



AGENDA
REGULAR MEETING OF THE PLANNING
AND ECONOMIC DEVELOPMENT
COMMISSION OF THE CITY OF DUARTE

TUESDAY, JANUARY 17, 2023
7:00 PM

DUARTE COMMUNITY CENTER, 1600
HUNTINGTON DRIVE, DUARTE, CA 91010

MISSION STATEMENT

With integrity and transparency, the City of Duarte provides exemplary public services in a caring and fiscally responsible manner with a commitment to our community's future

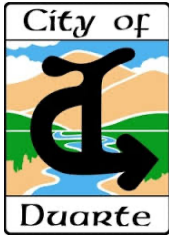
1. OATH OF OFFICE
2. CALL TO ORDER AND NOTATION OF ANY ABSENCES
3. PLEDGE OF ALLEGIANCE
4. WELCOME TO NEW COMMISSIONERS
5. APPROVAL OF MINUTES:
 - A. Minutes for October 17, 2022
6. COMMISSION REORGANIZATION
7. ORAL COMMUNICATIONS - ITEMS NOT IN THE AGENDA
8. BUSINESS ITEMS:
 - A. Site Plan and Design Review SPDR 21-49
A new, two-story, 2,344 square foot single family residence with a 648 square foot, three-car garage is proposed at 1908 Wardell Avenue

PC RESOLUTION 22-10

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE DETERMINING THAT THE PROPOSED REQUEST FOR A SITE PLAN DESIGN REVIEW APPLICATION FOR A NEW, TWO-STORY, 2,344 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH A 648 SQUARE FOOT, THREE-CAR GARAGE PROPOSED AT 1908 WARDELL AVENUE MEETS THE REQUIRED FINDINGS DESCRIBED UNDER DUARTE DEVELOPMENT CODE 19.122.050 (E) AND THUS APPROVES SITE PLAN DESIGN REVIEW 22-49 SUBJECT TO CONDITIONS OF APPROVAL

9. PUBLIC HEARINGS
10. ITEMS FROM DIRECTOR
11. ITEMS FROM COMMISSIONERS
12. ADJOURNMENT: Tuesday, February 21, 2023

MINUTES



MINUTES
CITY OF DUARTE
PLANNING COMMISSION

October 17, 2022

Planning Commission
Commissioners
Sara Vasquez, Chair
Tina Heany, Vice-Chair
Danny Ramirez
Wally Wolff

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Chair Vasquez called the meeting to order at 7:04 p.m. The following were in attendance:

PRESENT:	Vasquez, Heany and Ramirez
ABSENT:	Wolff
STAFF:	Hensley, Golding, Baldwin, Nash, Bautista, Burgnon and Zambrano
CITY ATTORNEY:	None

2. PLEDGE OF ALLEGIANCE:

Commissioner Ramirez led the Pledge of Allegiance.

3. APPROVAL OF MINUTES: July 18, 2022

Vice-Chair Heany motioned to approve the July 18, 2022, minutes. Seconded by Commissioner Ramirez. The motion carried 2-0-1-1. (Yes: Heany and Ramirez; No: None; Abstain: Vasquez; Absent: Wolff).

4. ORAL COMMUNICATIONS ITEMS NOT ON THE AGENDA:

None.

5. BUSINESS ITEMS:

None.

6. PUBLIC HEARINGS:

A. Minor Use Permit 22-01. Powerhouse Fitness is requesting approval of a Minor Use Permit to expand their operating hours.

Baldwin presented the project to the Planning Commissioners.

Chair Vasquez asked questions regarding complaints from City residents, location of the existing gym, and business ownership.

Director Hensley added that complaints have also been lodged at City Council meetings. He added that having stronger conditions of approval helps to fix issues like the ones explained in Baldwin's staff report; they also hold the business owner accountable.

Chair Vasquez and Vice-Chair Heany asked questions regarding the proposed conditions of approval and how the business owner would be held accountable, should they not follow said conditions.

Director Hensley explained that it would rely on a lot of factors. He expressed that the proposed conditions of approval would allow the business owner to expand their hours, while making it very clear what the regulations are.

No further questions or comments from the Commissioners.

Chair Vasquez opened comments to the business owner.

Business owner, Aaron Mireles, gave a brief background on the business and its history with the City of Duarte. He expressed concerns about the consistent complaints, he explained some of the adjustments the business has made, as well as future adjustments, for example, adding insulation to the building.

Vice-Chair Heany commented that if the business owner adhered to the conditions, everything should be fine.

Action

Motion made by Chair Vasquez to approve Minor Use Permit 22-01 per PC Resolution 22-07. Seconded by Commissioner Ramirez. The motion carried 3-0-0-1. (Yes: Vasquez, Heany and Ramirez; No: None; Abstain: None; Absent: Wolff).

7. ITEMS FROM DIRECTOR:

Director Hensley introduced new staff members, provided updates on various businesses/projects, and answered questions from the Commissioners.

8. ITEMS FROM COMMISSIONERS:

None.

9. ADJOURNMENT: Monday, November 21, 2022

Vice-Chair Heany motioned to adjourn at 8:46 p.m. The next meeting is scheduled for November 21, 2022.

Craig Hensley, Secretary

1908 WARDELL AVE
SPDR 21-49



PLANNING COMMISSION STAFF REPORT

Date: January 17, 2023

Project: Site Plan Design Review SPDR 21-49
New Two-Story Home

Location: 1908 Wardell Avenue

Applicant: Francisco Cambero

SUMMARY

The property owner, Francisco Cambero, is proposing a new two-story, 2,344 square-foot, Mediterranean-style home at 1908 Wardell Avenue.

Per Section 19.122.030 of the Duarte Development Code, this project is subject to the review of the Architectural Review Board (ARB) as the recommending body and Planning Commission as the deciding body. Five notices were mailed to abutting property owners on January 5, 2023. This project was considered by the ARB on November 14, 2022. The ARB was unanimous in recommending approval of the project

PROJECT DESCRIPTION

The subject property is zoned R-1, has a parcel size of 6,550 square-feet and is developed with a 632 square-foot, two-bedroom one-bath house built in 1949. The property is situated in neighborhood with predominantly single-story homes. There are two other properties on the block with two-story homes, both of which are across the street and in close proximity to the subject property. The sizes of the homes on the block range in size from 632 to 1,808 square feet.

The applicant is proposing to demolish the existing house and construct a new two-story, 2,344 square foot home. The new home will have three bedrooms and four baths, as well as a kitchen, dining room, family room, laundry room, and a loft. A 500 square-foot accessory dwelling unit (ADU) is proposed to be imbedded into the first floor of the home but will be reviewed under a separate permit that will be subject to ministerial review after the decision for this project has been made. Parking for the property will be provided in the form of a 648 square-foot three-car garage with one of the spaces designated for the ADU. New hardscape and drought-tolerant landscaping are proposed throughout the property. As a new house, underground utilities will be required from the service source to the new structure.

Architectural Design

The new home will be designed in the Mediterranean architectural style, as demonstrated through the use of brown-blended concrete S-tiles, sandstone-colored smooth stucco walls, dark accent colors, a mix of gable and hip roofs, open rafters, arched accent windows, and the use of curved two-story stairwell tower. The windows selected for the house are painted dark brown aluminum and will be deeply recessed on the front elevation and recessed two inches on all other elevations. One defining characteristic of this project is the proposed courtyard wall. The wall varies in height

from 6'-0" to 12'-6.5" and will extend from the northerly front corner of the garage to the northerly side property line. Due to the L-shaped design of the home, the wall will create a courtyard that leads to a private entry to the house. The proposed architectural details of the home are further exhibited on the color and material boards provided.

ANALYSIS

This project was designed to comply with the City's design guidelines, development standards, and parking requirements of the Duarte Development Code. Architectural design, landscaping, and off-site improvements are examined below to determine if the design proposed is consistent with the stated architectural style and compatible with other homes in the neighborhood.

Architectural Design

The proposed Mediterranean design is compatible with the block and the neighborhood, which is a mix of Ranch, Traditional, Mediterranean, and Post War minimalist style homes. In regards to size and massing, the home is appropriate for the neighborhood since there is a mix of one and two story homes with the larger two-story homes in proximity to the subject property. The proposed design complies with all development standards in the Duarte Development Code.

Landscaping

New landscaping is proposed to complement the new home on the property. Drought tolerant plants and ground cover is proposed in the front yard as well as one 24"-box tree. The parkway will be planted to seamlessly blend with the front yard landscaping and will include a parkway tree required by the Municipal Code. Inside the courtyard, primarily artificial turf will be used, but there will be some drought tolerant plants used at the entry of the home. The rear yard will feature grass turf, grape vines, drought tolerant plants and a tree, as well as a row of hedges along the rear property line. Decorative pavers will be used for the driveway, rear uncovered patio, and walkways around the perimeter of the house. The proposed drought tolerant planting palette and the proposed hardscape is consistent with the landscaping section of the Duarte Development Code.

Improvements in the Public Right of Way

In association with the construction with a new single-family residence, the Public Works Division has provided a short list of required improvements to the public right of way in front of the subject property and these have been added as conditions of approval. These improvements mainly pertain to the restoration of the curb, gutter, and paving in front of the home.

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 22-10, approving Site Plan Design Review application SPDR 21-49 for a new two-story house, subject to conditions of approval.

Respectfully Submitted

Nick Baldwin, AICP
Associate Planner

ATTACHMENTS

Exhibit A: PC Resolution 22-10
Exhibit B: Vicinity Map and Photos
Exhibit C: Project Plans

EXHIBIT A

RESOLUTION PC 22-10

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE DETERMINING THAT THE PROPOSED REQUEST FOR A SITE PLAN DESIGN REVIEW APPLICATION FOR A NEW, TWO-STORY, 2,344 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH A 648 SQUARE FOOT, THREE-CAR GARAGE PROPOSED AT 1908 WARDELL AVENUE MEETS THE REQUIRED FINDINGS DESCRIBED UNDER DUARTE DEVELOPMENT CODE 19.122.050(E) AND THUS APPROVES SITE PLAN DESIGN REVIEW 22-49 SUBJECT TO CONDITIONS OF APPROVAL

WHEREAS, the Planning and Economic Development Commission (Planning Commission) has been assigned, by the Duarte City Council, the duties and functions of a planning agency under State law and other duties as directed by the City Council; and

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 new two-story residential construction; and

WHEREAS, on November 14, 2022, the Architectural Review Board reviewed the plans for SPDR 21-49 and recommended approval to the Planning Commission subject to conditions; and

WHEREAS, the Planning Commission of the City of Duarte has considered the project proposal, which provides, among other provisions, for the demolition of existing single-family single-story residence and the construction of a single-family two-story residence located at 1908 Wardell 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 January 17, 2023.

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

SECTION 1. That the Planning Commission approves Resolution PC 22-10 with conditions of approval "Exhibit A-1" for the demolition of an existing single-family single-story home and the construction of a new single-family two-story home located at 1908 Wardell 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 lot is approximately 6,550 square feet, which is adequate for the construction of single-family home of this size and style, as shown on the project proposal. Furthermore, the new home meets the development standards of the Duarte Development Code.

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 development has been designed in a manner that will provide a visual enhancement and improvement to the property and residential community. It complies with the requirements outlined in the R-1 zone and is consistent with the design of the existing homes within the surrounding neighborhood.*

- b. *Architectural Design and Detail. The project is inspired by a Mediterranean architectural style and contains a variety of features and elements that are consistent with the proposed style. A combination of colors and materials, and architectural details all help create a visual enhancement to the surrounding neighborhood. Additionally, the two-story element of the design steps back from one story elements such as the garage and courtyard wall, which graduate the massing of the home from the street, all of which helps this two-story design better fit into the 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, or underground, and screened from the public right-of-way.*
- *Fences/Walls. The existing perimeter walls will remain, but a new block wall is proposed to create the courtyard feature.*
- *Landscaping. A new, drought-tolerant planting palette is proposed for this property that will replace the existing landscape. The proposed plants are in compliance with the City's landscaping regulations and will be subject to review during Plan Check for compliance with the Water Efficient Landscaping Ordinance. Also, a new tree will be required in the parkway as required by the Duarte Municipal Code for new houses.*
- *Lighting. The project proposes lighting at various locations on exterior of the ground floor of the home. The fixture designs are consistent with the proposed architecture. A condition of approval has been added requiring further review of lighting fixtures during Plan Check for compliance with the Duarte Development Code.*
- *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 three-car garage.*

- *Signs. The project does not include the approval 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 single-family home. The project site is in a residential zone surrounded by other residential uses. The single-family home is suitable for the property and will not create any adverse impacts to the neighborhood.

SECTION 4. The Planning Commission approves Site Plan and Design Review Case 21-49 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 17th day of January 2023.

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 January 17, 2023, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Craig Hensley, Community Development Director

EXHIBIT A-1
Conditions of Approval
Site Plan & Design Review 21-49
New Single-Family, Two-Story Residence at 1908 Wardell Ave

1. This approval is for the construction of a two-story, single-family residence located at 1908 Wardell Avenue, as depicted on the approved plans on file with the Planning Division. The elevations, colors, and materials, shall receive final Planning approval prior to Building and Safety plan check.
2. All new buildings shall provide underground electrical and communications service laterals on the premises to be served per DMC Sec. 16.30 and DDC Sec. 19.122.040.D.3.a.(3).
3. Any new exterior lighting shall be in compliance with Chapter 19.50.070 of the Duarte Development Code, and require 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.
4. A landscape and irrigation plan for the front yard shall be submitted to the Planning Division for review and approval prior to permit issuance. All landscaping and irrigation shall comply with Chapter 19.40 (Landscaping) of the Duarte Development Code, including but not limited to being permanently landscaped and irrigated with a variety of drought-tolerant plants, shrubs, and ground cover, and compliance with maintenance and fuel modification requirements. Separate review fees may apply. Prior to the issuance of a Certificate of Occupancy, landscaping and irrigation shall be installed and functional. Landscaping shall be continuously maintained and permanently irrigated at all times.
5. Street trees are required to be installed per Chapter 13.08 of the Duarte Municipal Code. Required street tree(s) shall be incorporated into the property' landscape plan and submitted to the City for consideration prior to permit issuance.
6. The property owner and/or applicant shall comply with the City's Construction Diversion Program. Prior to the issuance of any permits, the applicant shall submit a Construction Diversion form and required security deposit. Contact the Planning Division for more information.
7. The project shall comply with all the regulations of Chapter 19.10 (Residential Zones) of the Duarte Development Code, including the intent and purpose, permitted uses, development standards, and any other applicable sections.
8. 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.

9. All utilities for direct service to the project shall be installed underground and appurtenant utility facilities (e.g. meters, transformers, etc.) concealed from view of the public right-of-way.
10. 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.
11. This project is classified as a Level 1 project under the Sustainable Development Practices and shall meet the development requirements listed in DMC Sec.19.52.020.B.1.
12. Public Works Conditions
 - a. Remove and replace any broken or off-grade curb and gutter along the frontage of 1908 Wardell Avenue, as directed by the Public Works Inspector.
 - b. Remove existing driveway and construct new curb and gutter.
 - c. Install one (1) new driveway apron in accordance with Standard Plans for Public Works Construction 110-2.
 - d. Grind and overlay two inches of asphalt/concrete to half the street width along property frontage as directed by the Public Works Inspector.
 - e. Install LID New Development Requirement as approved by the City Engineer.
 - f. Any existing improvements in the public right-of-way damaged or made off-grade during construction, including but not limited to traffic signals, light standards, aprons, sidewalk, curb ramps, curb, and/or gutter shall be removed and replaced in accordance with appropriate City Standard or as directed by the City Public Works Inspector.
 - g. Storm and/or nuisance water shall be contained on site. Contractor shall comply with NPDES requirements and use BMPs accordingly.
 - h. Comply with all Diversion Deposit requirements. The deposit must be paid prior to issuance of a permit and will be refunded upon confirmation that at least 65% of the waste generated by the project was diverted properly from landfills.
 - i. Remove construction graffiti.
13. 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 Planning Commission.
14. 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.

15. 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.
16. Building permits for this project must be issued within one-year from the date of approval from the Planning Commission or the application and approval shall expire.
17. The owner and contractors 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.
18. A final inspection shall be made by the Planning Division prior to final of any building permits to ensure that all conditions have been met.
19. The decision of the Planning Commission may be appealed to the City Council within 15 days from the date of the approval letter. Said appeal must be in writing and filed with the City Clerk's office (DMC 19.144) and include all associated fees. The written appeal shall include reasons for the appeal.
20. 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



Aerial Photo



Subject Property, 1908 Wardell Avenue



Adjacent House to the North



Adjacent House to the South



House Across the Street



House Across the Street, One Lot to the North



House Across the Street, Two Lots to the North



House Across the Street, One Lot to the South



House Across the Street, Two Lots to the South

EXHIBIT C

GENERAL NOTES- SITE PLAN

- G.C. TO VERIFY ALL EXISTING DIMENSION AND CONDITIONS.
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY PRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND OBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (PEOPER 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 OR ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10' (5%). WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10', DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE [CRC R401.3].
- IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN OF 2% AWAY FROM THE BUILDING [CRC R401.3 EXCEPTION].

SITE NOTES:

ANY POOLS (PAST OR PRESENT ON SITE)- NO
ANY OAK TREES ON SITE- NO
ANY EASEMENTS ON SITE-NO
ANY SEPTIC SYSTEMS ON SITE- NO
ANY SITE SLOPE 3:1 OR STEPPERS WITHIN 40FT. OF PROPOSED WORK- NO
ANY NEW LANDSCAPE > 500 SF.- NO
ANY FIRE SPRINKLERS IN THE EXISTING HOUSE- NO

FIRE SPRINKLER NOTE

INSTALL A FIRE SPRINKLER SYSTEM THRUOUT EXISTING HOUSE TO COMPLY W/ NFPA 2013. SYSTEM TO BE DESIGNED BY INSTALLER. THE DESIGN IS TO BE SUBMITTED TO THE CITY OF DUARTE FIRE DEPARTMENT FOR APPROVAL. DEFERRED SUBMITTAL.

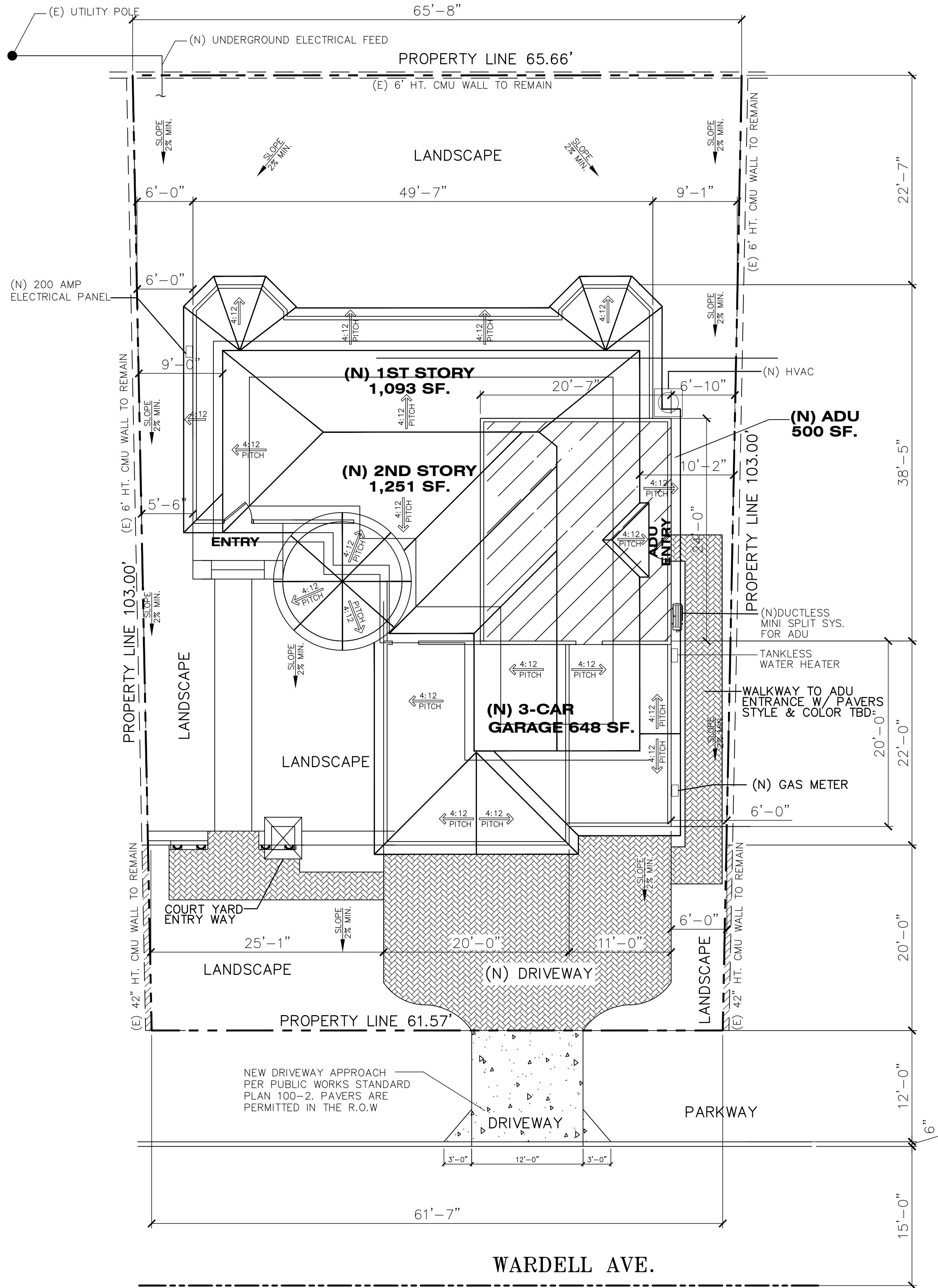
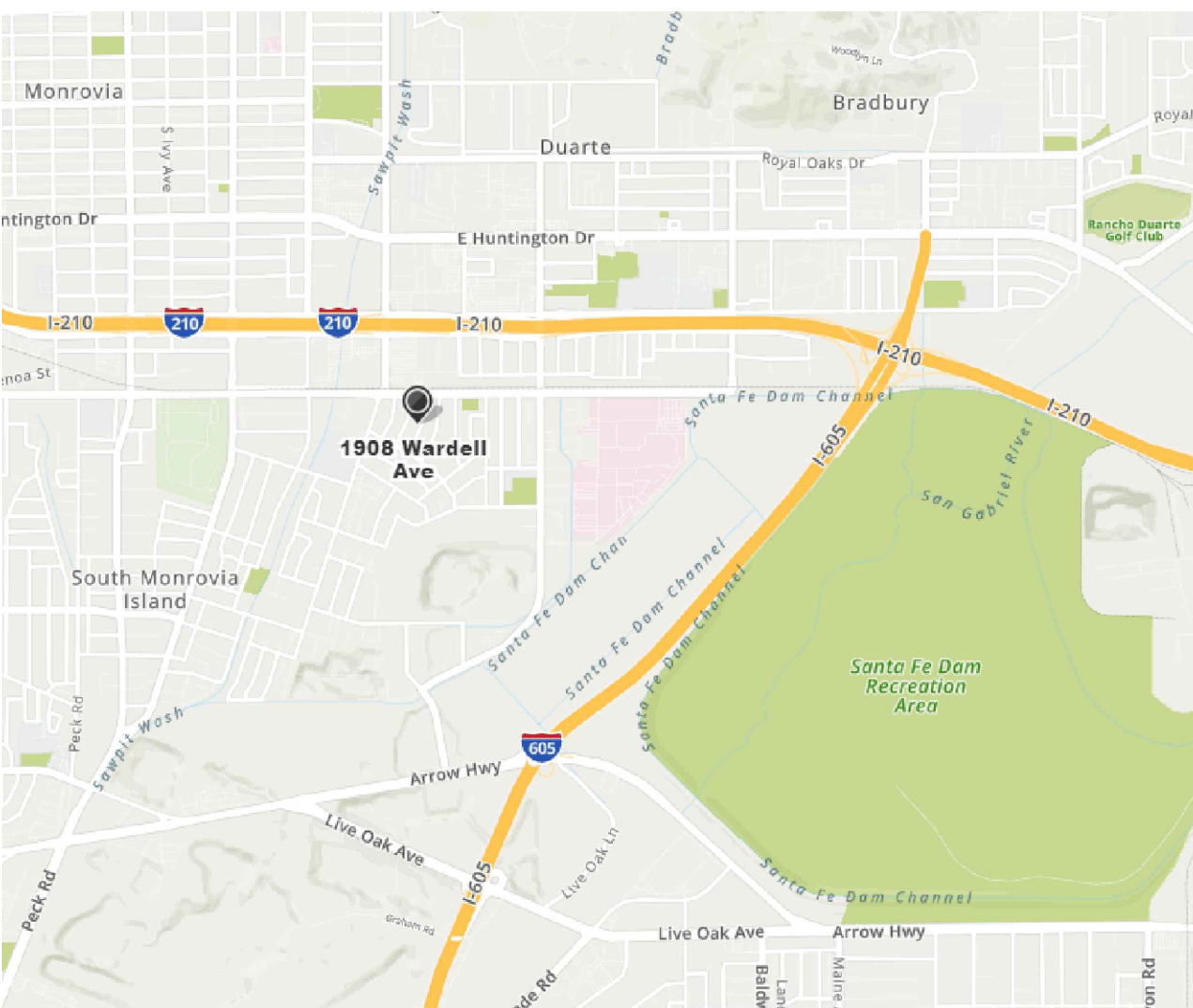
ELECTRICAL LOAD CALCULATIONS

ELECTRICAL LOAD CALC'S TO BE COMPLETED BY THE ELECTRICAL INSTALLER. CALCULATIONS TO BE APPROVED BY THE DUARTE BUILDING DEPARTMENT.

SECURITY SYSTEM NOTE

INSTALL NEW SECURITY SYSTEM THRUOUT. SYSTEM TO BE DESIGNED BY INSTALLER. DESIGN TO BE SUBMITTED TO DUARTE POLICE AND FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.

VICINITY MAP



THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOILED WASTE, PETROLEUM BY PRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

SITE PLAN

1/8" = 1'-0"

CAMBERO RESIDENCE

1908 WARDELL AVE.
DUARTE, CA. 91010

NEW FAMILY RESIDENCE WITH ATTACHED ADU AND 3-CAR GARAGE

BUILDING SUMMARY

ASSESORS PARCEL NO.	8531-014-025
LOT AREA	6,550 S.F.
EXISTING LIVABLE AREA TO BE DEMOLISHED	632 S.F.
EXISTING CARPORT AREA TO BE DEMOLISHED	300 S.F.
EXISTING PATIO AREA TO BE DEMOLISHED	189 S.F.
PROPOSED NEW LIVABLE FIRST FLOOR AREA	1,093.6 S.F.
PROPOSED NEW LIVABLE FIRST FLOOR "ADU" AREA	500 S.F.
PROPOSED NEW LIVABLE SECOND FLOOR AREA	1,251 S.F.
PROPOSED 3-CAR GARAGE	648 S.F.
PROPOSED PORCH	48 S.F.
TOTAL RFA	2,844 S.F.
TOTAL LOT COVERAGE	2,289.6 S.F.
LOT COVERAGE PERCENTAGE	35%

BUILDING ANALYSIS

- BUILDING CODE:
- 2020 COUNTY OF LOS ANGELES BUILDING CODE
 - 2020 COUNTY OF LOS ANGELES RESIDENTIAL CODE
 - 2020 COUNTY OF LOS ANGELES MECHANICAL CODE
 - 2020 COUNTY OF LOS ANGELES PLUMBING CODE
 - 2020 COUNTY OF LOS ANGELES ENERGY CODE
 - 2020 COUNTY OF LOS ANGELES ELECTRICAL CODE
 - 2020 COUNTY OF LOS ANGELES ENERGY CODE
 - 2020 COUNTY OF LOS ANGELES GREEN BUILDING CODE
 - 2016 CALIFORNIA FIRE CODE W/ 2017 LA COUNTY AMENDMENTS

CONSTRUCTION TYPE	V-B
OCCUPANCY	R3
NUMBER OF STORIES	2

PROJECT TEAM:

OWNERS:
MR. & MRS. CAMBERO
1908 WARDELL AVE.
DUARTE, CA. 91010
323.419.8578

LANDSCAPE CONTRACTOR:
GROW CONTROL LANDSCAPE
11941 BONWOOD RD.
EL MONTE, CA. 91732
626.627.4583

DESIGNER:
JAVIER CAMBERO
909.237.2219
144 W. 5TH ST.
SAN DIMAS, CA. 91773

SCOPE OF WORK

- DEMOLISH EXISTING SINGLE STORY SFD 632 SF.
 - NEW 1,093 SF. 1ST STORY AND 1,251 SF. 2ND STORY
- 1ST. STORY CONSIST OF FAMILY RM., DINING ROOM, KITCHEN, NOOK, 1-BATHROOM, AND LAUNDRY ROOM.
- 2ND STORY CONSIST OF MASTER BEDROOM, MASTER BATHROOM, W.I.C., 2-BEDROOMS, 1-LOFT AND 1-BATHROOM.
 - NEW ATTACHED ADU 500 SF.
- CONSIST OF 1-BED, 1-BATH, 1-KITCHEN, LIVING RM, AND LAUNDRY CLOSET.
 - NEW ATTACHED 3-CAR GARAGE 648 SF.
 - NEW PORCH 48 SF.
 - NEW BALCONY 48 SF.
- CONSTRUCTION IS SLAB ON GRADE WITH CONVENTIONAL FRAMING. SEE PLANS FOR MORE INFORMATION.

SHEET INDEX

TITLE SHEET/ PROPOSED SITE PLAN	ST-1
EXISTING SITE PLAN DEMO	ST-2
PROPOSED FIRST FLOOR PLAN	A-1
PROPOSED SECOND FLOOR PLAN	A-2
ELEVATIONS	A-3
ELEVATIONS	A-4
ELEVATIONS	A-5
LANDSCAPE PLAN	L1.00

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X-PERT DESIGNS
140 W. 5TH ST.
SAN DIMAS, CA. 91773
TEL. 909.237.2219

REVISIONS	BY

SITE PLAN/ COVER

OWNER NAME:
MR. & MRS. CAMBERO
JOB ADDRESS:
1908 WARDELL AVE.
DUARTE, CA. 91010
PHONE: 323.419.8578

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JUC
CHECKED
JUC
DATE
08/05/2022

ST.1

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X-PERT DESIGNS

140 W. 5TH ST.
SAN DIMAS, CA. 91773
TEL. 909-237-2219

REVISIONS	BY
	J.C.

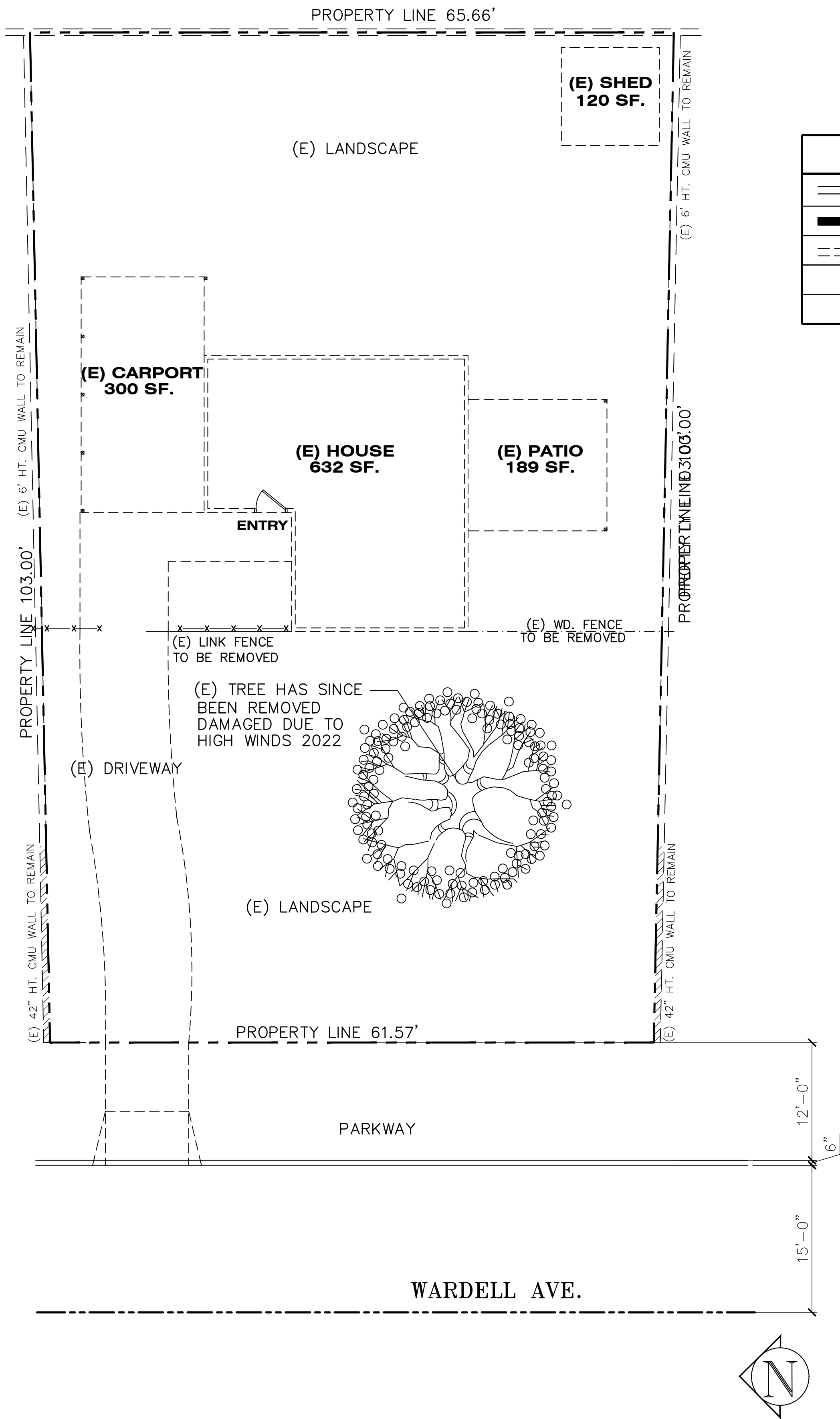
OWNER NAME:
MR. & MRS. CAMBERO

JOB ADDRESS:
1908 WARDELL AVE.
DUARTE, CA. 91010
PHONE: 323.419.8578

(E) SITE PLAN

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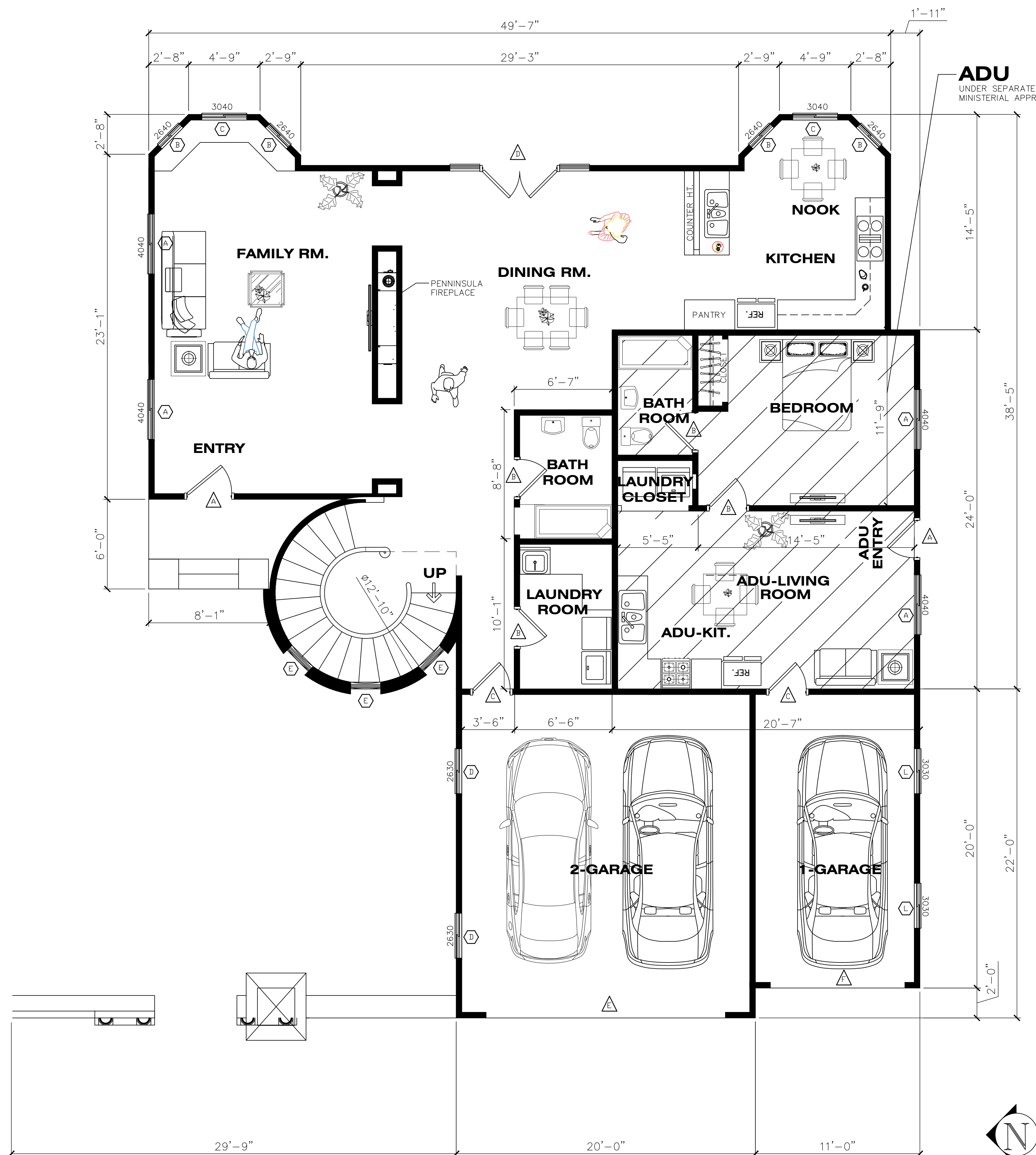
ST-2



LEGEND	
	EXISTING WALL
	NEW WALL
	DEMO
(E)	EXISTING
(N)	NEW PROPOSED

EXISTING SITE/ DEMO PLAN

1/8" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

ADU
UNDER SEPARATE
MINISTERIAL APPROVAL

DOOR SCHEDULE

MARK	DOOR			MATERIAL	NOTES	FINISH
	SIZE	FRAME	HARDWARE			
	WD	HGT				
A	3'-6"	8'-0"	WOOD	PS	SOLID WOOD	ALDER WD. DARK FINISH STAIN
B	2'-6"	6'-8"	WOOD	PS	WOOD PANEL	WHITE
C	2'-6"	6'-8"	WOOD	PS	WOOD/METAL CLAD	1-HR. FIRE RATED WHITE
D	5'-0"	6'-8"	WOOD	PS	WOOD/METAL CLAD	FRENCH SWING DOORS DARK BROWN
E	16'-0"	7'-0"	ALUMINUM		STAMPED ALUMN.	GARAGE-2 CAR DARK WOODGRAIN
F	10'-0"	7'-0"	ALUMINUM		STAMP ALUMN.	GARAGE-1 CAR DARK WOODGRAIN

WINDOW SCHEDULE

MARK	SIZE		WINDOW TYPE	FLOOR TO HEAD	MATERIAL	U-FACT.	SHGC	NOTES	FINISH
	WD	HGT							
A	4'-0"	4'-0"	SLIDING	6'-8"	ALUMN.	.30	.23		DARK BROWN
B	2'-6"	4'-0"	CASEMENT	6'-8"	ALUMN.	.30	.23	ARCH TOP	DARK BROWN
C	3'-0"	4'-0"	CASEMENT	6'-8"	ALUMN.	.30	.23	ARCH TOP	DARK BROWN
D	2'-6"	3'-0"	CASEMENT	6'-8"	ALUMN.	.30	.23	RADIUS TOP	DARK BROWN
E	2'-0"	2'-0"	FIXED	VARIES	ALUMN.	.30	.23	FIXED PICTURE WINDOW RECESSED 6'-8"	DARK BROWN
F	3'-0"	3'-0"	SLIDING	6'-8"	ALUMN.	.30	.23	RECESSED 6'-8"	DARK BROWN
G	1'-0"	2'-0"	SLIDING	6'-8"	ALUMN.	.30	.23		DARK BROWN
H	2'-0"	2'-0"	FIXED	6'-8"	ALUMN.	.30	.23	OCTAGON W/ DECO. GL.	DARK BROWN
J	2'-6"	3'-0"	FIXED	-	ALUMN.	.30	.23	RADIUS TOP RECESSED 6'-8"	DARK BROWN
K	5'-0"	3'-0"	SLIDING	6'-8"	ALUMN.	.30	.23	RECESSED 6'-8"	DARK BROWN
L	3'-0"	3'-0"	SLIDING	6'-8"	ALUMN.	.30	.23		DARK BROWN
M	3'-0"	2'-0"	SLIDING	6'-8"	ALUMN.	.30	.23	OBSCURED	DARK BROWN
N	5'-0"	3'-0"	SLIDING	6'-8"	ALUMN.	.30	.23		DARK BROWN
P	3'-0"	3'-0"	SLIDING	6'-8"	ALUMN.	.30	.23		DARK BROWN

* NOTE, ALL WINDOWS RECESSED 2" MIN. U.N.O.

LEGEND

	EXISTING WALL
	NEW WALL
	DEMO
(E)	EXISTING
(N)	NEW PROPOSED

LEVEL 1 SUSTAINABLE DEVELOPMENT PRACTICES

SECTION	TITLE	ACTION
19.52.030.A	CONSTRUCTION AND DEMOLITION WASTE COMPLIANCE WITH CHAPTER 6.10 OF MUNICIPAL CODE	BY CONTRACTOR
19.52.030.B	COLLECTION OF RECYCLABLE MATERIALS COMPLIANCE WITH CHAPTER 6.09 OF MUNICIPAL CODE	BY CONTRACTOR
19.52.040.B.1	SOLAR ENERGY SYSTEMS-PROTECTION OF SOLAR ACCESS	ST-1 SITE PLAN NO VEGETATION NEAR SOLAR ACCESS
19.52.040.B.2	SOLAR ENERGY SYSTEMS-SOLAR ENERGY SYSTEMS STANDARDS	BY CONTRACTOR
19.52.040.C	ENERGY-EFFICIENCY: COMPLY WITH TITLE 24 OF STATE BUILDING CODE	BY TITLE 24 REPORT
19.52.040.C.3a	ENERGY-EFFICIENT OUTDOOR LIGHTING-LOWER ENERGY RATED	ALL NEW DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF CHAPTER 19.50.070 (OUTDOOR LIGHTING).
19.52.040.D	HEAT ISLAND EFFECT	LIGHT BEIGE NATURAL COLOR PAVERS AND LIGHT GRAY COLORED CONCRETE WILL BE USED.
19.52.050.A	LANDSCAPING EFFICIENCY (SEE CHAPTER 19.40. LANDSCAPING)	LANDSCAPING WATER EFFICIENCY, PROJECTS SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF SECTION 19.40.120 (WATER-EFFICIENT LANDSCAPE WORKSHEET) AND SECTION 19.40.220 (LANDSCAPE IRRIGATION AND MAINTENANCE).
19.52.060.A	GENERAL URBAN WATER RUNOFF AND DRAINAGE REQUIREMENTS	BY CONTRACTOR
19.52.060.B	URBAN WATER RUNOFF REQUIREMENTS FOR CONSTRUCTION SITES	BY CONTRACTOR
19.52.080.B	TRANSPORTATION DEMAND MANAGEMENT	N/A

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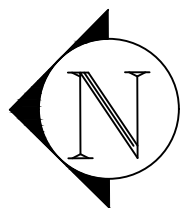
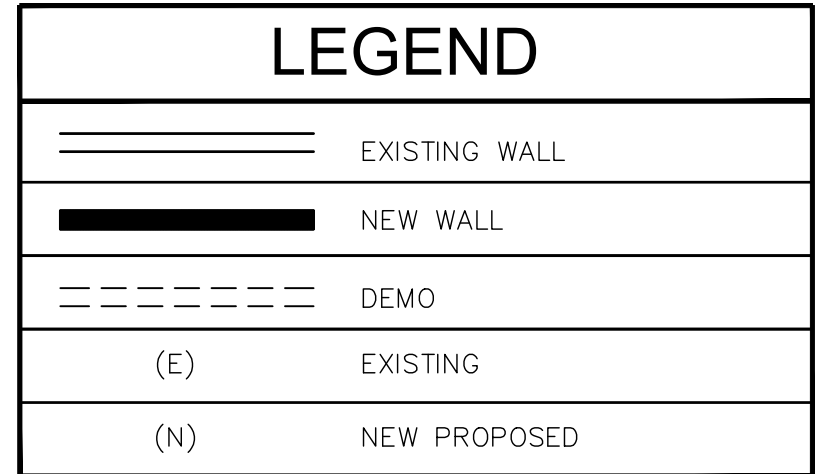
REVISIONS	BY
	J.C.

FIRST FLOOR PLAN

OWNER NAME: MR. & MRS. CAMBERO
JOB ADDRESS: 1908 WARDELL AVE.
DUARTE, CA. 91010
PHONE: 323.419.8578

DRAWN	JUC
CHECKED	JUC
DATE	08/05/2022

A.1


$$1/4^x = 1'-0^x$$

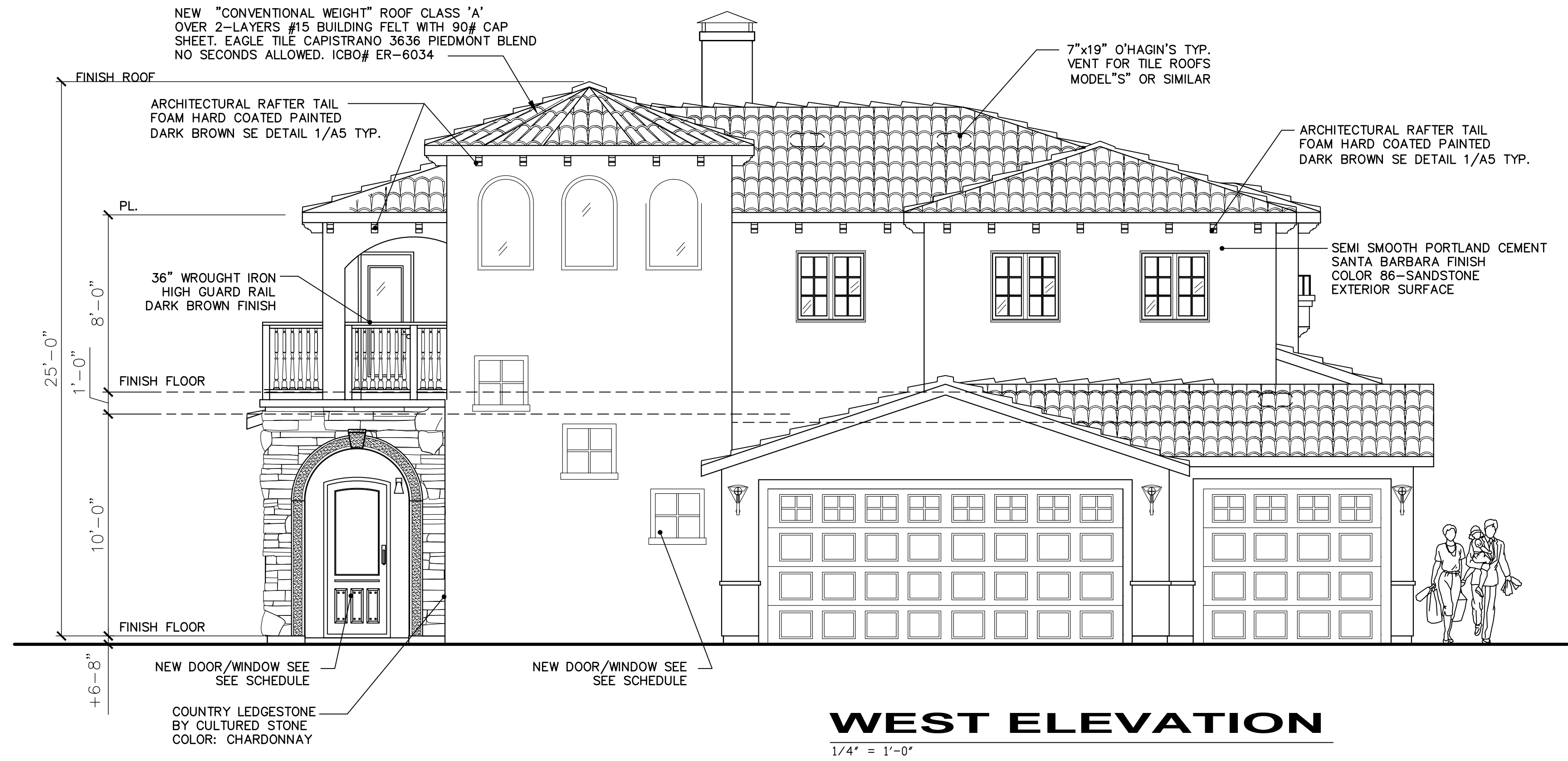
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2ND FLOOR PLAN

OWNER NAME: **MR. & MRS. CAMBERO**
JOB ADDRESS: **1908 WARDELL AVE.
DUARTE, CA. 91010
PHONE: 323.419.8578**

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CHECKED JJC
DATE 08/05/2022

A.2



GENERAL NOTES- SITE PLAN

- 1. G.C. TO VERIFY ALL EXISTING DIMENSION AND CONDITIONS.
- 2. UNDER FLOOR VENTILATION SHALL BE NOT LESS THAN 1/50 OF UNDER FLOOR AREA.
- 3. ATTIC VENTILATION OF 1/50 OF THE AREA OF VENTILATED SPACE WILL BE PROVIDED.
- 4. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
- 5. GLAZING IN INGRESS AND EGRESS DOORS TO BE TEMPERED GLAZING.
- 5.1. PANELS IN SLIDING AND SWING DOORS TO BE TEMPERED GLAZING.
- 5.2. DOORS AND ENCLOSURE FOR HOTTUB, BATHTUB, SHOWERS DOORS TO BE TEMPERED GLAZING.
PROVIDE TEMPERED GLAZING IF 2' OF VERTICAL EDGE OF A CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE. GLAZING IN INGRESS AND EGRESS DOORS TO BE TEMPERED GLAZING.
- 6. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED THIRTY FEET ABOVE GRADE.
- 7. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCTS, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

WINDOW / DOOR NOTES:

GENERAL CONTRACTOR SHALL VERIFY THE FINAL WINDOW SIZES PRIOR TO ORDER DOORS AND WINDOWS AND SHALL VERIFY THE MIN. REQUIREMENT FOR EGRESS, BASE PACKAGES DO NOT ALWAYS INCLUDE WINDOW TYPES. GENERAL CONTRACTOR SHALL VERIFY WITH OWNER THE FINAL WINDOW TYPE PRIOR TO ORDERING.

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X-PERT DESIGNS

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SAN DIMAS, CA. 91773
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REVISIONS	BY
	J.C.

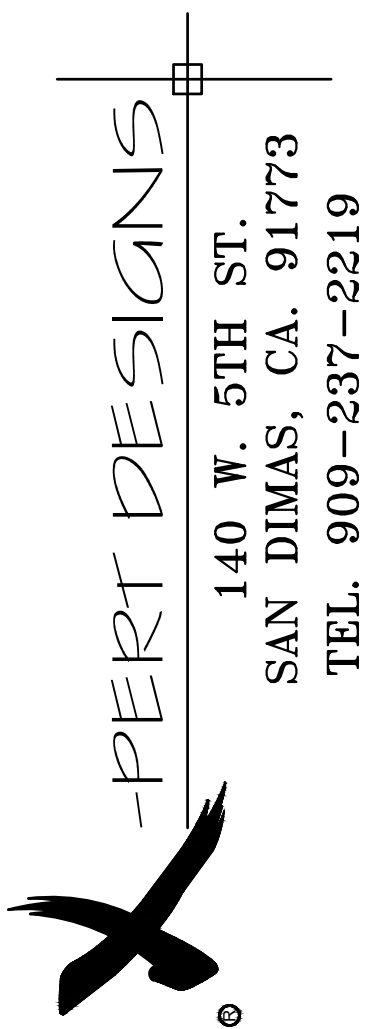
ELEVATIONS

OWNER NAME:
MR. & MRS. CAMBERO

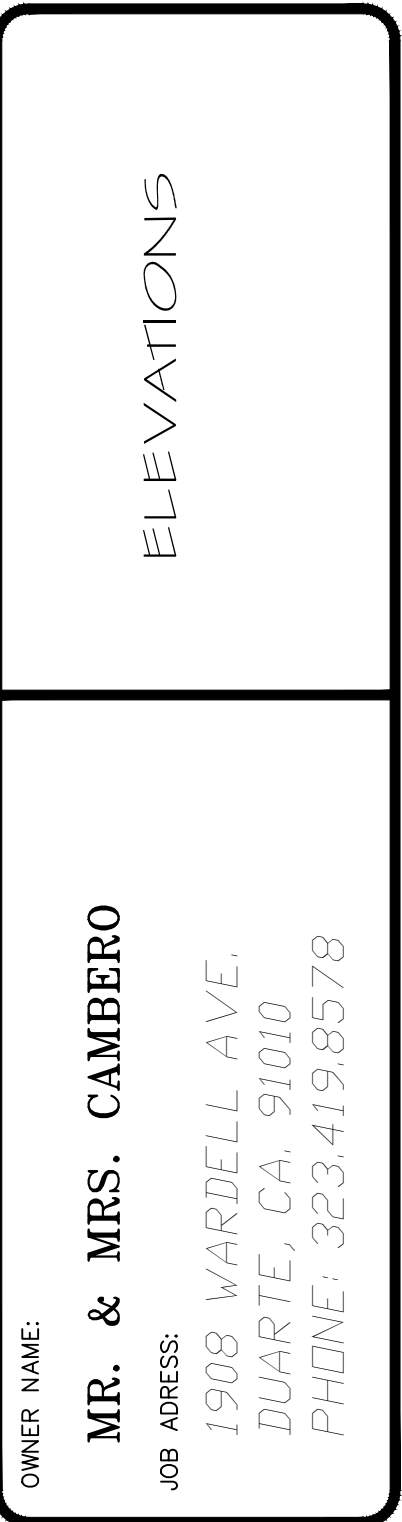
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DUARTE, CA. 91010
PHONE: 323.419.8578

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A.3



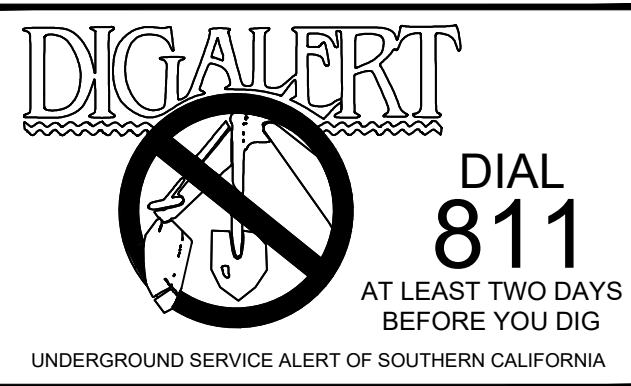
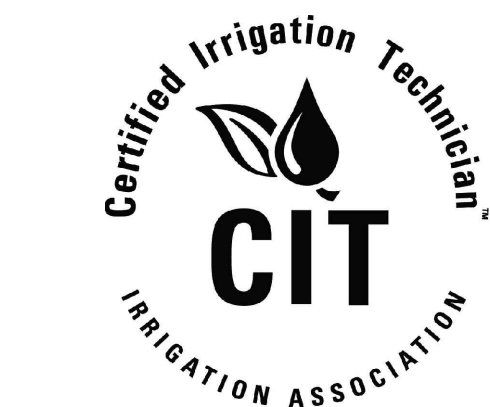
REVISIONS	BY



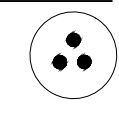
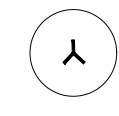
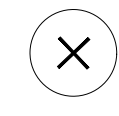
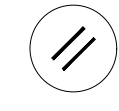
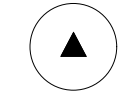
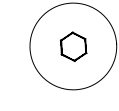
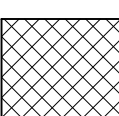
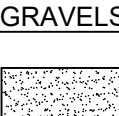
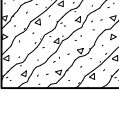
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DATE 08/05/2022

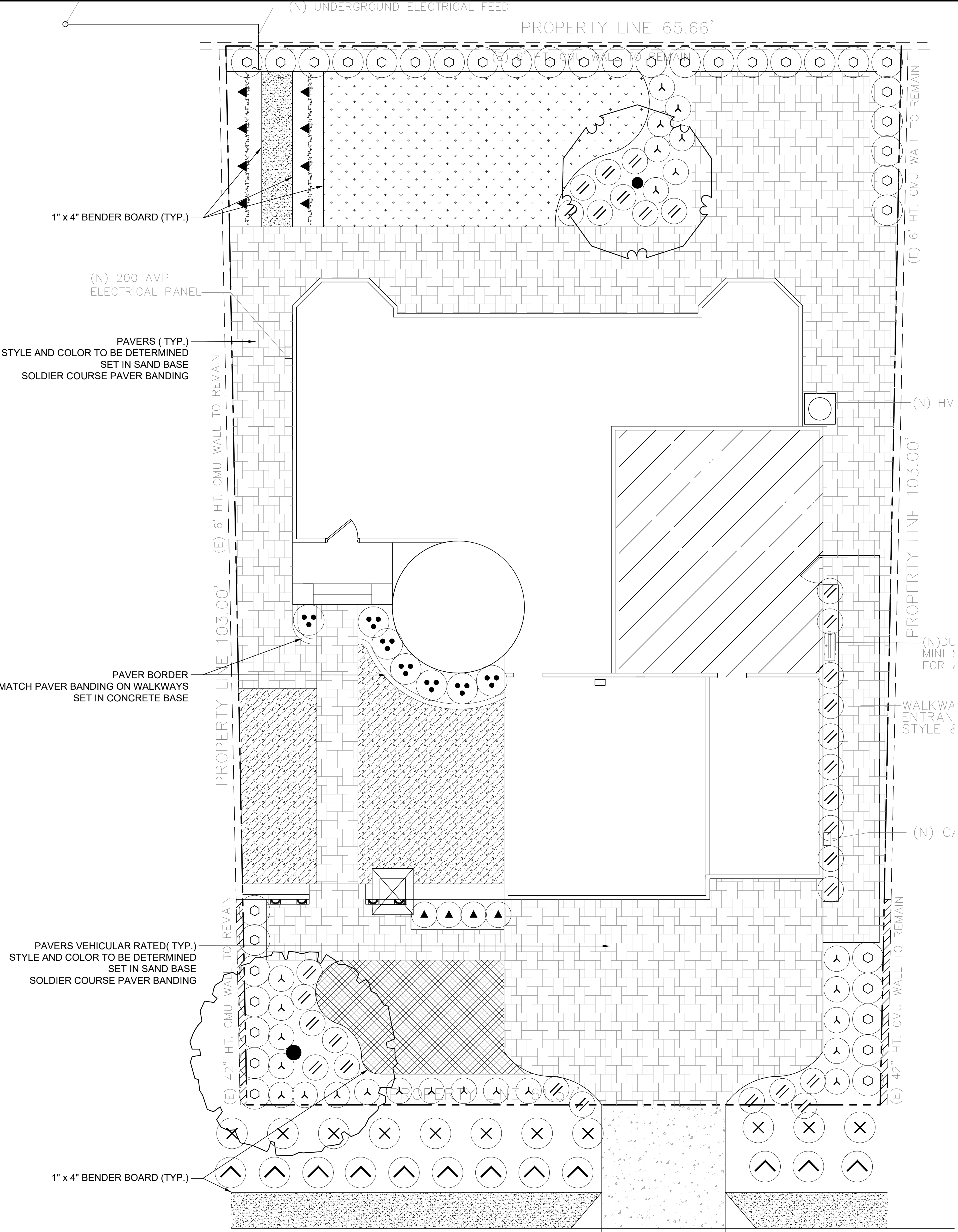
A.4

FOR DESIGN REVIEW ONLY



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	EXPOSURE	WUCOLS	QTY	
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24"BOX	FULL SUN	MEDIUM	1	
	OLEA EUROPAEA 'MANZANILLO' MANZANILLO OLIVE	24"BOX	FULL SUN	MEDIUM	1	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	EXPOSURE	WUCOLS	QTY	
	CAMELLIA JAPONICA 'DEBUTANTE' DEBUTANTE CAMELLIA	5 GAL	SHADE	MEDIUM LOW	7	
	DIANELLA TASMANICA 'VARIEGATA' FLAX LILY	5 GAL	FULL SUN	MEDIUM LOW	25	
	LANTANA MONTEVIDENSIS 'SPREADING WHITE' TRAILING WHITE	5 GAL	FULL SUN	MEDIUM LOW	12	
	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL	FULL SUN	MEDIUM LOW	11	
	LIRIOPE MUSCARI LILY TURF	5 GAL	SUN/SHADE	MEDIUM	30	
	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	5 GAL	FULL SUN	LOW	4	
	PODOCARPUS GRACILIOR FERN PINE	15 GAL	FULL SUN	MEDIUM LOW	37	
	VITIS VINIFERA 'THOMPSON SEEDLESS' THOMPSON SEEDLESS EUROPEAN GRAPE	5 GAL	FULL SUN	MEDIUM	8	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	EXPOSURE	WUCOLS	SPACING	QTY
	RUSCHIA LINEOLATA 'NANA' DWARF CARPET OF STARS	FLAT	FULL/PARTIAL SUN	LOW	8" o.c.	424
GRAVELS	BOTANICAL / COMMON NAME	SIZE	EXPOSURE	WUCOLS	SPACING	QTY
	DECOMPOSED GRANITE TYPICAL DG 'STABILIZED'	N/A	N/A	N/A		216 SF
TURF	BOTANICAL / COMMON NAME	SIZE	EXPOSURE	WUCOLS	SPACING	QTY
	ARTIFICIAL TURF	N/A	N/A	N/A		397 SF
	TURF MARATHON MARATHON	SOD	FULL/PARTIAL SUN	MEDIUM HIGH		417 SF
MULCH	BOTANICAL / COMMON NAME					QTY
	MULCH FINE COVER MULCH 3" THICK LAYER					1,288 SF



PROJECT NAME / SITE ADDRESS:

CAMBERO RESIDENCE
1908 WARDELL AVENUE
DUARTE, CA 91010

Rev.	Description	Date

STATUS:
DESIGN REVIEW ONLY
SCALE: 3/16" = 1'-0"
DRAWN BY: JH
GC PROJECT NO: 21-256
START DATE: 11/01/21
LATEST REVISION: 08/23/22
PROJECT TYPE: RES.
CLIENT: CAMBERO

SHEET TITLE:

CONCEPTUAL
PLANTING
PLAN

SHEET:
L1.00
SHEET 1 OF 1
PLAN CHECK NUMBER:
N/A