story house built in 1878. According to records this is one of the oldest houses in the City. The rear of the property is undeveloped with several mature trees near the house. An outbuilding, that was more recently used as a garage, was once located in the rear of the property, approximately in the location of the proposed structure. The garage was demolished sometime in the early 2000’s. The property has an unimproved gravel driveway that leads to the rear of the property.

The property is situated in a neighborhood with mixed zoning and residential structure types. Properties on the west side of Oak Avenue, adjacent to the subject property, are zoned R-2 and improved with both single and two-story residences. To the south of the property is a two-story, four-unit apartment building. To the north of the subject property are two, single-story houses with second units. West of 1017 Oak is a single-family residence, zoned R-2. Properties across the street are zoned R-4 and consist of two, small, single-story apartment buildings. A larger, two-story, senior apartment complex is located to the northeast of the subject site.

PROJECT DESCRIPTION: The applicant is proposing to construct a detached, two-story structure consisting of a 949 square foot, second story ADU located above a ground-level, 1,237 square foot, four-car garage. The ADU consists of two bedrooms, two bathrooms, a kitchen, living room, and balcony. Access to the ADU is provided through a staircase that is located within the structure. The four-car garage is designed as two, two-car garages. A demising wall is located near the center of the garage space to separate the garage spaces. The northerly garage area also includes a laundry and storage area. A large concrete driveway will be poured from Oak Avenue and continue throughout a large portion of the rear yard. Parking for the property will be provided through both the four-car garage and the concrete driveway. Existing landscaping in the northerly side and front yards is proposed to remain.

ANALYSIS: The project was designed to comply with the City's design guidelines, development standards, and ADU requirements of the Duarte Development Code. Site planning, architectural design, and historical aspects are examined in more detail below to determine if the design proposed is consistent with the stated architectural style and compatible with other homes in the neighborhood.

Site Planning and ADU Requirements

State ADU law requires cities to approve a project where the new structure is 800 square feet or less, has side and rear setbacks of no less than four-feet (4'), and does not exceed 16' in height. The term for this type of structure is a Statewide Exemption ADU. In this particular case, the proposed structure is over 800 square feet and exceeds 16' in height. When an ADU exceeds 800 square feet, State law permits cities to use their own development standards. The City's ADU Ordinance was adopted by the City Council last month. One of the new ADU regulations require ADU's to be single-story, unless the ADU is located above a garage. This regulation is intended to address the Statewide Exemption ADU preemption related to building height (16'), ensure ADU's are sensitive to building massing and architectural consistency with the existing primary dwelling unit on the property, and to provide on-site parking for all units. Since the proposed ADU is located over a four-car garage, this issue has been addressed.

The required rear setback for a two-story structure in the R-2 zone is 20'. The applicant initially proposed a five-foot (5') rear yard setback. This has since been changed to 20'. Several mature avocado trees are located near the main house. The trees are not protected under the City's tree protection and preservation ordinance; however, the owners have indicated they intend to keep them. The applicant has also complied with the side yard setbacks for the structure, including the multi-story setback required per Section 19.10.040 of the Duarte Development Code.

Architectural Design & Historical Significance

The new structure will be designed in an architectural style to compliment the Queen Anne and Farmhouse architecture present on the existing house. This includes the use of a hip roof in matching shingles, white hung windows, window trim, smooth wood or wood-like siding, and monochromatic paint scheme.

A historic resource survey was conducted in 2003 in concert with Cal Poly Pomona. The study analyzed the City's historic buildings as a pre-cursor to establishing a historic preservation element in the City's General Plan. 1017 Oak was included in the survey and has been attached for reference. The historic resource information was presented to the City Council and received and filed; and as such, the City does not have its own historic preservation program. Although the City does not have

such a program, Federal and State Standards for historic preservation are still applicable. In the case of this project, the building is likely eligible to be placed on a Federal or State register, due to the houses' architectural significance and the fact the residence is one of the oldest remaining houses in the City. However, the existing home is not being altered, modified or rehabilitated – it is being retained and left as is. Furthermore, although a site itself may be historically significant, this site is likely no longer in that category. This idea is reinforced by the facts that the original outbuilding on the property has long been demolished, and the original lot has been significantly altered over time – being reduced in size and scale, and subdivided into several different sellable parcels. As such, the construction of a detached ADU and garage, which compliments the design, scale, and style of the original house, does not likely affect the historic value of the property. Conditions have been included to ensure colors, materials, and design remain complimentary or matching to the existing house.

ENVIRONMENTAL: This project is exempt from the California Environmental Quality Act (CEQA) pursuant to exemption in Section 15303, Class 3 of Title 14 of the California Code of Regulations. Therefore, no further environmental review is necessary in accordance with CEQA Guidelines and a Notice of Exemption has been prepared for this project.

RECOMMENDATION: Based on the information provided in the report, Staff recommends that Planning Commission review the information and adopt PC Resolution 2021-02, approving Site Plan Design Review application SPDR 2021-39 for a new two-story ADU, subject to conditions of approval.

Respectfully Submitted,

Jason Golding
Planning Manager

ATTACHMENTS

Exhibit A: Resolution 2021-02
Exhibit B: Vicinity Map and Photos
Exhibit C: Project Plans
Exhibit D: Historical Resource Survey

RESOLUTION PC 2021-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE DETERMINING THAT THE PROPOSED CONSTRUCTION OF A NEW TWO-STORY ACCESSORY DWELLING UNIT LOCATED WITHIN THE R-2 (TWO-FAMILY RESIDENTIAL) ZONE AT 1017 OAK AVENUE STREET MEETS THE REQUIRED FINDINGS UNDER DUARTE DEVELOPMENT CODE SECTION 19.122.050(E) AND CONFORMS TO THE APPLICABLE STANDARDS IN DUARTE DEVELOPMENT CODE SECTIONS 19.122.040, 19.44.010, 19.10, & 19.60.160 AND THUS APPROVES SITE PLAN AND DESIGN REVIEW CASE 2021-39, SUBJECT TO CONDITIONS

WHEREAS, Table 7-2 listed in Section 19.122.030.B of the Duarte Development Code requires a recommendation from the Architectural Review Board and approval from the Planning Commission for two-story residential construction over 600 square feet in the R-1 and R-2 zones; and

WHEREAS, on July 26, 2021, the Architectural Review Board reviewed the plans for SPDR 2021-39 and recommended approval to the Planning Commission subject to conditions; and

WHEREAS, the Planning Commission of the City of Duarte ("Planning Commission") has considered the project proposal, which provides, among other provisions, for the construction of a new, two-story accessory dwelling unit located over a four-car garage located at 1017 Oak Avenue; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report and all of the information, evidence and public testimony received at the public meeting held on February 16, 2021.

NOW THEREFORE, the Planning Commission of the City of Duarte resolves as follows:

SECTION 1. That the Planning Commission has considered Site Plan and Design Review Case 2021-39 for the construction of a two-story accessory dwelling unit located over a four-car garage located at 1017 Oak Avenue.

SECTION 2. All of the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 3. The Planning Commission finds and determines as follows, findings for Site Plan and Design Review, as set forth in DDC Section 19.122.050 (E), as the proposed development is:

1. Consistent with the General Plan and is in compliance with all applicable provisions of the Duarte Development Code and all other City ordinances and regulations;

The project conforms to the goals and objectives of the General Plan and the regulations of Chapter 19.10 (Residential Zones), including the intent and purpose, permitted uses, and other development standards. Furthermore, the project conforms to General Plan land use policy 1.1.2 by encouraging the development of a mix of housing types and densities to ensure a variety of housing to accommodate a range of tastes and incomes.

2. To be constructed on a parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development:

The project site contains approximately 9,555 square feet of developable land. The existing residence along with the new addition will create a building footprint of approximately 2,685 square feet, which is in compliance with all the standards of the R-1A zone. Therefore, the parcel is adequate in size and properly graded to accommodate the proposed addition.

3. In compliance with the applicable criteria specified in Subsection 19.122.040(D), and the site is suitable for the proposed development; and

- a. Compatibility. *The project has been designed to complement the style, size, and scale of the existing homes in the neighborhood and the existing primary dwelling unit on the property.*

- b. Architectural Design and Detail. *The project is inspired by a both Queen Anne and farmhouse architectural styles featured on the existing dwelling on the property. The proposed structure contains a variety of features and elements that are consistent with the proposed styles. A combination of colors and materials, and architectural details all help create a visual enhancement to the surrounding neighborhood.*

- c. Landscape, Lighting, Parking, Signs, and Other Design Details.

- Equipment and Utilities. *All new service and utilities will be installed in a manner that screens them from the public right-of-way. New equipment will be installed within attic area or ground mounted in rear or side yard areas and screened from the public right-of-way.*
- Fences/Walls. *The project proposes a new automatic iron gate that has been conditioned to compliment the property. All other fencing and walls remain unaltered and are not required to be modified.*
- Landscaping. *The project does not propose or require any new property landscape or irrigation.*
- Lighting. *Four (4) wall-mounted exterior light fixtures are proposed to be installed on the new front (east) elevation of the ADU/Garage. Conditions have been added to ensure light glare does not affect adjacent properties.*
- Parking. *The project meets the off-street parking requirements of Section 19.38.050 of the Duarte Development Code by providing adequate parking with a four-car garage, as well as space for vehicular maneuverability and additional parking on driveways. A new concrete driveway is required to be installed, facilitating parking and circulation on the property.*
- Signs. *The project does not propose or require the consideration of any signs.*

4. Designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property.

The site is sufficient in size and shape to accommodate the project. The footprint of the home is within the allowable area of the property and complies with all of the development standards, with conditions. The project site is located within a multi-family residential zone surrounded by other multi-family residential uses and zones. Additionally, the general layout of the property allows for adequate and safe vehicular/pedestrian traffic, ensuring the safety and general welfare of the public and surrounding community.

SECTION 4. The Planning Commission approves PC Resolution 2021-02 for Site Plan and Design Review Case 2021-39 based on the findings listed in Section 3 and the conditions of approval listed in “Exhibit A-1”.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 16th day of August 2021.

Sara Vasquez, Chairperson
City of Duarte Planning Commission

ATTEST:

Craig Hensley, Community Development Director

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF DUARTE

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Duarte held on August 16, 2021, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Craig Hensley, Community Development Director

EXHIBIT A-1
Conditions of Approval
Site Plan & Design Review 2021-39
New Two-Story Accessory Dwelling Unit at 1017 Oak Avenue

1. This approval is for the construction a new, two-story structure consisting of a 949 square foot, second-story Accessory Dwelling Unit (ADU) located above a ground-level, 1,237 square foot, four-car garage, as depicted on the approved plans on file with the Planning Division, and as modified by the following conditions.
2. All exterior colors and materials shall be designed to match the existing home, including all building trims, roof material, and any other architectural features, as shown on the approved plans and as modified by the conditions of approval.
3. The applicant shall use smooth wood or simulated smooth wood siding to complement the existing house, or as otherwise approved by the Community Development Director.
4. Solar panels are required for the ADU. Please show the solar panels and equipment on the plans to be submitted for Building and Safety plan check. Conduits for solar panels must be installed within the attic. For portions of limited conduit exposed on the building wall, the conduit shall be painted to match. Equipment shall be located on the rear or side of the ADU and where not visible to the public right of way.
5. Any new exterior lighting shall comply with Chapter 19.50.070 of the Duarte Development Code and requires approval from the Planning Division prior to installation and/or issuance of building permits. Details (cut-section drawings, manufacture brochure, etc.) shall be provided to the Planning Division for review. All exterior light fixtures proposed to be installed on the ADU and the detached garage shall be full cut-off and downcast.
6. Details and an elevation of the proposed iron gate will need to be included on plans submitted for plan check. The gate shall use a design complimentary to the porch railing used on the subject property and be painted white to match the house.
7. All new driveway is required from the public street to the area in front of the garage, as shown on approved plans. All driveway areas shall be constructed of Portland cement concrete at least three inches thick.
8. A covenant, in a form satisfactory to the City Attorney, shall be signed and recorded with the Los Angeles County Registrar-Recorder to evidence and give notice of the requirements of Section 19.60.160 of the Duarte Development Code. A conformed copy shall be submitted to the City before final building (occupancy) approval.
9. Sixty (60) days prior to anticipated final ADU/JADU completion, the owner/applicant is responsible for contacting the Planning Division to initiate the preparation of the project's covenant. Owner shall provide a copy of the property's legal description, obtainable through a title company or through a legal/loan document approved by the City. The

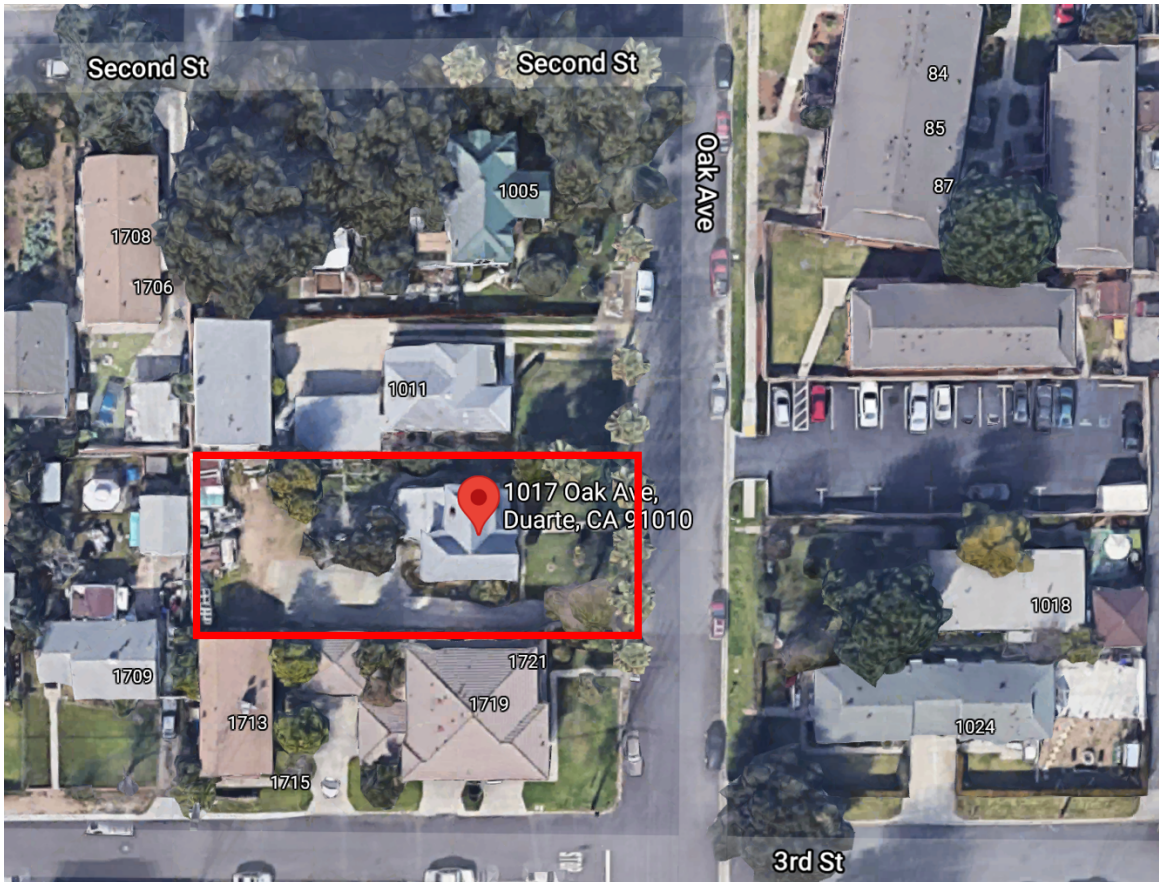
applicant is responsible for recording the approved covenant and paying all associated recordation fees with the Los Angeles County Registrar-Recorder; and providing a conformed copy of the covenant to the City before final building (occupancy) approval.

10. The following is a partial list of requirements that apply to an accessory dwelling unit project. All regulations and restrictions related to accessory dwelling units are shown in Section 19.60.160 of the DDC and in the associated covenant or deed restriction that applies to the project. A draft covenant for this project has been provided for your review and is provided as an attachment.
 - a. Either the primary unit or the accessory dwelling unit shall be occupied as a primary residence by the property owner. This requirement shall not apply until January 1, 2025.
 - b. All gas, sewer, water, and other utility hook-ups shall be part of the primary dwelling unit.
 - c. At the time that the accessory dwelling unit is assigned a street address, it may be given the primary residential numerical address with the alphabetical letter "A" following the numerical designation.
 - d. There shall not be more than one accessory dwelling unit and one junior accessory dwelling unit on each parcel.
 - e. In the event the Accessory Dwelling Unit is no longer used as such, the Owner shall obtain City Planning Division approval and/or Site Plan and Design Review approval; and permits from the City to remove the kitchen and any other improvements relevant to the status of the structure as an accessory dwelling unit, pursuant to the then current City and Building Codes.
 - f. A yearly administrative hearing and/or inspection, if warranted, shall be held by the Director to ensure compliance with all applicable conditions, standards, and terms.
11. Construction plans submitted for Building and Safety plan check should include the following information related to pad elevations, foundations, and drainage (at minimum):
 - a. Provide the existing building finish floor elevation height and foundation type.
 - b. Provide the new ADU finish floor elevation height and foundation type.
 - c. Verify the new ADU area pad height.
 - d. For sloped lots, provide contour lines and elevation numbers at the proposed ADU and surrounding area.
 - e. Per CRC R300.2 construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings on the same property or adjacent properties.

12. Property owners seeking a separate address for the ADU/JADU, must request an address assignment in writing. Separate address assignment fees will apply.
13. This project is subject to the requirements of Chapter 6.10 of the Duarte Municipal Code, Diversion and Demolition Waste. Prior to the issuance of any permits, the applicant shall submit a Construction and Demolition Diversion Plan and required security deposit.
14. Any revisions to the site plan, elevations, colors, and materials in addition to those listed as conditions of approval, shall be reviewed and approved by the Planning Division prior to installation; such changes may require review and approval from the Architectural Review Board.
15. Mechanical equipment and related ducts, vents and other apparatus, including HVAC, shall be screened from public view and must be located inside the structure, attic, or ground mounted. Vents, pipes, caps, hoods, and other roof penetrations that must be installed on the roof shall be painted or finished to match the roof color. Ground mounted equipment shall be shielded from public view by landscaping and/or screen walls, subject to approval from the Planning Division.
16. All utilities for direct service to the project shall be installed underground.
17. Plans and all required plan check fees shall be submitted to the Community Development Department for Building & Safety plan check prior to construction. Approval from Building & Safety shall be obtained prior to the issuance of permits. Construction drawings, including the site plan, elevations, and colors shall be consistent and in substantial compliance with the conceptual approval and any required conditions of the Architectural Review Board.
18. Prior to issuing permits, any required school fees shall be paid directly to Duarte Unified School District. Contact Duarte Unified School District for more information.
19. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant, and all agents thereof.
20. Building permits for this project must be issued within one-year from the date of final approval and may be extended in compliance with Section 19.130.070 of the Duarte Development Code.
21. The property owner, contractor, and all representatives shall comply with applicable City noise ordinances. Construction activities, deliveries and haul-off will only be permitted from 7:00 a.m. to 7:00 p.m., Monday through Saturday, excluding Federal holidays. No construction related idling of engines or other disturbances shall occur outside of noted work hours.
22. A final inspection shall be made by the Planning Division prior to final sign-off of any building permits to ensure that all conditions have been met.

23. The project shall comply with Government Code Sections 65852.2 and 65852.22 and all the regulations of Chapter 19.10 (Residential Zones) of the Duarte Development Code (DDC), including the intent and purpose, permitted uses, development standards, and any other applicable sections that are not superseded by the above cited Government Code Sections.
24. The decision of the Architectural Review Board may be appealed to the Planning Commission within 15 days from the date of approval. Said appeal must be in writing and filed with the Community Development Department (DDC 19.144). The written appeal shall include reasons for the appeal and the applicable fee.
25. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify and hold harmless the City of Duarte and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers and employees to challenge, set aside, void or annul the approval of the project or from any other action pertaining to this application or the granting of approval which may be brought within the time period provided for such actions or challenges under applicable law.

EXHIBIT B – VICINITY MAP AND SITE PHOTOS



Subject Property-Aerial



Subject Property-Street View



Subject Property-Street View



Single & Multi-Family Residential to the north of subject property



Multi-Family Residential to the east of subject property



Multi-Family Residential to the south of subject property

GENERAL NOTES :

1. ALL MATERIALS AND WORK SHALL CONFORM TO ALL GOVERNING BUILDING CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK, AND AT THE COMPLETION OF THE WORK, HE SHALL REMOVE ALL HIS RUBBISH FROM AND ABOUT THE BUILDING AND ALL HIS TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE HIS WORK BROOM CLEAN OR ITS EQUIVALENT, UNLESS MORE EXACTLY SPECIFIED. IN CASE OF DISPUTE, THE OWNER MAY REMOVE THE RUBBISH AND CHARGE THE COST TO THE CONTRACTOR AS THE ARCHITECT MAY DETERMINE.
3. THESE DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING (E) CONDITIONS, EXISTING ITEMS TO BE REMOVED, INTERFACE BETWEEN EXISTING AND NEW. FURTHER, MANY EXISTING CONDITIONS WERE BASED ON ORIGINAL AND/ OR "AS-BUILT" DRAWINGS GENERATED FROM NONDESTRUCTIVE FIELD SURVEYS. ALTHOUGH THE BASIC INFORMATION IS ACCURATE, ACTUAL SITE CONDITIONS MAY VARY.
4. "THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-- WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY." AS AN ALTERNATIVE, OBTAIN DWP APPROVAL.
5. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE.
6. THE CONTRACTOR WARRANTS TO THE OWNER AND ARCHITECT THAT MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT WILL BE OF GOOD QUALITY AND NEW UNLESS OTHERWISE REQUIRED OR PERMITTED BY THE CONTRACT DOCUMENTS, THAT THE WORK WILL BE FREE FROM DEFECTS NOT INHERENT IN THE QUALITY REQUIRED OR PERMITTED, AND THAT THE WORK WILL CONFORM WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. WORK NOT CONFORMING TO THESE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, MAY BE CONSIDERED DEFECTIVE. THE CONTRACTOR'S WARRANTY EXCLUDES REMEDY FOR DAMAGE OR DEFECT CAUSED BY ABUSE, MODIFICATIONS NOT EXECUTED BY THE CONTRACTOR, IMPROPER OPERATION, OR NORMAL WEAR AND TEAR UNDER NORMAL USAGE. IF REQUIRED BY THE ARCHITECT, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT.

GENERAL REQUIREMENTS

DEFINITION

HABITABLE SPACE (ROOM) IS SPACE IN A STRUCTURE FOR LIVING, SLEEPING, EATING OR COOKING, BATHROOMS, TOILET COMPARTMENTS, CLOSETS, HALLS, STORAGE OR UTILITY SPACE, AND SIMILAR AREAS, ARE NOT CONSIDERED HABITABLE SPACE.

LIGHT AND VENTILATION

1. MECHANICAL VENTILATION MAY BE PROVIDED IN LIEU OF REQUIRED EXTERIOR OPENINGS FOR NATURAL VENTILATION:
- A. HABITABLE ROOMS: A MECHANICAL VENTILATING SYSTEM CAPABLE OF PROVIDING TWO AIR CHANGES PER HOUR MAY BE PROVIDED. ONE FIFTH OF THE AIR SUPPLY SHALL BE TAKEN FROM THE OUTSIDE.
- B. OTHER ROOMS: IN BATHROOMS CONTAINING A BATHTUB OR SHOWER OR COMBINATION THEREOF, LAUNDRY ROOMS, AND SIMILAR ROOMS, A MECHANICAL VENTILATION SYSTEM CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR MAY BE PROVIDED. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING. BATHROOMS WHICH CONTAIN ONLY A WATER CLOSET OR LAVATORY OR COMBINATION THEREOF, AND A WATER CLOSET OR LAVATORY OR COMBINATION THEREOF, A SIMILAR ROOMS MAY BE VENTILATED WITH AN APPROVED MECHANICAL RECIRCULATING FAN OR SIMILAR DEVICE DESIGNED TO REMOVE ODORS FROM THE AIR.
2. VENTILATION OPENINGS FOR ATTIC AREA SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4 INCH IN DIMENSION.

ABBREVIATIONS:

&	And	GYP.	Gypsum	TC.	Trash Compactor
©	At	G.W.B.	Gypsum Wall Board	T&G	Tongue & Groove
⊕	Centerline	HDWD.	Hardwood	THK.	Thick or Thickness
APPRX.	Approximately	HDR.	Header	T.O.P.	Top of Plate
BD.	Board	HORIZ.	Horizontal	TYP.	Typical
BLDG.	Building	INSUL.	Insulation	U.O.N.	Unless Otherwise Noted
BLKG.	Blocking	INT.	Interior	VERT.	Vertical
BLT.	Built	LIN.	Linen	V.I.F.	Verify in Field
CAB.	Cabinet	O.F.	Overflow	V.W.O.	Verify with Owner
CLG.	Ceiling	MAX.	Maximum	W/	Without
CLOS.	Closet	M.C.	Medicine Cabinet	W/OUT	Without
CLR.	Clear	MECH.	Mechanical	W.H.	Water Heater
COL.	Column	MIN.	Minimum	W.I.C.	Walk-in--Closet
CONC.	Concrete	MISC.	Miscellaneous	W.C.	Water Closet
CONSTR.	Construction	N.	North	WD.	Wood
DBL.	Double	N.I.C.	Not In Contract	WDW.	Window
DEPT.	Department	NO. or #	Number	WP.	Waterproof
DTL.	Detail	N.T.S.	Not to Scale	W.R.	Water-resistant
DIA.	Diameter	PLYWD.	Plywood		
DIM.	Dimension	PL.	Plate		
DN.	Down	PR.	Pair		
DR.	Door	R.	Riser		
D.S.	Downspout	RAD.	Radius		
DW.	Dishwasher	R.D.	Roof Drain		
DWG.	Drawing	REINF.	Reinforced		
EA.	Each	REF.	Refrigerator		
EL.	Elevation	REQ.	Required		
ELEV.	Elevation	RM.	Room		
ELEC.	Electrical	SCHED.	Schedule		
EQ.	Equal	S. & P.	Shelf & Pole		
(E)	Existing	SIM.	Similar		
EXIST.	Existing	S.M.	Sheet Metal		
EXT.	Exterior	SPEC.	Specification		

F.F.	Finish Floor	SQ.	Square
F.G.	Finish Grade	STD.	Standard
F.S.	Finish Slab	ST.	Storage
FIN.	Finish	STOR.	Storage
FLR.	Floor	STRUCTL.	Structural

SECURITY REQUIREMENT

1. ALL ENTRY DOORS SHALL BE PROVIDED WITH A DOOR VIEWER, VIEW PORTS, OR VIEWING WINDOWS. SUCH VIEW PORTS OR WINDOW SHALL BE CONSTRUCTED OF FULLY TEMPERED GLASS.
2. SINGLE SWING DOOR, THE ACTIVE LEAF OF A PAIR OF DOORS AND THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEADBOLT AND DEADLOCKING LATCH. THE DEADBOLT AND LATCH MAY BE ACTIVATED BY ONE LOCK OR INDIVIDUAL LOCKS. THE LOCK OR LOCKS SHALL BE KEY-OPERATED FROM THE EXTERIOR SIDE OF THE DOOR AND OPENABLE FROM THE INTERIOR SIDE BY A DEVICE WHICH DOES NOT REQUIRE A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT TO OPERATE.
3. SWINGING WOOD DOORS SHALL BE OF CONSTRUCTION OF ONE OF THE FOLLOWINGS:
- A. SOLID-CORE DOORS NOT LESS THAN 1-3/8" INCHES IN THICKNESS.
- B. HOLLOW-CORE DOORS OR DOORS LESS THE 1-3/8 INCHES IN THICKNESS EITHER OF WHICH ARE COVERED ON THE INSIDE FACE WITH 16-GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6-INCHES MAXIMUM CENTERED AROUND THE PERIMETER.
- C. WOOD PANEL TYPE DOORS WITH PANELS FABRICATED OF LUMBER NOT LESS THAN 3/16 INCH THICKNESS, PROVIDED SHAPED PORTIONS OF THE PANELS ARE NOT LESS THAN 1/4 INCH THICK. INDIVIDUAL PANELS SHALL NOT EXCEED 300 SQ.IN. IN AREA. STILES AND RAILS SHALL BE OF SOLID LUMBER WITH OVERALL DIMENSIONS OF NOT LESS THAN 1-38 INCHES IN THICKNESS AND 3 INCHES IN WIDTH. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS UNLESS SIZED AS REQUIRED HEREIN FOR STILES AND RAILS, EXCEPT MULLIONS OVER 18 INCHES LONG MAY HAVE AS OVERALL WIDTH OF NOT LESS THAN 2 INCHES. CARVED AREAS SHALL HAVE A THICKNESS OF NOT LESS THAN 3/8 INCH. DIMENSIONAL TOLERANCES PUBLISHED IN RECOGNIZED INDUSTRY STANDARDS MAY BE UTILIZED.
4. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBIT TO THE JAMB.
5. ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE MINIMUM 1/4 INCH DIAMETER STEEL JAMB STUD WITH 1/4 INCH MINIMUM PROTECTION UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.
6. THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THE 2-1/2 INCHES IN LENGTH.
7. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
8. DEADBOLTS SHALL CONTAIN HARDENED INSERTS TO REPEL CUTTING TOOLS. A STRAIGHT DEADBOLT SHALL HAVE A MINIMUM THROW OF 1 INCH AND AN THAN 5/8 INCH INTO THE HOLDING DEVICE RECEIVING THE PROJECTED BOLT. EMBEDMENT OF NOT LESS THAN 5/8 INCH INTO THE HOLDING DEVICE RECEIVING THE PROJECTED BOLT.
9. GLAZED OPENINGS WITHIN 40 INCHES OF THE REQUIRED LOCKING DEVICE OF THE DOOR, WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2 INCHES.
10. SLIDING DOORS AND WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES, AND SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.

SANITATION

1. NEW WATER CLOSETS SHALL HAVE A MAXIMUM FLUSH CAPACITY OF 1.6 GALLONS, AND SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30 INCHES IN WIDTH AND HAVE A CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL OF NOT LESS THAN 24 INCHES.
2. SHOWERS SHALL HAVE FLOORS AND WALLS FINISHED WITH SMOOTH, HARD, NONABSORBENT SURFACES SUCH AS PORTLAND CEMENT, CONCRETE CERAMIC TILE OR OTHER APPROVED MATERIAL TO A HEIGHT OF NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS USED IN SUCH WALLS SHALL BE OF A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE.
3. GLAZING USED IN DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN GLASS IS USED IT SHALL HAVE A MINIMUM THICKNESS OF NOT LESS THAN 1/8 INCH WHEN FULLY TEMPERED, OR 1/4 INCH WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF U.B.C. STANDARD NO. 24-2. ADVERSELY AFFECTED BY MOISTURE.

scope of work

Project Summary
Project Description:
Add New Detached ADU 949 S.F. and car garage 1237 S.F

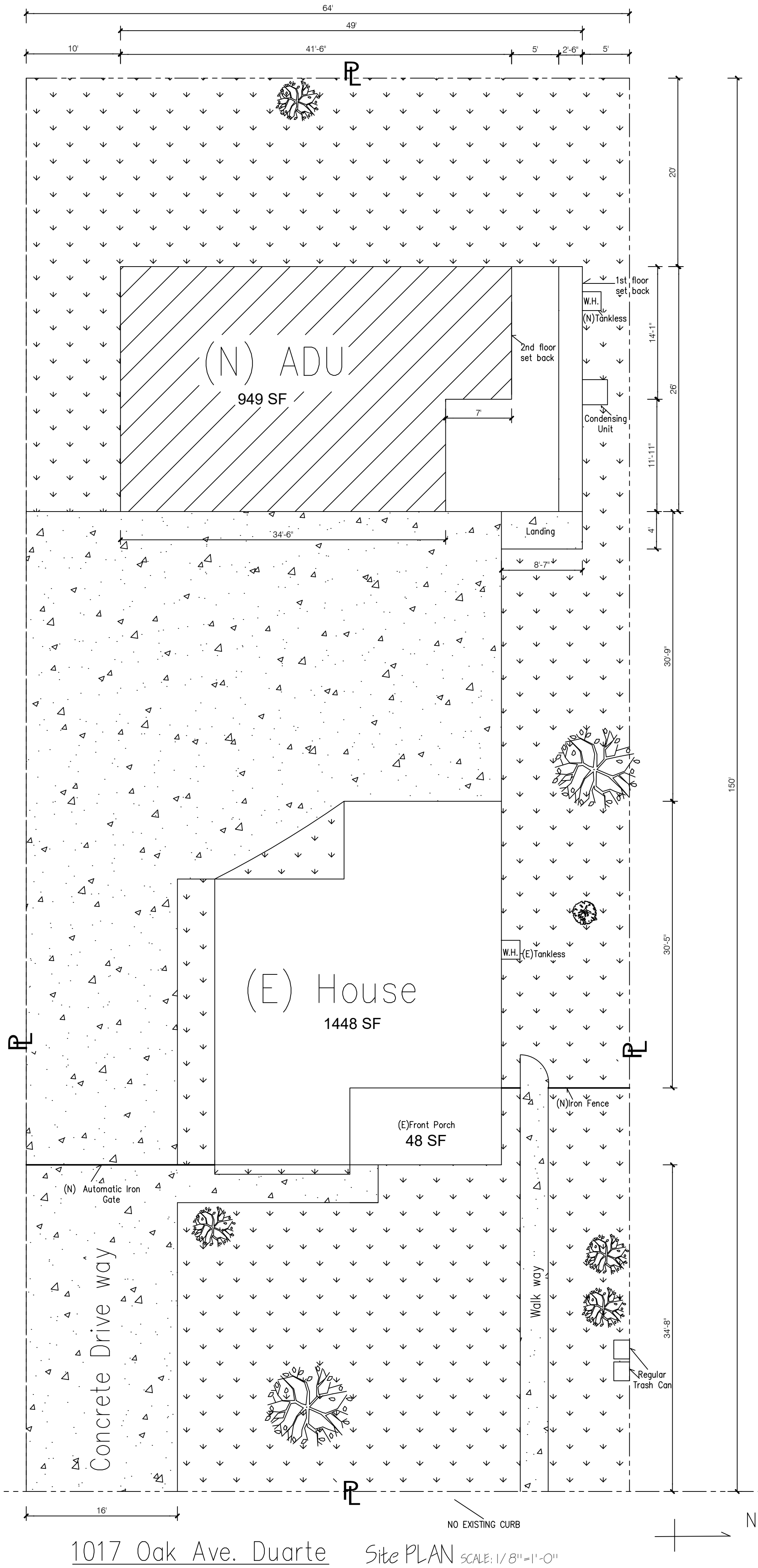
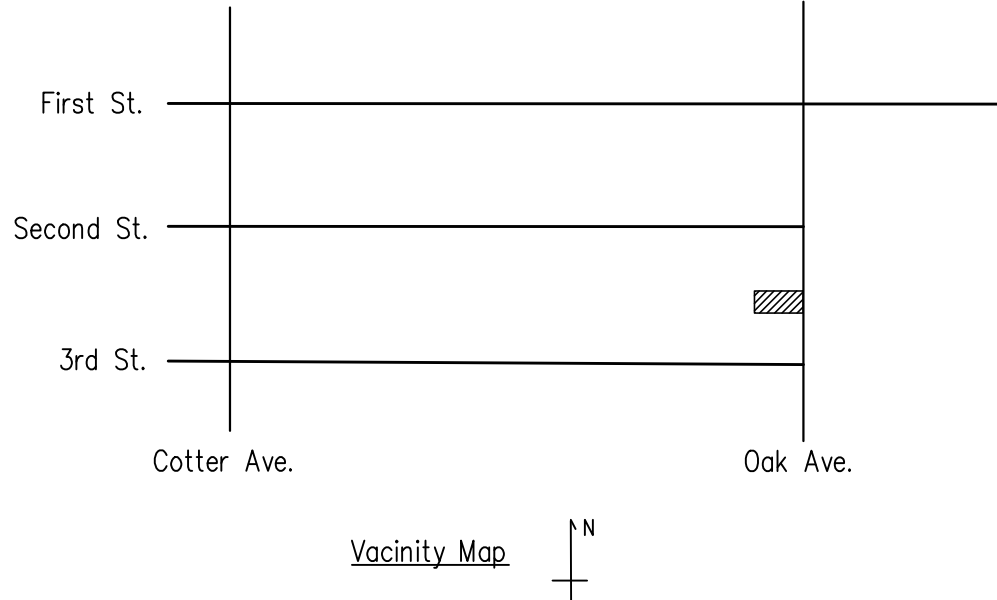
NOTE:

APPLICABLE CODE YEAR(S):
2019 California Building Code (2019 CBC)
2019 California Plumbing Code (2019 CPC)
2019 California Mechanical Code (2019 CMC)
2019 California Electrical Code (2019 CEC)
2019 California Energy Code (2019 CFC)
2019 County of Los Angeles Fire Code
2019 County of Los Angeles building codes amendments

INDEX	
Sheet Number	Sheet Title
A-1	GENERAL NOTES & SITE PLAN
A-2	FLOOR PLAN
A-3	ELEVATIONS PLAN
A-4	ROOF PLAN

SITE DATA

PROJECT ADDRESS :	1017 Oak Ave. Duarte
ZONING	R-2
LOT SIZE	64' x 149.3' =9555 SF
EXISTING HOUSE	1448 SF
EXISTING GARAGE	0 SF
PROPOSED DETACHED ADU (on 2nd fl.)	949 SF
NEW PATIO (on 2nd fl.)	143 SF
EXISTING HOUSE + ADU	2397 SF
NEW GARAGE	1237 SF
STORY	2
LANDSCAPING AREA	4567 SF
LANDSAPE COVERAGE PERCENTAGE	4567/9555 SF=47.8%
ASSESOR'S PARCEL NUMBER	8530-010-029
FRONT PORCH	48 SF
LOT COVERAGE	(1448+1237+48)/9555 SF=28.6%

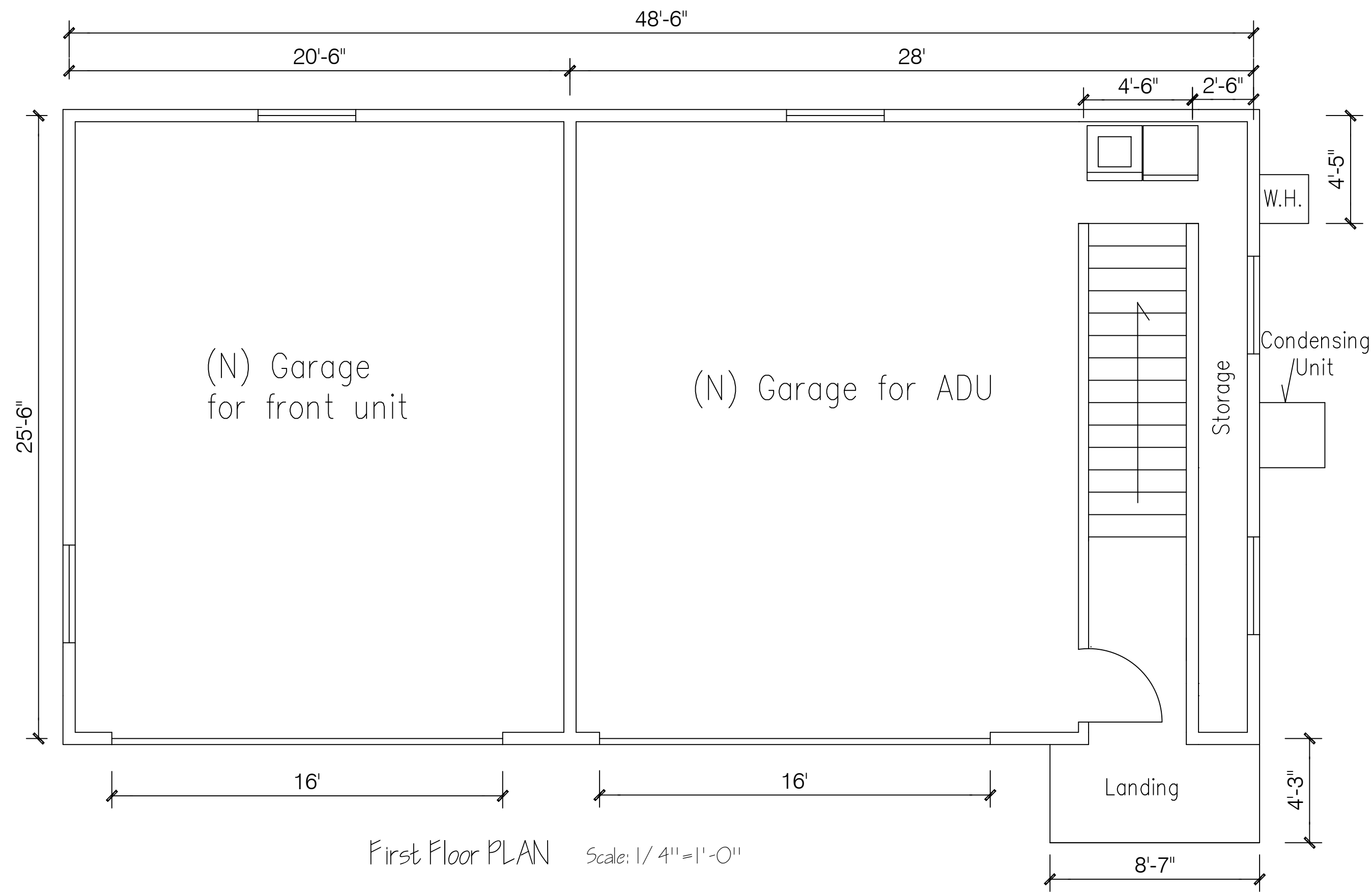


Designer: Cindy Qiao
107 E. Garvey Ave. Monterey Park, CA. 91755
626-283-0825, email: print199@yahoo.com

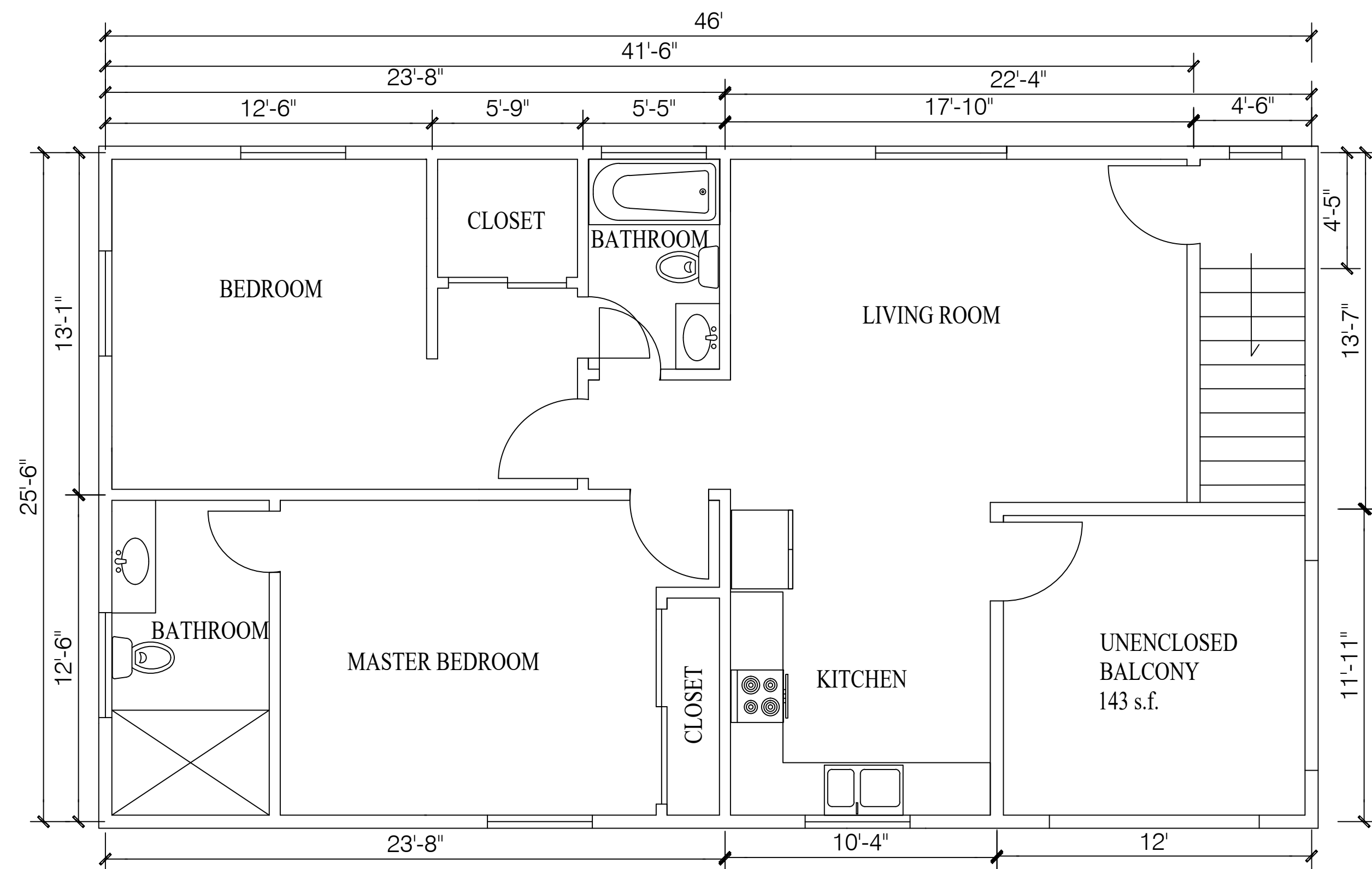
Owner Name: Wenwei Lin
Add: 1017 Oak Ave. Duarte

SHEET NO.

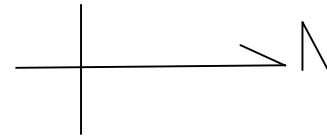
A-1



First Floor PLAN Scale: 1/4" = 1'-0"



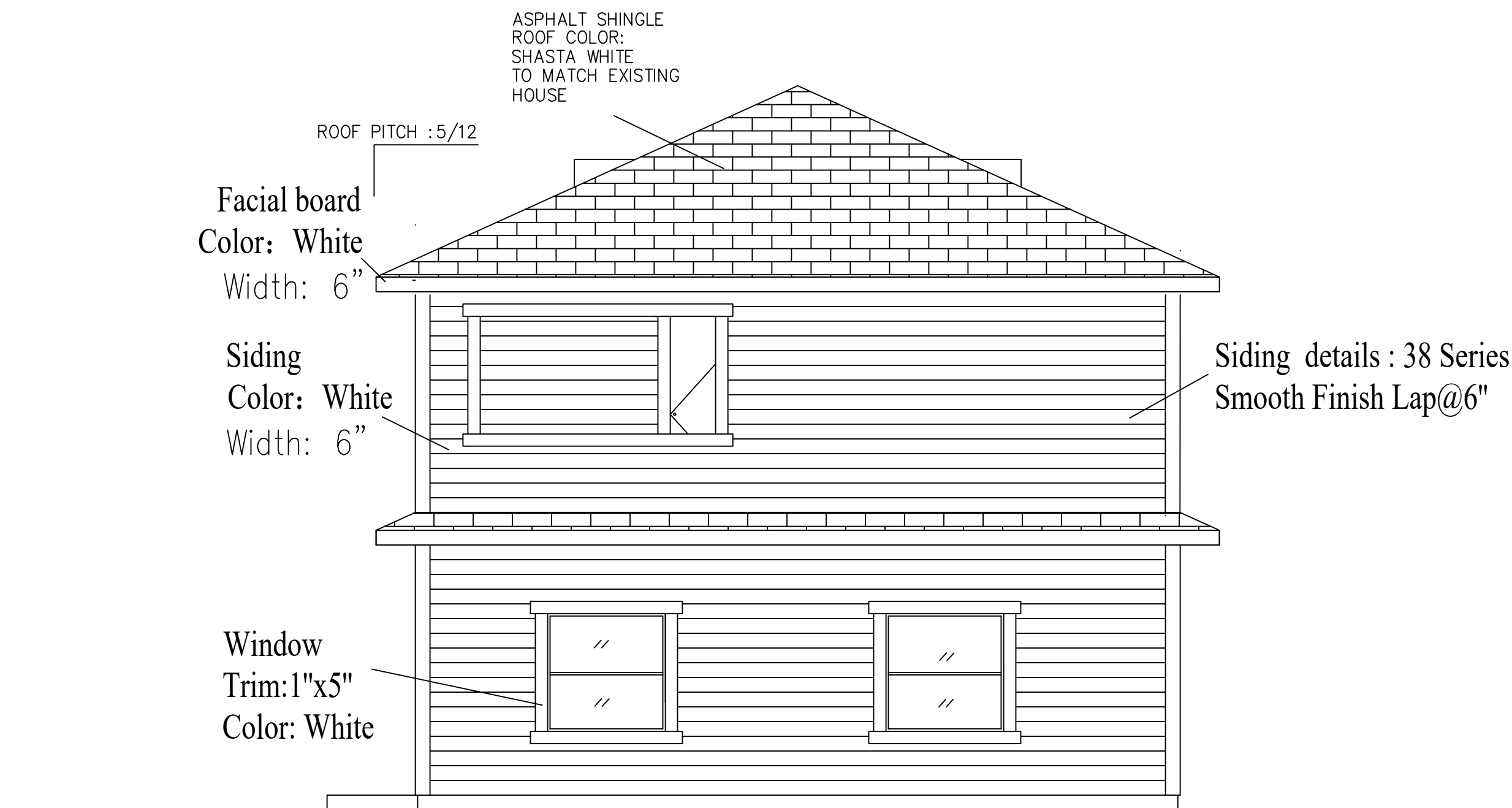
Second Floor PLAN Scale: 1/4" = 1'-0"



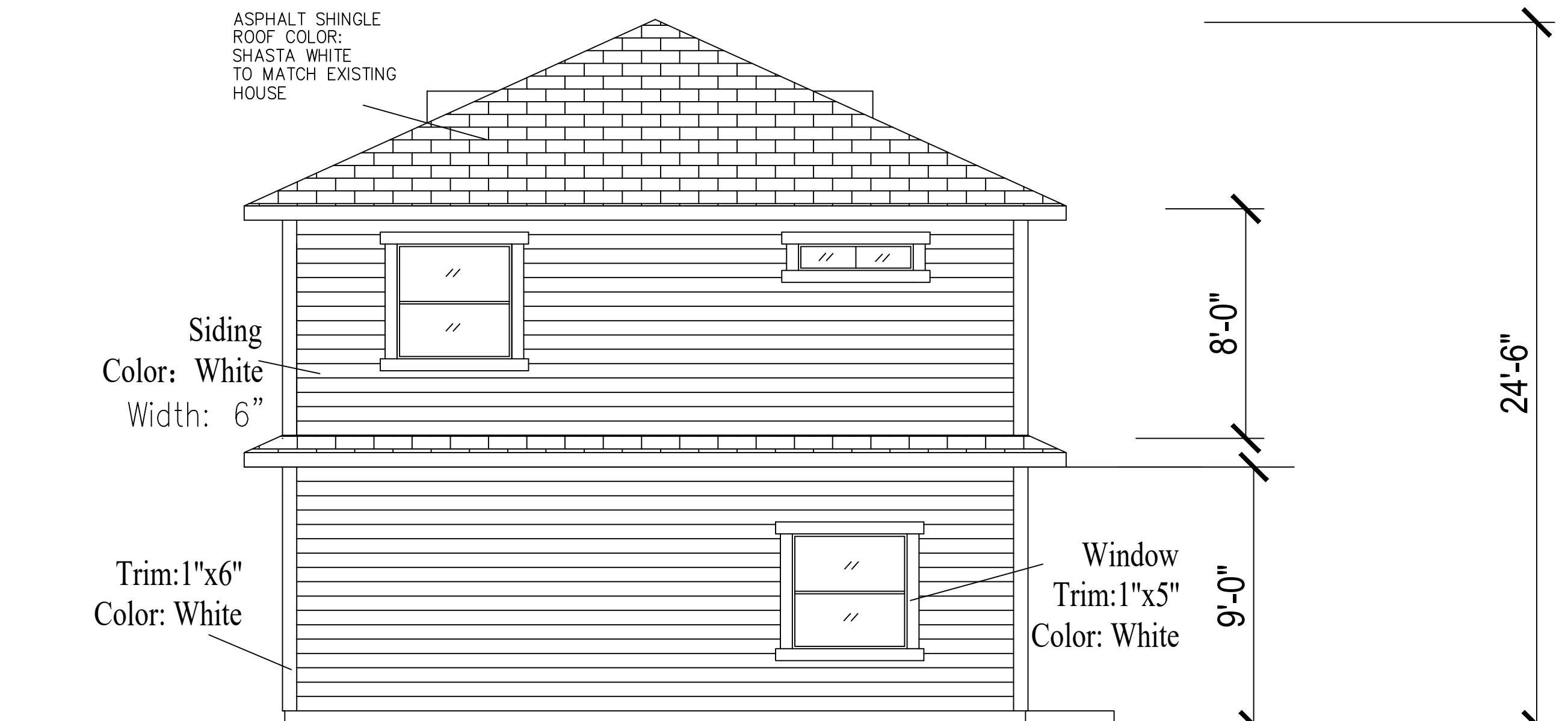
Legend

- 1/2" STR 1 PLWD OR STR 1 OSB C.D.X. ONE SIDE
- W/8D@6"x12"O.C. AND BLOCKING, 5/8"A.B.@32"O.C.
- ELECTRICAL SENSOR SWITCH
- HUMIDITY CONTROL
- SMOKE DETECTOR-INTERCONNECTED HARD WIRED W/BATTERY BACKUP, INSTALLED IN ACCORDANCE WITH NFPA 72
- CARBON MONOXIDE-INTERCONNECT HARD WIRED W/BATTERY BACKUP
- LED LIGHT
- EXHAUST FAN, MUST BE AT LEAST 50 CFM (ENERGY STAR)
- PLUG/OUTLET FOR BATHROOM
- PLUG/OUTLET
- NEW WALL
- EXISTING WALL

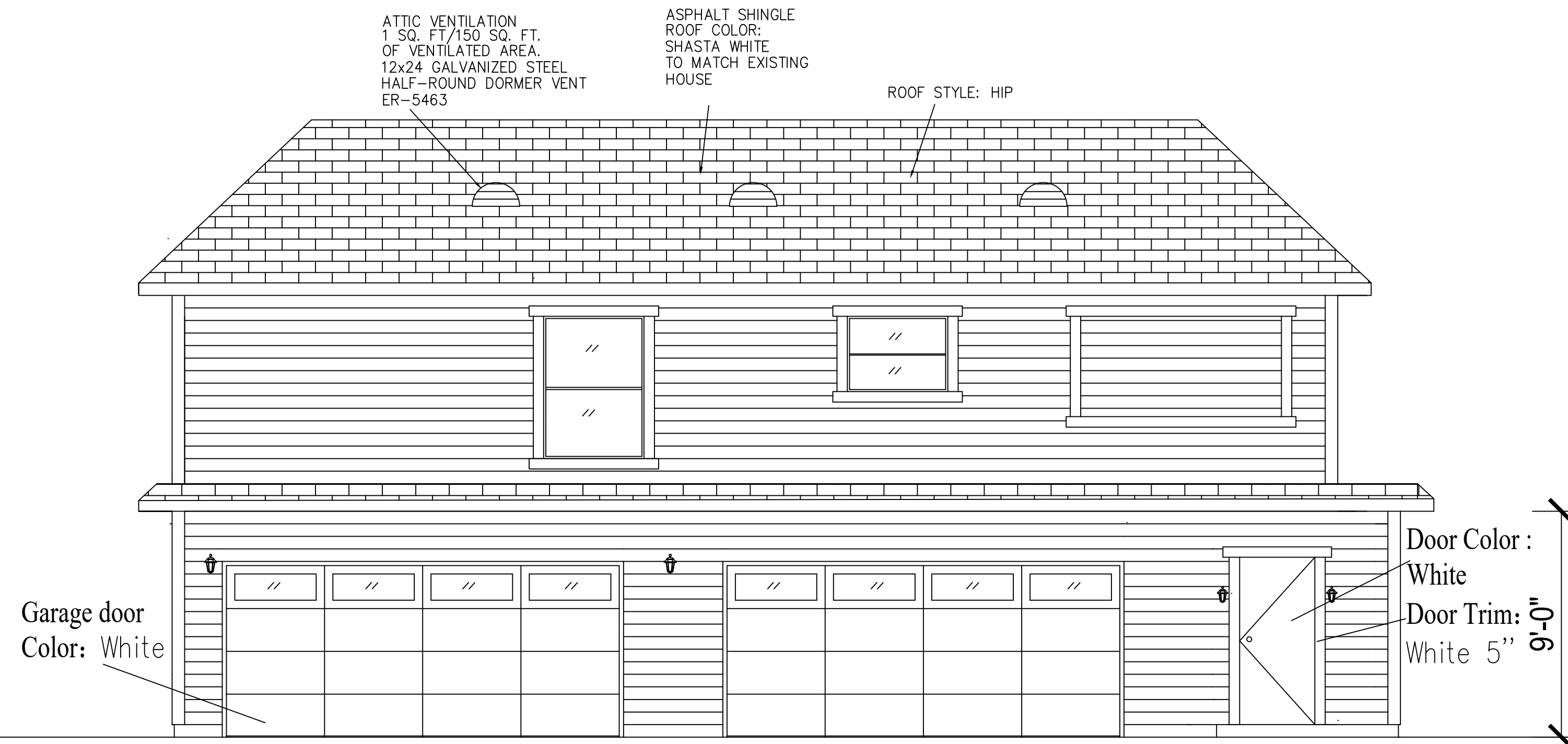
NOTE: ALL SHOWER AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE. (PC 408.3)



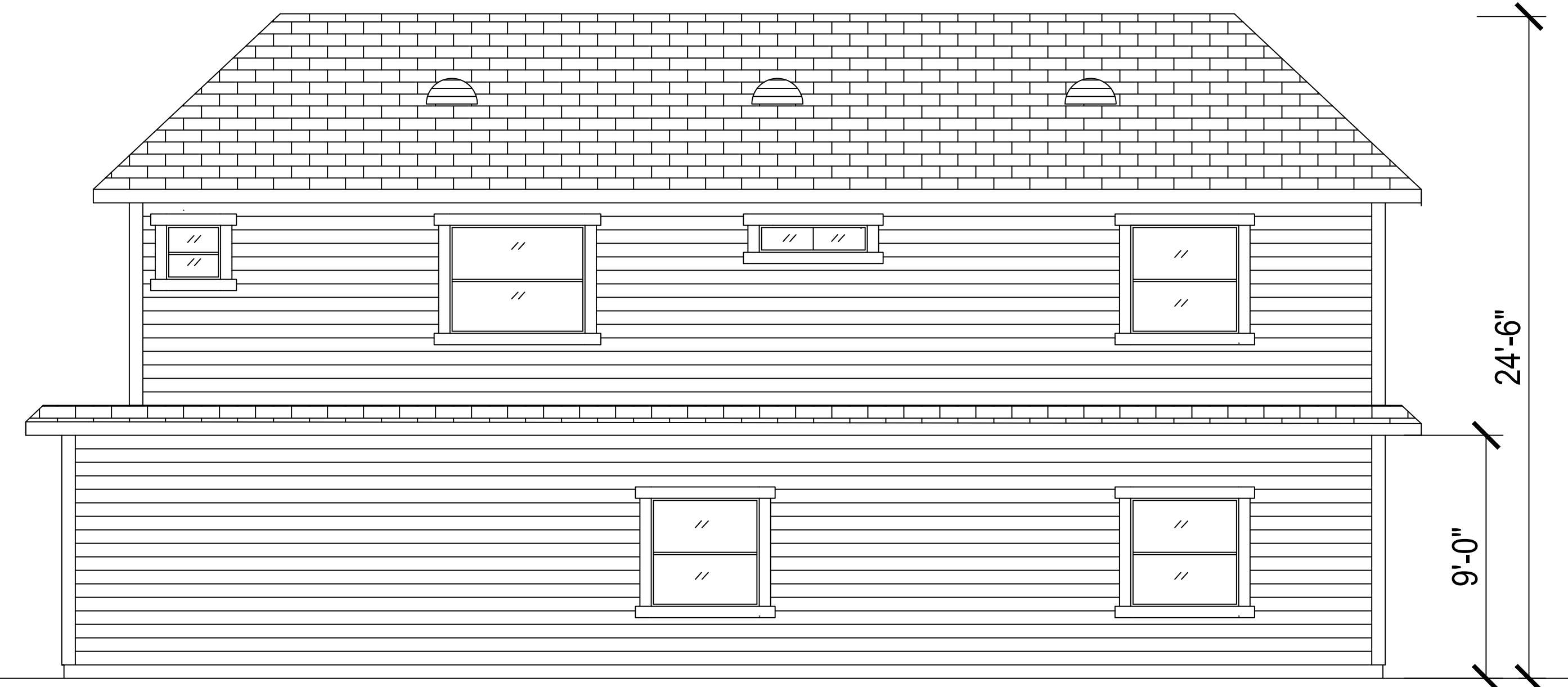
North Elevation Scale: 1/4" = 1'-0"



South Elevation Scale: 1/4" = 1'-0"



East Elevation Scale: 1/4" = 1'-0"



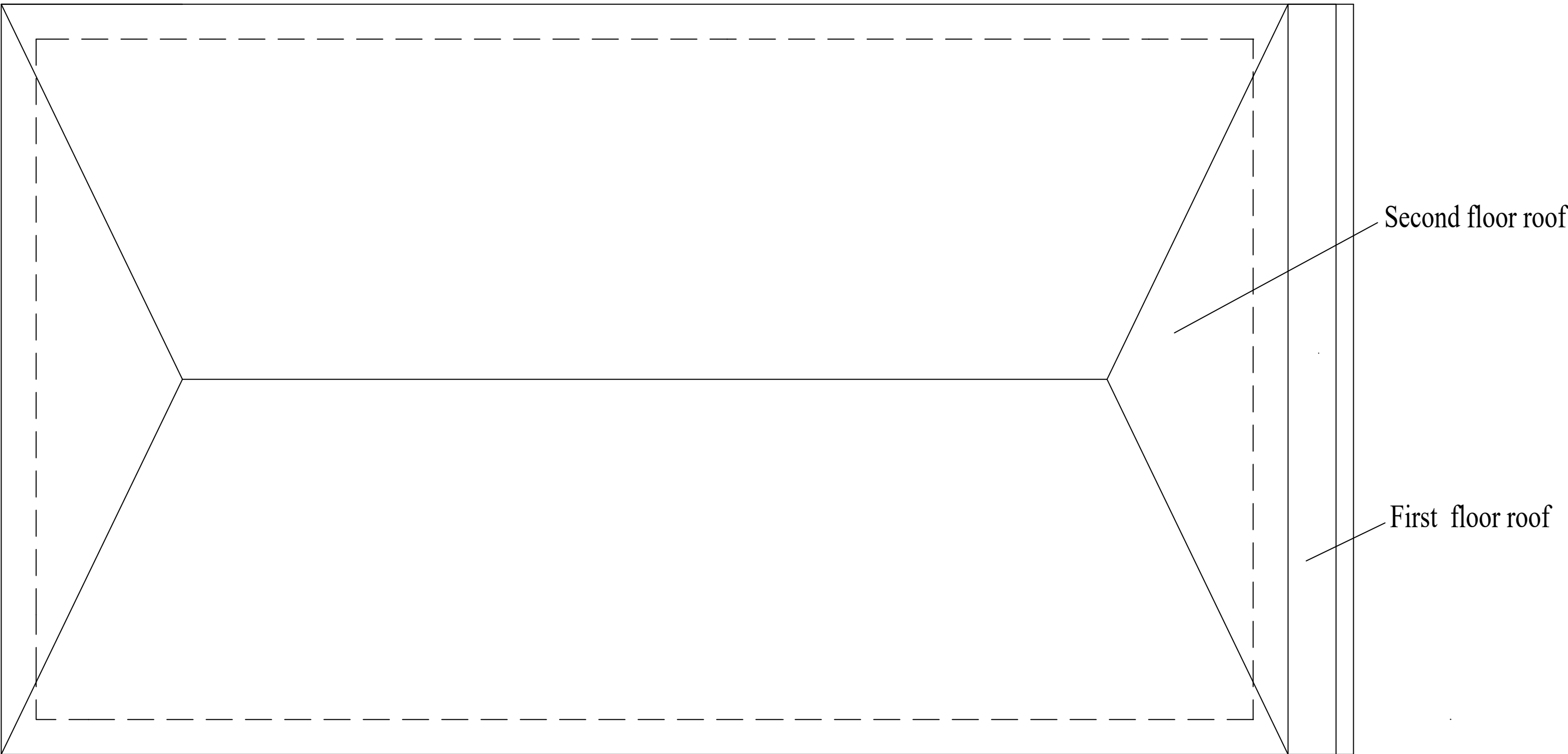
West Elevation Scale: 1/4" = 1'-0"

Designer: Cindy Gao
107 E Garvey Ave. Monterey Park, CA 91755
626-283-0825, email: print199@photos.com

Owner Name: Wenwei Lin
Add: 1017 Oak Ave. Duarte

SHEET NO.

A-3



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

Designer: Cindy Qiao
107 E Garvey Ave. Monterey Park, CA. 91755
626-283-0823, email:prn139@yahoo.com

Owner Name: Wenwei Lin
Add: 1017 Oak Ave. Duarte

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: _____
Other Listings _____

Review Code: _____ Reviewer: _____ Date: _____

Page 1 of 8 Resource name(s) or number (The Moore House)

P1. Other Identifier: Maxson Family Trust

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Los Angeles County

***b. USGS 7.5' Quad** Azusa

Date: 1995

***c. Address** 1017 Oak Ave.

City Duarte

Zip 91010

***e. Other Locational Data:** Assessor's Parcel Number: 8530-010-029

Legal Description: Abbreviated description: BLK 6-SUB of the town of Duarte S 25 Ft of Lot 3 and N 39 Ft of lot 4 BLK 6

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The Moore house with a white picket fence is one of the oldest home in Duarte. This 125 year old two story Queen Anne (Victorian) style (1878), "L" shape wood structure, can not be missed just off the corner of third & Oak. On the west side of Oak street is the white two story Queen Anne with an off center gable roof, and Gablet dormer shape within a pediment, fish-scale & diamond patterned wood shingles with a semi-circular top window with wood shutter slates. Just below the pediment a frieze is present on the second story east facing front, several double hung irregular islands up and down windows are present, just below the sill another frieze is present and below this is another single double hung irregular up and down window. Just to the north of this window is the entrance to the home; a shed style roof hangs over a partial front porch with turned spindle pillars and half-timbering of the balustrade and a creek rock foundation. Today it does not appear to be altered since the Moore family 's restoration of 1910, the current owners since 1955 have kept the exterior structure in excellent maintenance.

***P3b. Resource Attributes:** HP2. Single Family Property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo: Facing West from Oak Ave. 2003-01-17 / Duarte 005.jpg

P5b. Photo: (view and date)
East Facing of Structure - 01/17/03

***P6. Date Constructed/Age and Sources:** 1878

1878 – Fidelity National Title
Insurance Company – Property
Profile

***P7. Owner and Address:**

Maxson Family, Harold & Ruth
1017 Oak Ave.
Duarte CA 91010
(626) 359-1598

***P8. Recorded by:**

Ana McBride
URP 431
California State Polytechnic
University, Pomona

***P9. Date Recorded:**

March 12, 2003

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")

See B12

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☒ Photograph Record ☐ Other (list)

EXHIBIT D

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 2 of 11

Resource Name or # (The Moore House)

*Recorded by Planning Department – City and County of San Francisco

*Date

☒ Continuation

☐ Update

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 11

Resource Name or # (*The Moore House*)

*Recorded by Ana McBride Cal Poly Pomona URP

*Date 01/15/03

☒ Continuation ☐ Update

B1. **Historic Name:** The Moore House

B2. **Common Name:** Maxson Family

B3. **Original Use:** Single Family Residential

B4. **Present Use:** Single Family Residential

*B5. **Architectural Style:** Queen Anne

*B6. **Construction History:** (Construction date, alterations, and date of alterations):

Demolish garage - December of 2001,

Restored in 1910

*B7. **Moved?** ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. **Related Features:**

*B9a. Architect:

b. Builder:

*B10. **Significance:** One of the oldest homes in the City Area: Rancho de Duarte

Period of Significance: Land Grant era to 21st Century

Property Type: SFR

Applicable Criteria:

The Gabrielino Indians inhabited this site during the 1700's and early 1800's, by the mid 1800's the land grant era had begun, around 7,000 acres were granted to ex-Mexican Corporal Andres Duarte, who named the area Rancho Azusa de Duarte in 1841. In 1868, Alexander Weil purchased 6,300 acre of the rancho and four years later (1871), subdivided into 40-acre parcels, which were later sold through a local real estate agent Eugene Meyer. This two story Queen Anne was built in 1878 unknown by whom. During this era around 1868 an Englishmen by the name of Richard Norman Shaw designed the Queen Anne style. An American by the name of Henry Hobson Richardson was the first to collect these designs and others, and published them in a how to build book volume, which later were featured in the Philadelphia Centennial Exposition. This home resemble those featured in some of the volumes. (Randall vol.1) Around 1900 Benjamin R. Davisson, who could be classified as an investor purchased forty acres known as block 6, Benjamin then furthered subdivided down to 20-acre sites, and once more to slightly large lots then exist today, the Queen Anne sits on a parcel roughly 111' by 86', The Moore family acquired this site around 1903 at the same time Benjamin sold to an investor/rancher by the name of Rainwater, all the surrounding lots in block six, which remained under one-ownership until the mid 20th Century. (Co. Assessor Records-Blk6-lots 1-4) The Moore Family sold the Queen Anne to John Paten jr. in 1943, who sold the house to Gordon Fisher in 1947 who sold the house to the Maxson family, which the family trust still holds position (some 48 years later) of this wonderful 125-year-old Queen Anne. A property profile (is researched information about a parcel of land, when purchased from a title company, they insure the accuracy of the information in the form of title insurance) was ran on the subjects. Which yield a main structure existing since 1878, which has carried some type of Home Owner Insurance policy as evidenced by the Sanborn Map Company who document sites insured at the turn of the 20th Century, some 95 years ago.

*B11. **Additional Resource Attributes:** AH2. Foundation: AH16.

Other- the site was inhabited by the Gabrielino Indians

*B12. **References:**

Co. Assessor Records – Downtown LA Hall of Records Room: B-103

City of Duarte Building Permits

Duarte Historical Society and Museum – Steve Baker

Fidelity National Title Insurance Company – Property Profile

<http://assessor.co.la.ca.us>

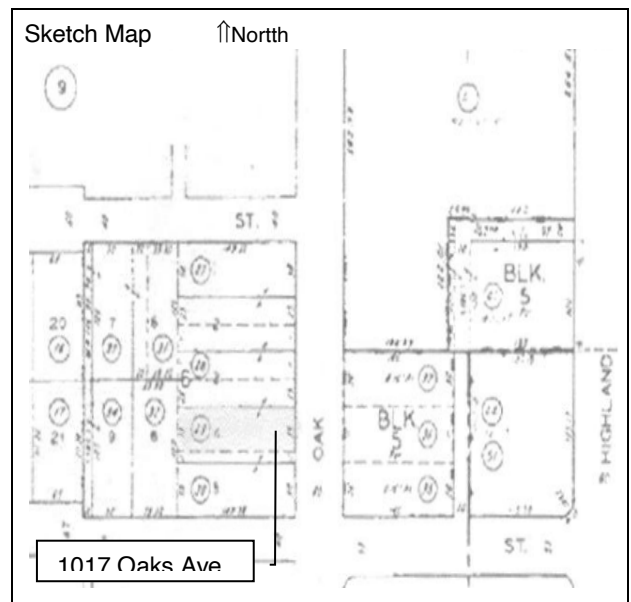
Blumenson, J. J. G. "Identifying American Architecture" (1981)

71216758

Monrovia City Library

Randall J. Van Vunckt, ed. International Dictionary of Architects and Architecture: Volume 1, Architects, p814

(This space reserved for official comments.)



B13. **Remarks:**

*B14. **Evaluator:** Ana McBride:

California State Polytechnic University, Pomona

*Date of Evaluation: March 12, 2003

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 11

Resource Name or # *(The Moore House)*

*Recorded by Ana McBride Cal Poly Pomona URP
DPR 523B (1/95)

*Date

☒ Continuation

☐ Update

*Required information

APPENDIX E (continued)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 11

Resource Name or # (The Moore House)

*Recorded by Ana McBride Cal Poly Pomona URP

*Date

☒ Continuation ☐ Update

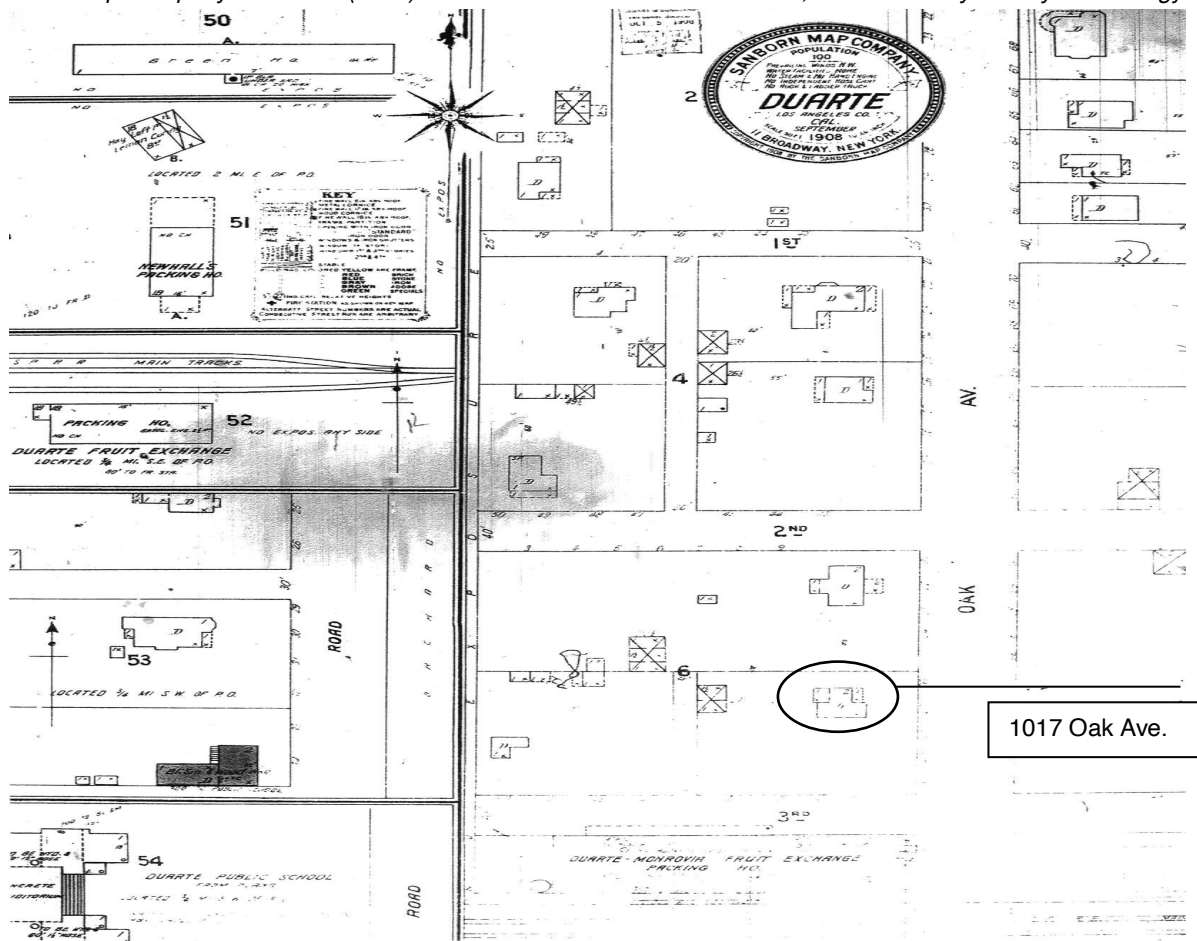
*B10. Significance (continued):

Looking at old engineering and then current plot maps Benjamin R. Davisson took position of then known Block 6 one of few north – south 40 acre lots which would indicate several subdivision and sales of smaller lots within Block 6. Around 1903, Isaac M. Moore a prominent rancher and his family bought an old Queen Anne style Victorian on Oak Ave, he saw the beauty and history of the house as one of two of the first homes built in the new tract known as Town of Duarte that he restored the house back to it original. The Moore family maintained ownership of the Queen Anne for the next forty years (1903-1943). In 1955, Harold a welder by trade and his wife Roth took position of the Queen Anne and for the next 48 years (1955-2003) called it home, until Harold past away and Roth placed the property in a family trust to ensure future ownership to the Maxson Family. (Co. Assessor Records- Blk6 - lot 4)

Looking at old Sanborn maps of the town of Duarte by September of 1908, the population had reached 100 persons. The 1000 block of Oak Ave. is the center of Town and the subject site had a footprint of the main structure which can be traced back as far as 1878, this map would also indicate that for the last 95 years this home has been protected by some form of homeownership insurance (Homestead). Today driving North on Oak Ave from Huntington Dr. you can see the break in the grid system. At the corner of 3rd and Oak Ave. the sidewalks disappears, a land mark break in the city, a lavish green street scene as trees canapé over the roadway as you travel north to Royal Oaks Dr. a country scene comes to mind.

*B12. References (continued):

SanBorn Map Company- New York(1908) Reel #10 of 912.794 –S194 – LAPL; Central Library History- Genealogy



Photograph Record

Primary # _____

HRI # _____

Trinomial _____

Page 6 of 11

Resource Name or # *(The Moore House)*

*Recorded by Ana McBride Cal Poly Pomona URP

*Date 01/17/2003

☒ Continuation ☐ Update

Year: **2003**

Camera Format: **Canon PowerShot A40 2.0 mega pixels**

Lens Size: **Digital Zoom Lens 3x, 5.4-16.2 mm**

Resolution M- 102X768

Compression – Fine

Digital Photo Proof sheet

Mo.	Day	Exp./Frame	Subject/Description	View Toward	Accession#
1	15	jpg	Painting in Duarte Museum	Reproduction	005
1	15	jpg	Street Scene- Looking down Oaks Ave	North	019
1	17	jpg	Unpave driveway	West from Oaks	006
1	17	jpg	Face of house	West from Oaks	005
1	17	jpg	East facing Pediment design – fish /diamond scale	West from Oaks	008
1	17	jpg	Front Porch- spindles and half timbering of banister	Northeast	009
1	17	jpg	Front Porch- spindles and half timbering of banister	Northwest	010
1	17	jpg	Car siting in footprint of demolished garage	West from Oaks	011
1	17	jpg	Rear Yard setting garding	Northside	012
1	17	jpg	Rear and South side of house	East	013
1	17	jpg	Fountain on southside of house near driveway	Northeast	015
1	22	jpg	Old photo of house from Duarte Museum	West from Oaks	001
1	22	jpg	Map of the city believed to be from 1935	Reproduction	011

Photograph Record

Primary # _____

HRI # _____

Trinomial _____

Page 7 of 11

Resource Name or # (*The Moore House*)

*Recorded by Ana McBride Cal Poly Pomona URP

*Date 01/17/2003

☒ Continuation

☐ Update



West view from Oak Ave. 2003-01-17/ 1017 Oak 006.jpg



Footprint of Demolished garage 2003-01-17 / 1017 Oak 011.jpg



Oak 015.jpg



South side of house Driveway Fountain 2003-01-17 / 1017
Rear Yard –North view 2003-01-17 / 1017 Oak 012.jpg



South Rear view of house 2003-01-17 / 1017 Oak 013.jpg

Canon PowerShot A40 2.0 mega pixels

Camera Format: Resolution M- 102X768

Compression – Fine

Digital Zoom Lens 3x, 5.4-16.2 mm

Digital Photo Proof sheet

January 17, 2003

Photograph Record

Primary # _____

HRI # _____

Trinomial _____

Page 8 of 11

Resource Name or # (*The Moore House*)

*Recorded by Ana McBride Cal Poly Pomona URP

*Date 01/17/2003

☒ Continuation

☐ Update



East facing Front of house 2003-01-17 / 1017 Oak 008.jpg



Front North view from Porch 2003-01-17 / 1017 Oak 010.jpg



Front North view of house 2003-01-17 / 1017 Oak 009.jpg



Front view of house from Oak Ave. 2003-01-17 / 1017 Oak 005.jpg



Featured in the Duarte Historical Society & Museum
Date of Original photo Unknown – over ten years old
Taken from Front gate

Reproduction of Photo 2003-01-22 / Old 1017 Oak 001.jpg

Photograph Record

Primary # _____

HRI # _____

Trinomial _____

Page 9 of 11

Resource Name or # (*The Moore House*)

*Recorded by Ana McBride Cal Poly Pomona URP

*Date 01/17/2003

☒ Continuation

☐ Update



Looking North on Oak Ave. from Subject.

2003-01-15 / StScreen 019.jpg



The Duarte Historical Society & Museum – feature - 2003-01-15 / Duarte 005.jpg

Photograph Record

Primary # _____

HRI # _____

Trinomial _____

Page 10 of 11

Resource Name or # *(The Moore House)*

*Recorded by Ana McBride Cal Poly Pomona URP

*Date 01/17/2003

☒ Continuation ☐ Update

Recorded Maps

Primary # _____

HRI # _____

Trinomial _____

Page 11 of 11

Resource Name or # (*The Moore House*)

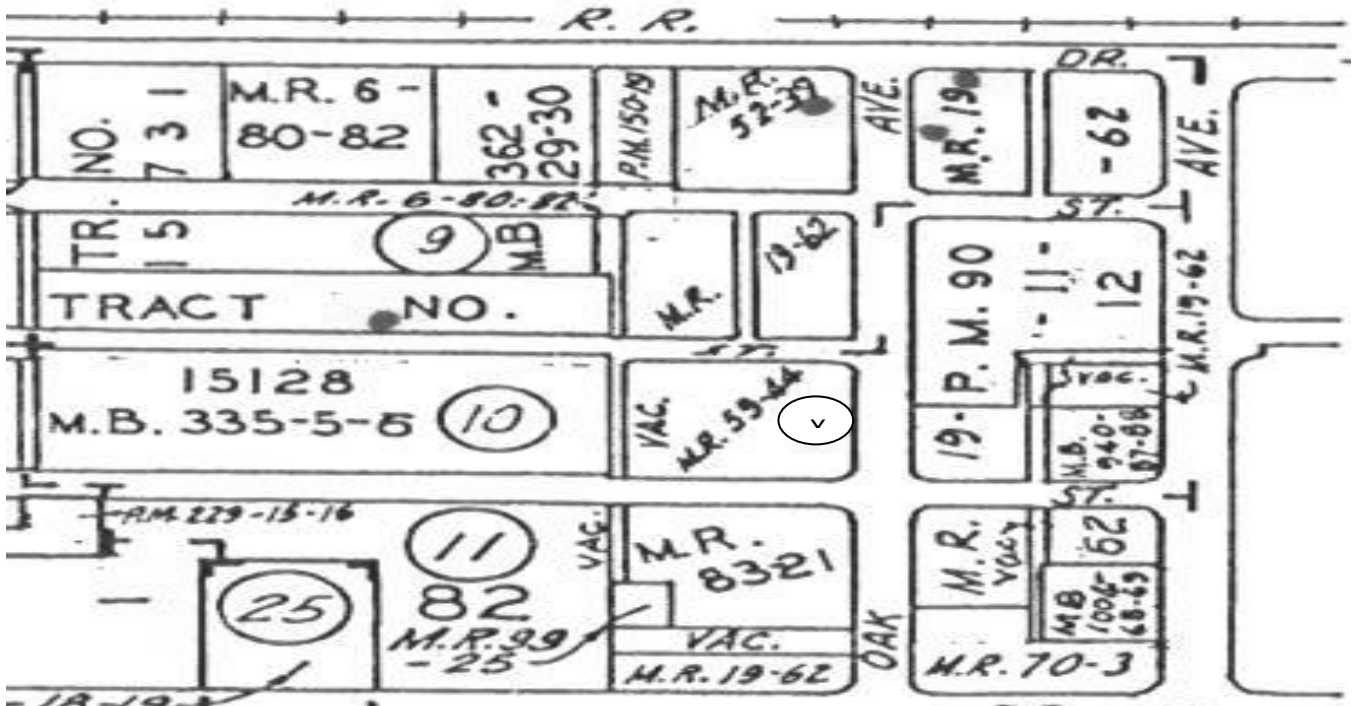
*Recorded by Ana McBride Cal Poly Pomona URP

*Date 01/17/2003

☒ Continuation

☐ Update

This Thompson Map date unknown depicts the borders of the City of Duarte



By: J.E. Rockhold – LA CO. March 1928 to July 1935

Several Parcels are bundled together under on owner makes up the 1000 block (west side) of Oak Ave in the City of Duarte

RESOLUTION PC 2021-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE DETERMINING THAT THE PROPOSED CONSTRUCTION OF A NEW TWO-STORY ACCESSORY DWELLING UNIT LOCATED WITHIN THE R-2 (TWO-FAMILY RESIDENTIAL) ZONE AT 1017 OAK AVENUE STREET MEETS THE REQUIRED FINDINGS UNDER DUARTE DEVELOPMENT CODE SECTION 19.122.050(E) AND CONFORMS TO THE APPLICABLE STANDARDS IN DUARTE DEVELOPMENT CODE SECTIONS 19.122.040, 19.44.010, 19.10, & 19.60.160 AND THUS APPROVES SITE PLAN AND DESIGN REVIEW CASE 2021-39, SUBJECT TO CONDITIONS

WHEREAS, Table 7-2 listed in Section 19.122.030.B of the Duarte Development Code requires a recommendation from the Architectural Review Board and approval from the Planning Commission for two-story residential construction over 600 square feet in the R-1 and R-2 zones; and

WHEREAS, on July 26, 2021, the Architectural Review Board reviewed the plans for SPDR 2021-39 and recommended approval to the Planning Commission subject to conditions; and

WHEREAS, the Planning Commission of the City of Duarte ("Planning Commission") has considered the project proposal, which provides, among other provisions, for the construction of a new, two-story accessory dwelling unit located over a four-car garage located at 1017 Oak Avenue; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report and all of the information, evidence and public testimony received at the public meeting held on February 16, 2021.

NOW THEREFORE, the Planning Commission of the City of Duarte resolves as follows:

SECTION 1. That the Planning Commission has considered Site Plan and Design Review Case 2021-39 for the construction of a two-story accessory dwelling unit located over a four-car garage located at 1017 Oak Avenue.

SECTION 2. All of the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 3. The Planning Commission finds and determines as follows, findings for Site Plan and Design Review, as set forth in DDC Section 19.122.050 (E), as the proposed development is:

1. Consistent with the General Plan and is in compliance with all applicable provisions of the Duarte Development Code and all other City ordinances and regulations;

The project conforms to the goals and objectives of the General Plan and the regulations of Chapter 19.10 (Residential Zones), including the intent and purpose, permitted uses, and other development standards. Furthermore, the project conforms to General Plan land use policy 1.1.2 by encouraging the development of a mix of housing types and densities to ensure a variety of housing to accommodate a range of tastes and incomes.

2. To be constructed on a parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development:

The project site contains approximately 9,555 square feet of developable land. The existing residence along with the new addition will create a building footprint of approximately 2,685 square feet, which is in compliance with all the standards of the R-1A zone. Therefore, the parcel is adequate in size and properly graded to accommodate the proposed addition.

3. In compliance with the applicable criteria specified in Subsection 19.122.040(D), and the site is suitable for the proposed development; and

- a. Compatibility. *The project has been designed to complement the style, size, and scale of the existing homes in the neighborhood and the existing primary dwelling unit on the property.*

- b. Architectural Design and Detail. *The project is inspired by a both Queen Anne and farmhouse architectural styles featured on the existing dwelling on the property. The proposed structure contains a variety of features and elements that are consistent with the proposed styles. A combination of colors and materials, and architectural details all help create a visual enhancement to the surrounding neighborhood.*

- c. Landscape, Lighting, Parking, Signs, and Other Design Details.

- Equipment and Utilities. *All new service and utilities will be installed in a manner that screens them from the public right-of-way. New equipment will be installed within attic area or ground mounted in rear or side yard areas and screened from the public right-of-way.*
- Fences/Walls. *The project proposes a new automatic iron gate that has been conditioned to compliment the property. All other fencing and walls remain unaltered and are not required to be modified.*
- Landscaping. *The project does not propose or require any new property landscape or irrigation.*
- Lighting. *Four (4) wall-mounted exterior light fixtures are proposed to be installed on the new front (east) elevation of the ADU/Garage. Conditions have been added to ensure light glare does not affect adjacent properties.*
- Parking. *The project meets the off-street parking requirements of Section 19.38.050 of the Duarte Development Code by providing adequate parking with a four-car garage, as well as space for vehicular maneuverability and additional parking on driveways. A new concrete driveway is required to be installed, facilitating parking and circulation on the property.*
- Signs. *The project does not propose or require the consideration of any signs.*

4. Designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property.

The site is sufficient in size and shape to accommodate the project. The footprint of the home is within the allowable area of the property and complies with all of the development standards, with conditions. The project site is located within a multi-family residential zone surrounded by other multi-family residential uses and zones. Additionally, the general layout of the property allows for adequate and safe vehicular/pedestrian traffic, ensuring the safety and general welfare of the public and surrounding community.

SECTION 4. The Planning Commission approves PC Resolution 2021-02 for Site Plan and Design Review Case 2021-39 based on the findings listed in Section 3 and the conditions of approval listed in “Exhibit A-1”.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 16th day of August 2021.

Sara Vasquez, Chairperson
City of Duarte Planning Commission

ATTEST:

Craig Hensley, Community Development Director

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF DUARTE

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Duarte held on August 16, 2021, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Craig Hensley, Community Development Director

EXHIBIT A-1
Conditions of Approval
Site Plan & Design Review 2021-39
New Two-Story Accessory Dwelling Unit at 1017 Oak Avenue

1. This approval is for the construction a new, two-story structure consisting of a 949 square foot, second-story Accessory Dwelling Unit (ADU) located above a ground-level, 1,237 square foot, four-car garage, as depicted on the approved plans on file with the Planning Division, and as modified by the following conditions.
2. All exterior colors and materials shall be designed to match the existing home, including all building trims, roof material, and any other architectural features, as shown on the approved plans and as modified by the conditions of approval.
3. The applicant shall use smooth wood or simulated smooth wood siding to complement the existing house, or as otherwise approved by the Community Development Director.
4. Solar panels are required for the ADU. Please show the solar panels and equipment on the plans to be submitted for Building and Safety plan check. Conduits for solar panels must be installed within the attic. For portions of limited conduit exposed on the building wall, the conduit shall be painted to match. Equipment shall be located on the rear or side of the ADU and where not visible to the public right of way.
5. Any new exterior lighting shall comply with Chapter 19.50.070 of the Duarte Development Code and requires approval from the Planning Division prior to installation and/or issuance of building permits. Details (cut-section drawings, manufacture brochure, etc.) shall be provided to the Planning Division for review. All exterior light fixtures proposed to be installed on the ADU and the detached garage shall be full cut-off and downcast.
6. Details and an elevation of the proposed iron gate will need to be included on plans submitted for plan check. The gate shall use a design complimentary to the porch railing used on the subject property and be painted white to match the house.
7. All new driveway is required from the public street to the area in front of the garage, as shown on approved plans. All driveway areas shall be constructed of Portland cement concrete at least three inches thick.
8. A covenant, in a form satisfactory to the City Attorney, shall be signed and recorded with the Los Angeles County Registrar-Recorder to evidence and give notice of the requirements of Section 19.60.160 of the Duarte Development Code. A conformed copy shall be submitted to the City before final building (occupancy) approval.
9. Sixty (60) days prior to anticipated final ADU/JADU completion, the owner/applicant is responsible for contacting the Planning Division to initiate the preparation of the project's covenant. Owner shall provide a copy of the property's legal description, obtainable through a title company or through a legal/loan document approved by the City. The

applicant is responsible for recording the approved covenant and paying all associated recordation fees with the Los Angeles County Registrar-Recorder; and providing a conformed copy of the covenant to the City before final building (occupancy) approval.

10. The following is a partial list of requirements that apply to an accessory dwelling unit project. All regulations and restrictions related to accessory dwelling units are shown in Section 19.60.160 of the DDC and in the associated covenant or deed restriction that applies to the project. A draft covenant for this project has been provided for your review and is provided as an attachment.
 - a. Either the primary unit or the accessory dwelling unit shall be occupied as a primary residence by the property owner. This requirement shall not apply until January 1, 2025.
 - b. All gas, sewer, water, and other utility hook-ups shall be part of the primary dwelling unit.
 - c. At the time that the accessory dwelling unit is assigned a street address, it may be given the primary residential numerical address with the alphabetical letter "A" following the numerical designation.
 - d. There shall not be more than one accessory dwelling unit and one junior accessory dwelling unit on each parcel.
 - e. In the event the Accessory Dwelling Unit is no longer used as such, the Owner shall obtain City Planning Division approval and/or Site Plan and Design Review approval; and permits from the City to remove the kitchen and any other improvements relevant to the status of the structure as an accessory dwelling unit, pursuant to the then current City and Building Codes.
 - f. A yearly administrative hearing and/or inspection, if warranted, shall be held by the Director to ensure compliance with all applicable conditions, standards, and terms.
11. Construction plans submitted for Building and Safety plan check should include the following information related to pad elevations, foundations, and drainage (at minimum):
 - a. Provide the existing building finish floor elevation height and foundation type.
 - b. Provide the new ADU finish floor elevation height and foundation type.
 - c. Verify the new ADU area pad height.
 - d. For sloped lots, provide contour lines and elevation numbers at the proposed ADU and surrounding area.
 - e. Per CRC R300.2 construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings on the same property or adjacent properties.

12. Property owners seeking a separate address for the ADU/JADU, must request an address assignment in writing. Separate address assignment fees will apply.
13. This project is subject to the requirements of Chapter 6.10 of the Duarte Municipal Code, Diversion and Demolition Waste. Prior to the issuance of any permits, the applicant shall submit a Construction and Demolition Diversion Plan and required security deposit.
14. Any revisions to the site plan, elevations, colors, and materials in addition to those listed as conditions of approval, shall be reviewed and approved by the Planning Division prior to installation; such changes may require review and approval from the Architectural Review Board.
15. Mechanical equipment and related ducts, vents and other apparatus, including HVAC, shall be screened from public view and must be located inside the structure, attic, or ground mounted. Vents, pipes, caps, hoods, and other roof penetrations that must be installed on the roof shall be painted or finished to match the roof color. Ground mounted equipment shall be shielded from public view by landscaping and/or screen walls, subject to approval from the Planning Division.
16. All utilities for direct service to the project shall be installed underground.
17. Plans and all required plan check fees shall be submitted to the Community Development Department for Building & Safety plan check prior to construction. Approval from Building & Safety shall be obtained prior to the issuance of permits. Construction drawings, including the site plan, elevations, and colors shall be consistent and in substantial compliance with the conceptual approval and any required conditions of the Architectural Review Board.
18. Prior to issuing permits, any required school fees shall be paid directly to Duarte Unified School District. Contact Duarte Unified School District for more information.
19. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant, and all agents thereof.
20. Building permits for this project must be issued within one-year from the date of final approval and may be extended in compliance with Section 19.130.070 of the Duarte Development Code.
21. The property owner, contractor, and all representatives shall comply with applicable City noise ordinances. Construction activities, deliveries and haul-off will only be permitted from 7:00 a.m. to 7:00 p.m., Monday through Saturday, excluding Federal holidays. No construction related idling of engines or other disturbances shall occur outside of noted work hours.
22. A final inspection shall be made by the Planning Division prior to final sign-off of any building permits to ensure that all conditions have been met.

23. The project shall comply with Government Code Sections 65852.2 and 65852.22 and all the regulations of Chapter 19.10 (Residential Zones) of the Duarte Development Code (DDC), including the intent and purpose, permitted uses, development standards, and any other applicable sections that are not superseded by the above cited Government Code Sections.
24. The decision of the Architectural Review Board may be appealed to the Planning Commission within 15 days from the date of approval. Said appeal must be in writing and filed with the Community Development Department (DDC 19.144). The written appeal shall include reasons for the appeal and the applicable fee.
25. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify and hold harmless the City of Duarte and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers and employees to challenge, set aside, void or annul the approval of the project or from any other action pertaining to this application or the granting of approval which may be brought within the time period provided for such actions or challenges under applicable law.