



PLANNING COMMISSION STAFF REPORT

Date: June 19, 2017

Project: ARB (Site Plan & Design Review) Case 2016-26

Subject: New Two-Story, Single-Family Residence

Location: 1859 Wardell Avenue

Applicant: Javier Cambero, X-Pert Designs

SUMMARY

The applicant, Javier Cambero, is proposing to demolish an existing single-story home and construct a new two-story home at 1859 Wardell Avenue. The new home will be inspired by craftsman style architecture. A combination of colors and materials will be incorporated into the design to complement the home and enhance the surrounding neighborhood.

At the May 22, 2017 meeting the Architectural Review Board heard the project proposal and provided a recommendation of approval, with conditions, to the Planning Commission for consideration. The Planning Commission action on this item is limited to the architectural design of the proposed two-story home.

PROPERTY DESCRIPTION

The project site is located exclusively within the R-1 single-family residential zone. The interior lot contains approximately 5,930 square feet of developable land area. The property is currently improved with a single-story home, approximately 623 square feet, which will be demolished. The maximum lot coverage for this property is 35% for two-story construction.

PROJECT DESCRIPTION

The applicant is proposing to demolish the existing single-story home and construct a new two-story home. The new home will contain a total of four bedrooms and three full bathrooms for a total living area of approximately 1,918 square feet and overall area of 2,482 square feet. The footprint of the home will be approximately 2,073 square feet, creating a lot coverage of 35 percent. The proposed home will include the following:

- First floor living area – approximately 1,509 square feet - two bedrooms and two bathrooms; kitchen, living room, dining area, and study room (open floor plan design), laundry room/mudroom
- Second floor living area – approximately 409 square feet – two bedrooms, one bathroom
- Attached two-car garage – approximately 440 square feet
- Covered front porch – approximately 124 square feet
- Setbacks – 28 feet from the front, 5 feet from the sides, 27 feet from the rear
- Slab on grade foundation
- Overall height – approximately 20 feet measured to the highest ridge
- Hipped roof with a 6:12 pitch

The exterior finishes of the home include a combination of wood-siding, stacked stone veneer, and a color palette of soft/light colors. The horizontal wood siding will be applied to the main body of the home, painted light grey (Morning Fog). Board and Batten will be applied to the upper portions on the front and rear elevation, also painted light grey (Morning Fog). Stone veneer will be applied along the base of the front elevation and the base of the front porch columns in a tan/grey blend. Aluminum windows with mullions and 3 ½" wood trim will be installed throughout the home; trims will be painted light beige (Creamy).

Additional features and improvements include decorative knee braces at portions along the roof overhang, a new concrete driveway and approach, and new front yard landscaping.

ANALYSIS

The new home has been designed in compliance with the Duarte Development Code. The home maintains a reasonable height that is well within the limits of the R-1 zone, and has also been set back beyond the minimum requirement of 20 feet for the front yard. The total footprint of 2,073 square feet will max out the allowable lot coverage of the property. However, despite the max build out, the home is still designed in a manner that controls massing and maintains a suitable scale within the neighborhood.

A primary contributor to minimizing the massing is the 6:12 roof pitch. This design isn't typical, however, it has allowed an efficient way to incorporate the second floor in a relatively subtle manner and still maintains consistency in the architectural style. A common concern with two-story homes is the placement of second-floor windows and privacy with abutting properties. The applicant has kept this in consideration by placing the larger bedroom windows on the front and rear elevations only, facing Wardell Avenue and the rear yard, respectively. One additional window is located on the north elevation, however it is an inoperable window that will be installed near the ceiling to allow natural light into the stairway/hallway area of the second-floor.

Overall, the home has been well designed. It will be an improvement to the property while remaining compatible with the surrounding neighborhood, and is unlikely to create any adverse impacts on the abutting properties.

RECOMMENDATION

Based on the information provided in the Staff report, along with the required findings and recommendation from the Architectural Review Board, Staff recommends that Planning Commission adopt PC Resolution 17-09 approving ARB Site Plan and Design Review Case 16-26, subject to conditions, allowing the construction of a new two-story, single-family home on existing vacant lot located at 1846 Wardell Avenue.

Respectfully Submitted,



David F. Eoff IV
Associate Planner

ATTACHMENTS

Exhibit A - Project Plans

Exhibit B - Project Photos

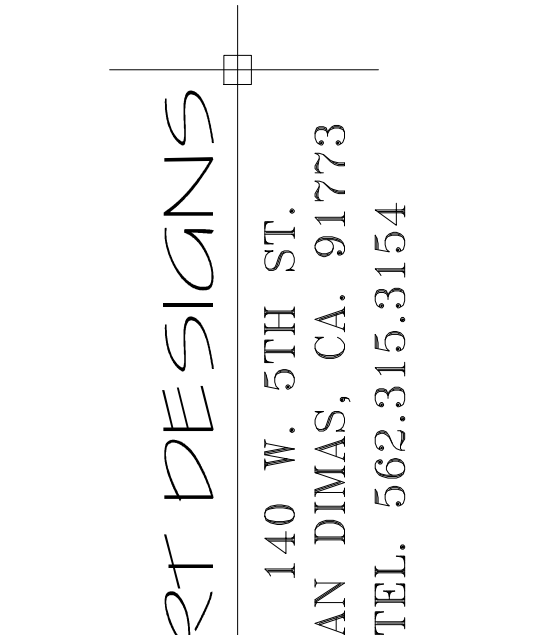
Exhibit C - PC Resolution 17-09

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[illegible][illegible]

- | | |
|---------------------|--------------|
| ASSESORS PARCEL NO. | 8531-015-010 |
| LOT AREA | 5,930 S.F. |
| BUILDING AREA | 2,114 S.F. |
| BUILDING COVERAGE | 35.64% |
| TOTAL FIRST FLOOR | 1,509 S.F. |
| TOTAL SECOND FLOOR | 409 S.F. |
| GARAGE | 440 S.F. |
| PORCH | 124 S.F. |
| TOTAL | 2,482 S.F. |
| TOTAL LIVABLE AREA | 1,918 S.F. |

DEMO EXISTING SINGLE STORY 623 SF. S.F.D.
NEW TWO STORY S.F.D. WITH GARAGE. FOUNDATION IS SLAB ON
GRADE WITH CONVENTIONAL FRAMING, NEW ELECTRICAL WIRES,
PLUMBING, WINDOWS AND DOORS SEE PLANS FOR ADDITIONAL
INFORMATION.

BUILDING CODE: 2013 CRC, 2013 CFC, 2014 LACFC, 2013 CBC, 2013 CALIFORNIA ELECTRICAL, MECHANICAL, PLUMBING AND ENERGY CODES	
CONSTRUCTION TYPE	V-
OCCUPANCY	R3
NUMBER STORIES	2

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.

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

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.

OWNERS:
MR. & MRS. MENDEZ
626.367.4228
117 W. FREDKIN
COVINA, CA.

DESIGNER:
JAVIER CAMBERO
562.315.3154
144 W. 5TH ST.
SAN DIMAS, CA. 91773

ENGINEER:
KWEI ENGINEERING CONSULTANTS INC.
PETER KWEI
949.395.6954
1315 S. GRAND AVE. SUITE #211
GLENORA, CA. 91740

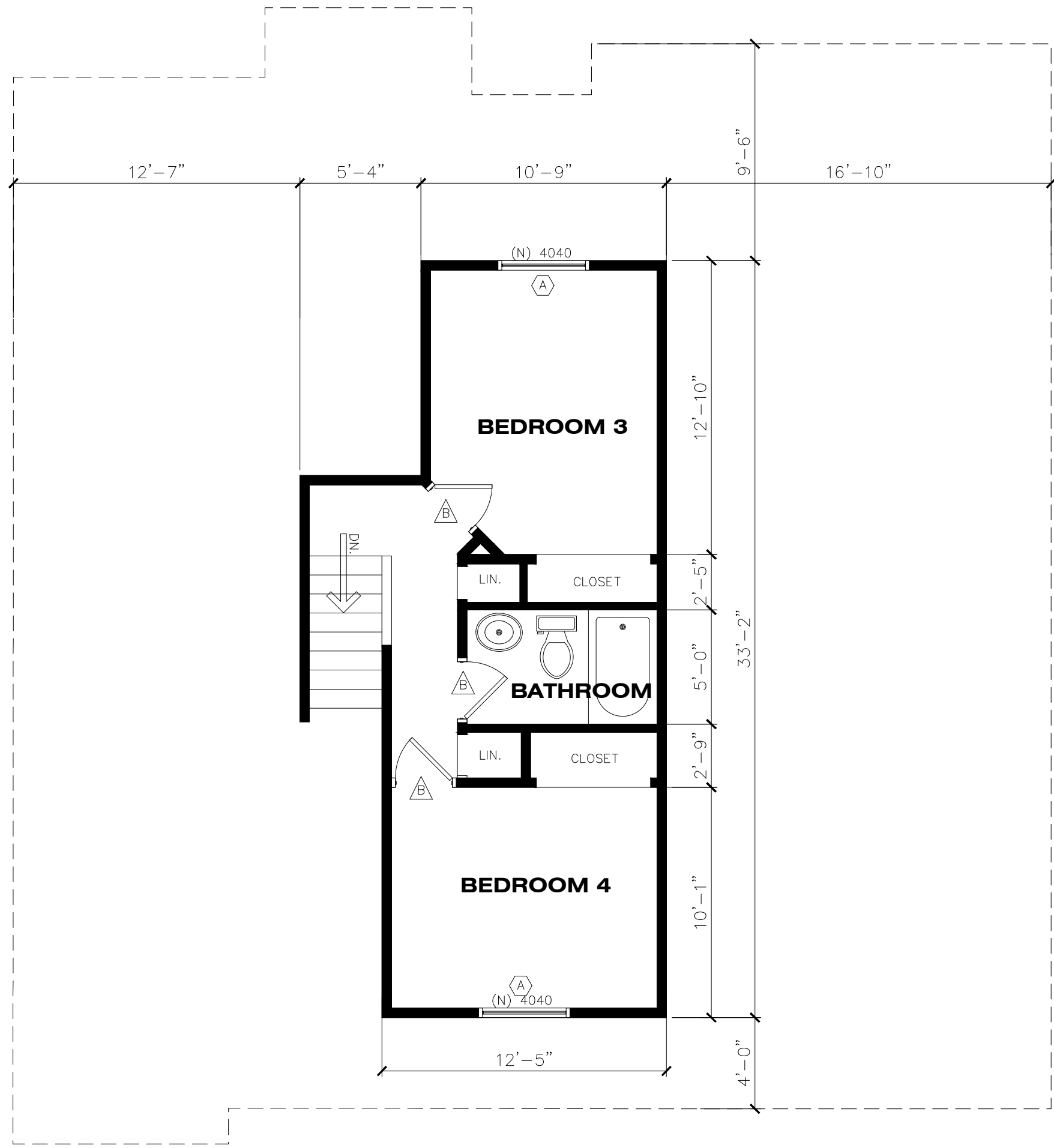
SITE PLAN / COVER

OWNER NAME: MR. & MRS. MENDEZ

JOB ADDRESS:
1859 WARDELL AVE.,
DUARTE, CA.

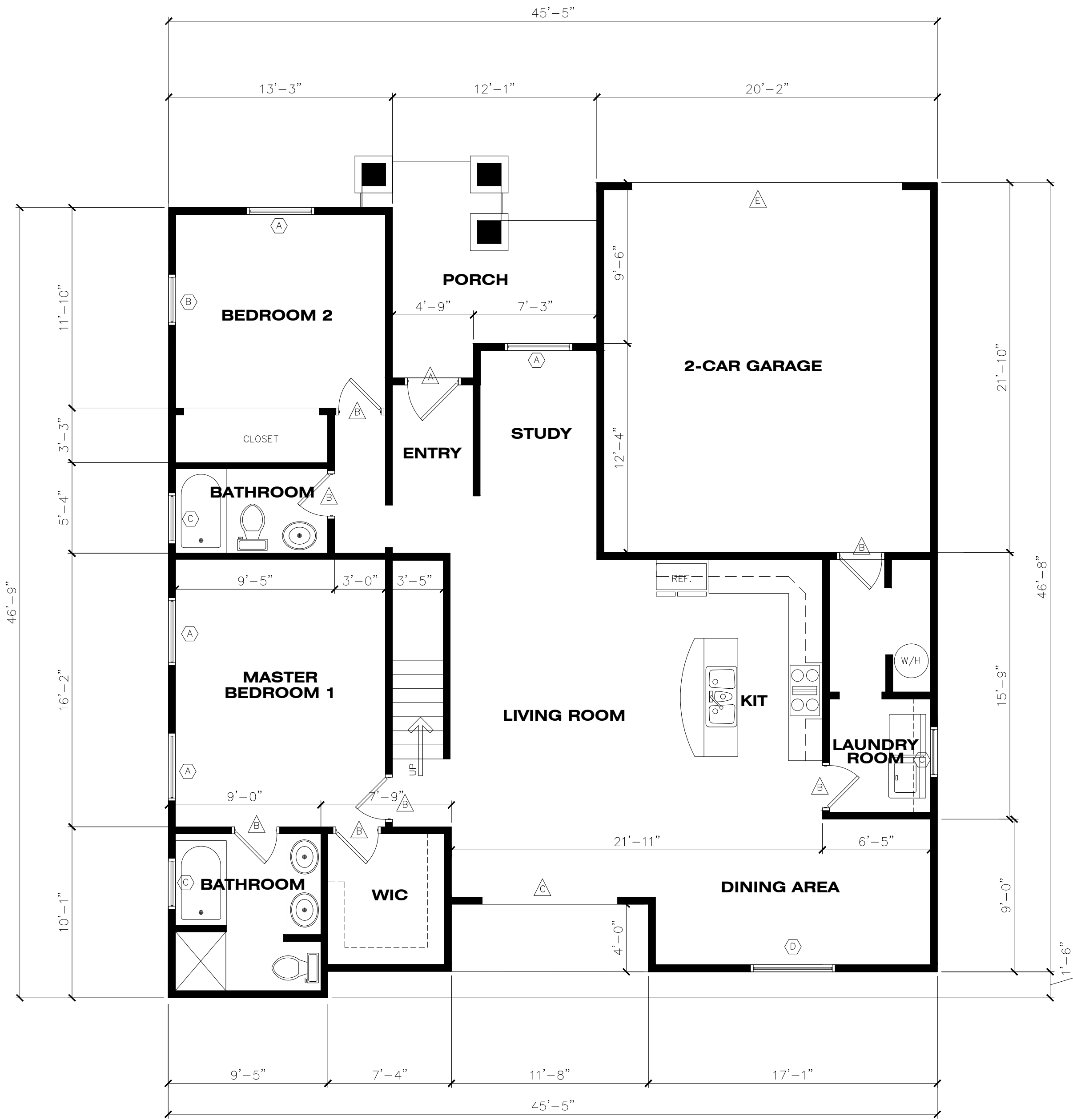
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JJC
CHECKED
JJC
DATE
08/18/16

ST.1



SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

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

DOOR SCHEDULE					
MARK	SIZE		FRAME	HARDWARE	MATERIAL
	WD	HGT			
(A)	3'-0"	6'-8"	WOOD	PS	WOOD/METAL CLAD
(A)	2'-6"	6'-8"	WOOD	PS	WOOD PANEL
(A)	8'-0"	6'-8"	ALUM.	PS	STEEL/GLASS
(A)	2'-6"	6'-8"	WOOD	PS	WOOD/METAL CLAD
(A)	16'-0"	7'-0"			ALUM. PANEL
					ROLL UP TYPE

WINDOW SCHEDULE					
MARK	SIZE		WINDOW TYPE	FLOOR TO HEAD	MATERIAL
	WD	HGT			
(A)	4'-0"	3'-0"	SINGLE HUNG	6'-8"	ALUMINUM
(B)	4'-0"	4'-0"	SINGLE HUNG	6'-8"	ALUMINUM
(C)	3'-0"	1'-0"	SLIDING	6'-8"	ALUMINUM
(D)	5'-0"	4'-0"	SINGLE HUNG	6'-8"	ALUMINUM

FLOOR PLAN NOTES:

- ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED.
- WALL INSULATION SHALL BE R-13
- ROOF INSULATION SHALL BE R-30
- UNDER FLOOR INSULATION SHALL BE R-19
- ALL RECEPTACLE IN KITCHEN, BATH AND GARAGE WALL TO BE GFI, RECEPTACLE SHALL BE WEATHER PROOF
- LAMPS USED IN LUMINAIRESFOR GENERAL LIGHTING IN KITCHEN AND BATHROOM SHALL HAVE SHALL HAVE EFFICIENCY OF NOT LESS THAN 40 LUMENS PER WATT.
- ALL WINDOWS SHALL BE DUAL PANE.
- ALL BEDROOMS AND HALL AREAS THAT ACCES BEDROOMS SHALL HAVE SMOKE DETECTORS, HARD WIRE WITH BATTERY BACK-UP.
- PROVIDE 30" X22" ATTIC ACCESS SWITCH & LIGHT & RECP.
- FANS SHALL HAVE 5 AIR CHANGES PER HOUR.
- CEMENT PLASTER OR EQUAL ON WALLS AROUND SHOWER TO 70" ABOVE DRAIN INLET. ENCLOSURE TO BE SHATTERPROOF SWINGING DOOR TO WING OUT.
- ALTERNATIVE PACKAGE FOR WINDOWS OF NEW ADDITION SHALL HAVE A MAXIMUM 0.35 SHGC [WINDOW SOLAR HEAT GAIN COEFFICIENT] AND 0.40 U-FACTOR [U-VALUE]
- MINIMUM EFFICIENCY AFUE 80% FOR FURNACE AND MINIMUM EFFICIENCY SEER RATING OF 13.0 FOR THE CONDENSING.

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X-PERT DESIGNS

140 W. 5TH ST.
SAN DIMAS, CA. 91773
TEL. 562-315-3154

REVISIONS	BY

OWNER NAME:
MR. & MRS. MENDEZ

JOB ADDRESS:
1859 WARDELL AVE.
DUARTE, CA.

FIRST FLOOR PLAN

DRAWN JUC
CHECKED JUC
DATE 12/02/16

A.2

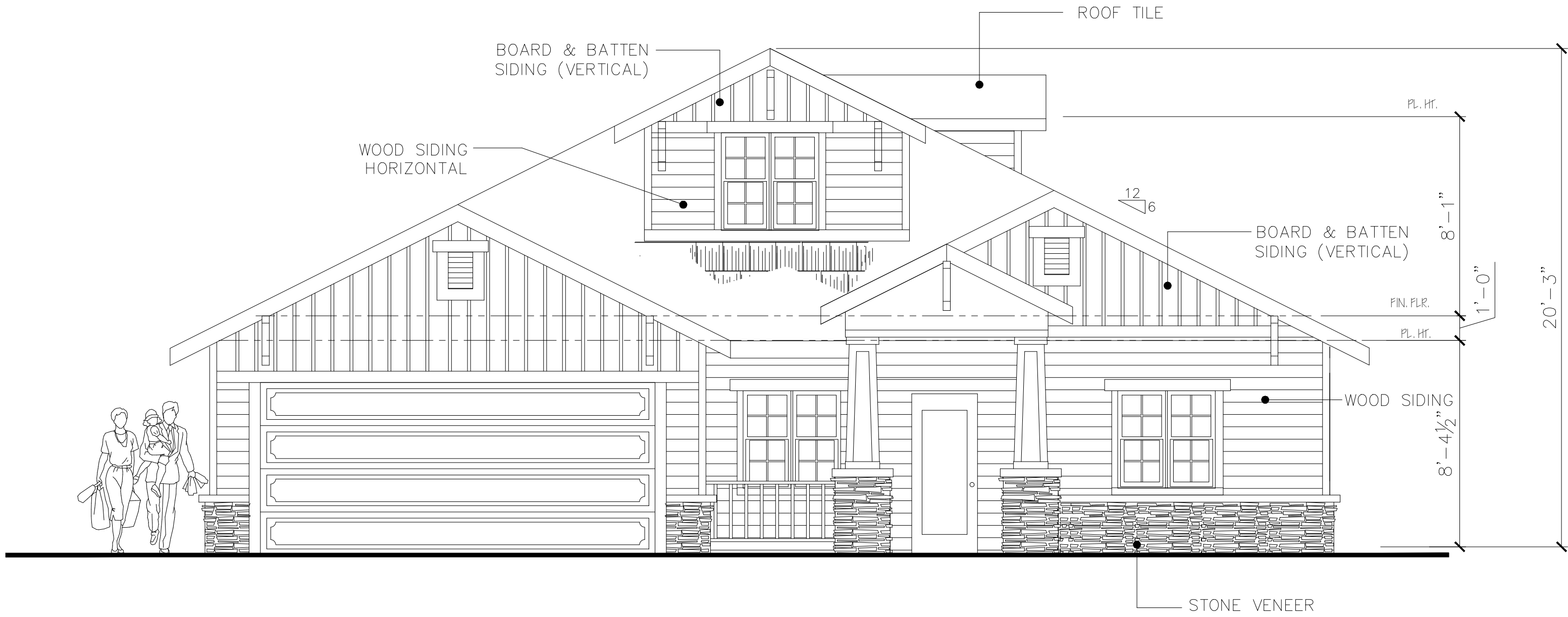
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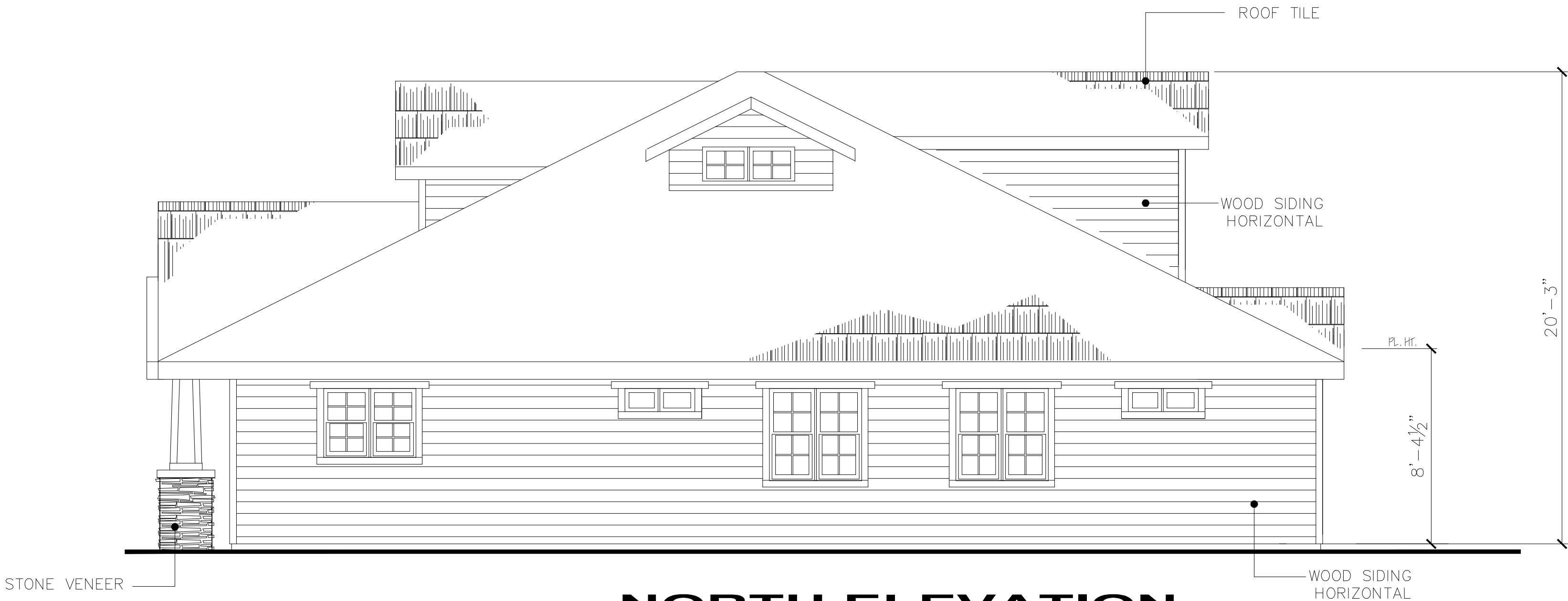
X-PERT DESIGNS

140 W. 5TH ST.
SAN DIMAS, CA. 91773
TEL. 562-315-3154



EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

REVISIONS	BY

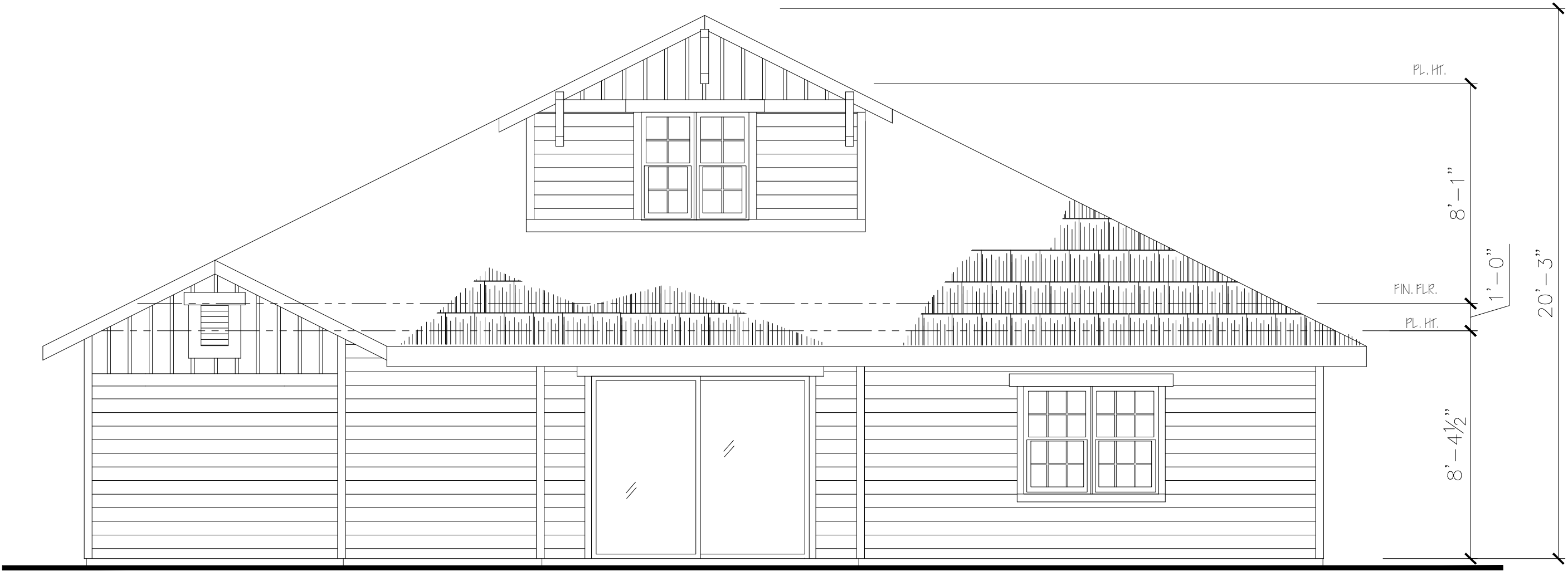
ELEVATIONS

OWNER NAME:
MR. & MRS. MENDEZ

JOB ADDRESS:
1859 WARDELL AVE.
DUARTE, CA.

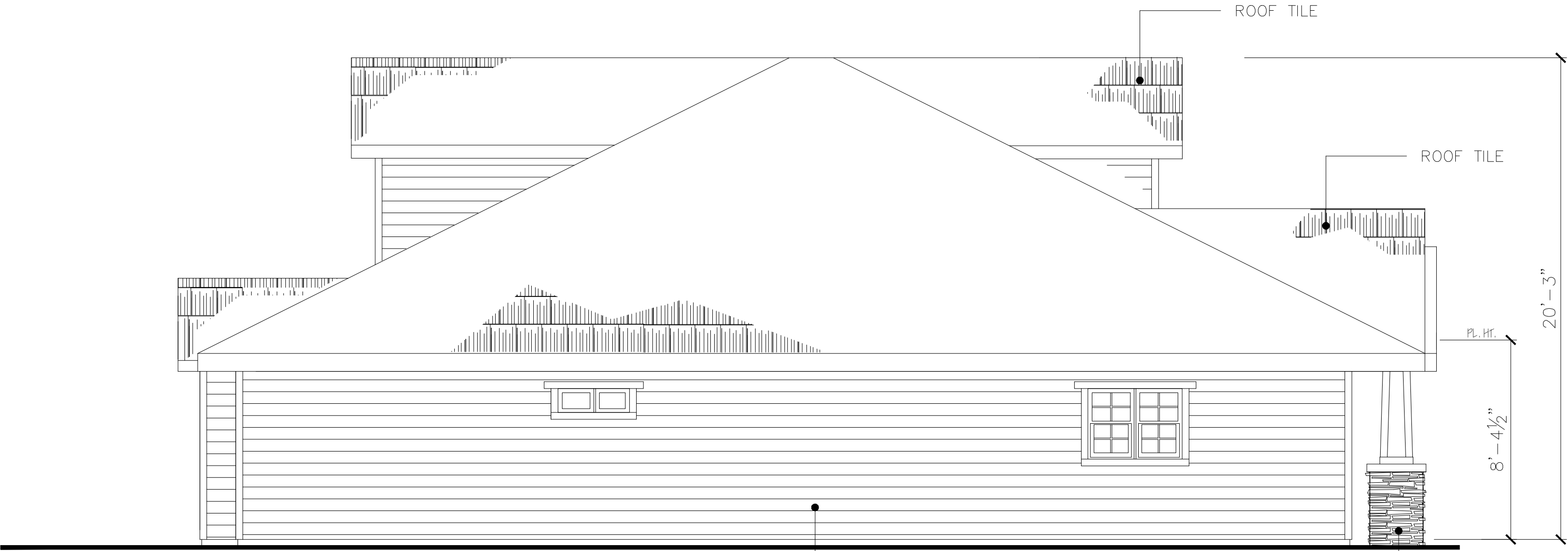
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CHECKED JJC
DATE 07/16/16

A.3



WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

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X-PERT DESIGNS

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REVISIONS	BY

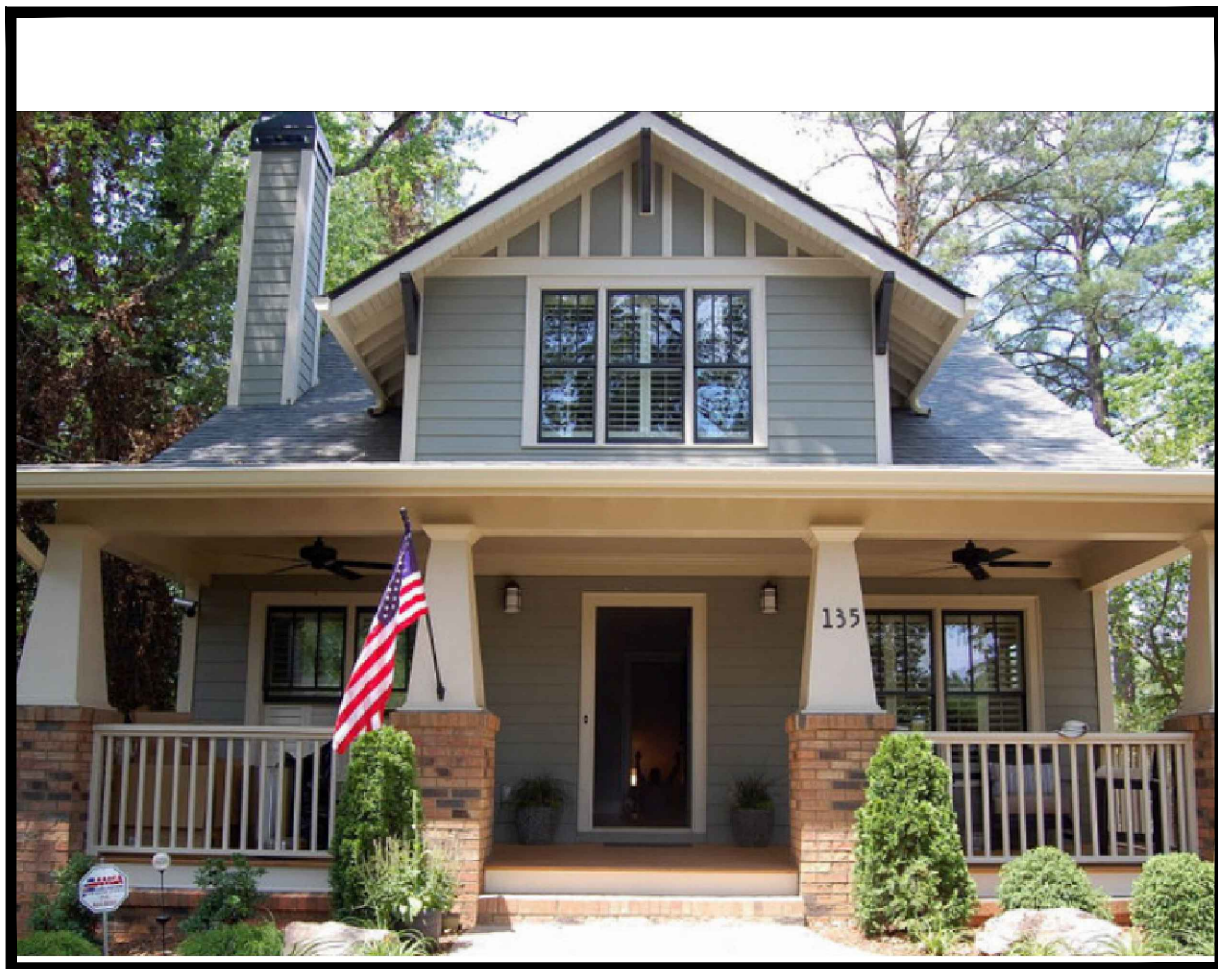
ELEVATIONS

OWNER NAME:
MR. & MRS. MENDEZ

JOB ADDRESS:
1859 WARDELL AVE.
DUARTE, CA.

DRAWN JJC
CHECKED JJC
DATE 08/18/16

A.4

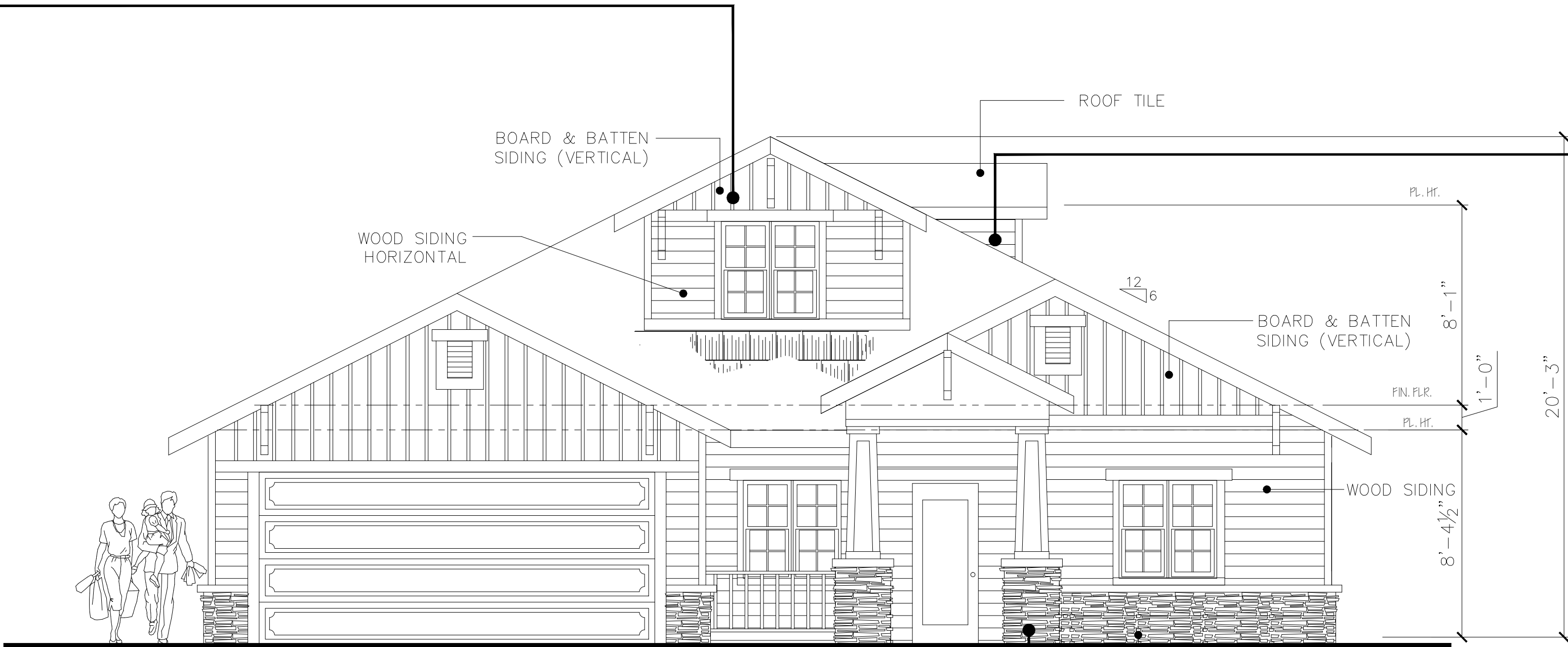


CORBELS, TRIMBOARD, BOARD & BATTEN
FINISH DESCRIPTION: SEE FINISH SAMPLES
SEE ARTICLE #3

WINDOWS
DESCRIPTION: SINGLE HUNG ALUMINUM WINDOWS
FINISH: WHITE

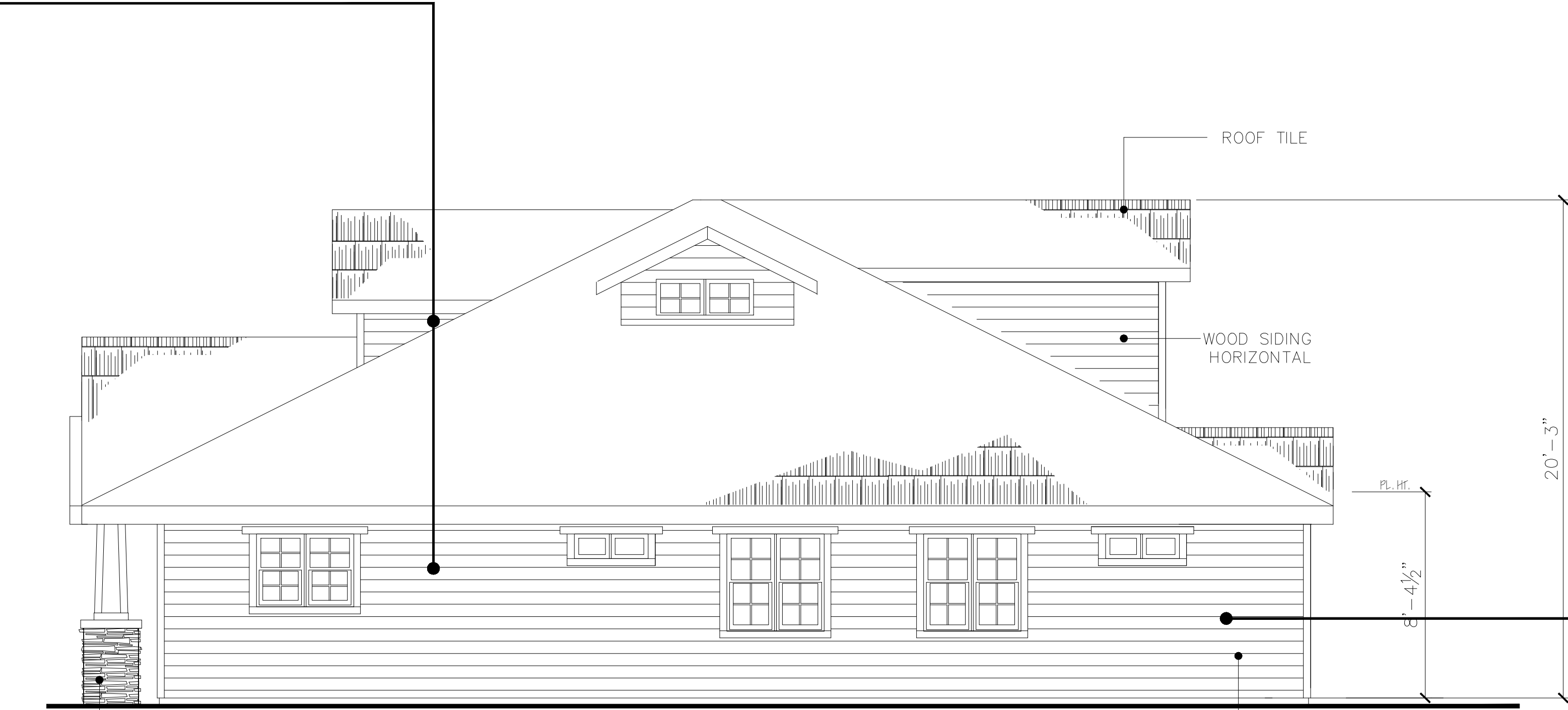


WOOD SIDING AND TRIM BOARD
DESCRIPTION: LAP SIDING, 1" X 6" APPROX. OVERLAP 1/2"
FINISH DESCRIPTION: FACTORY PRIMERED, SEE FINISH SAMPLE
SEE ARTICLE #1



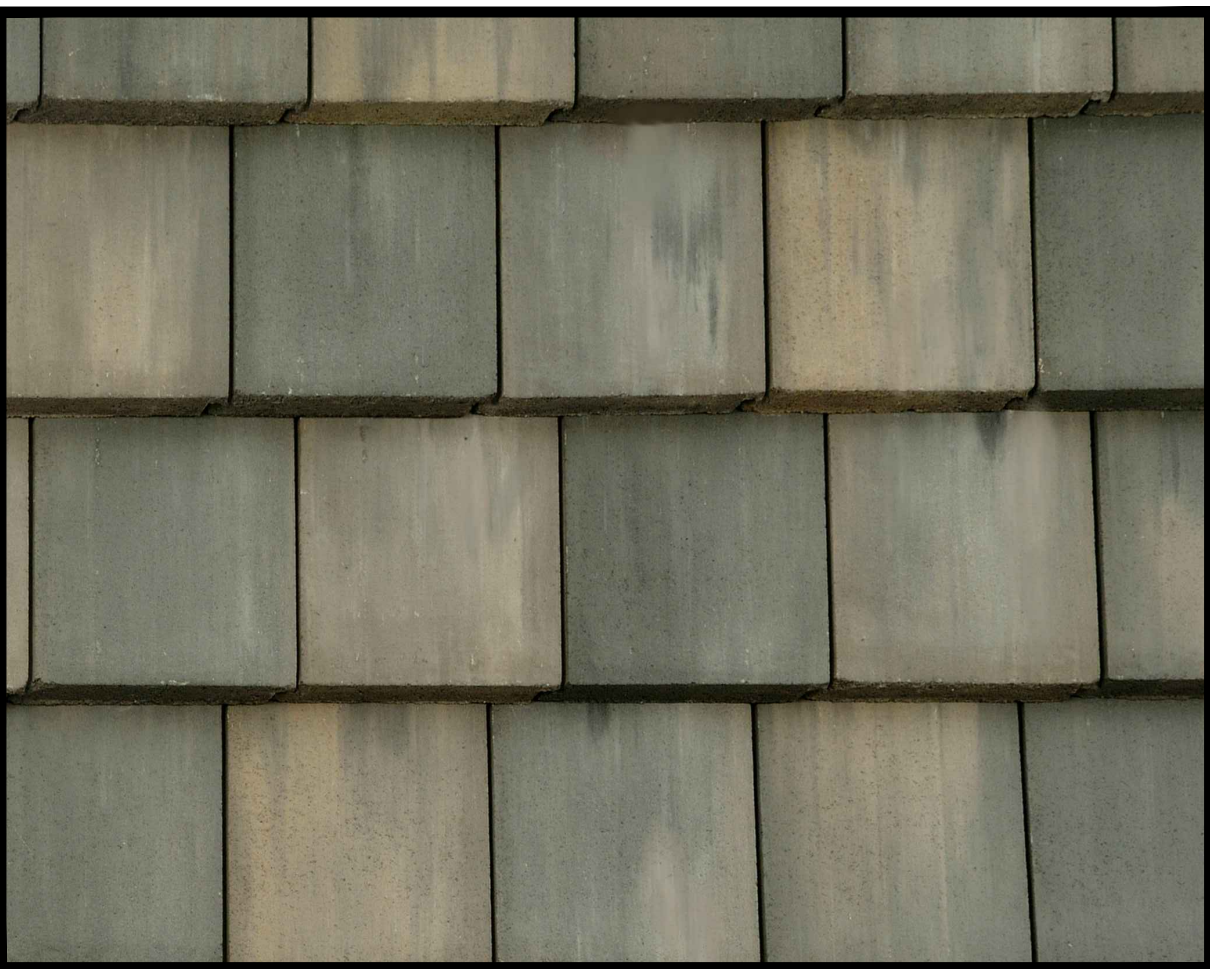
EAST ELEVATION

1/4" = 1'-0"

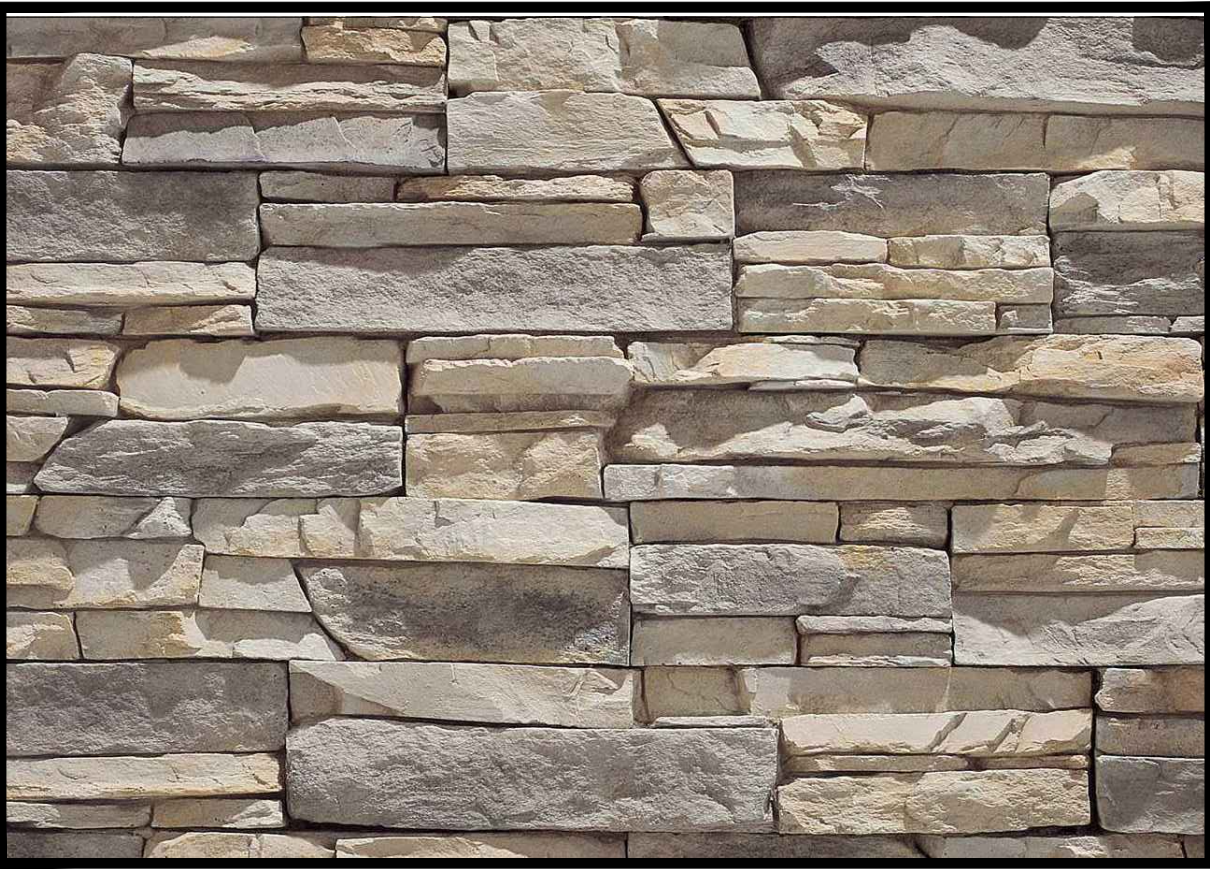


SOUTH ELEVATION

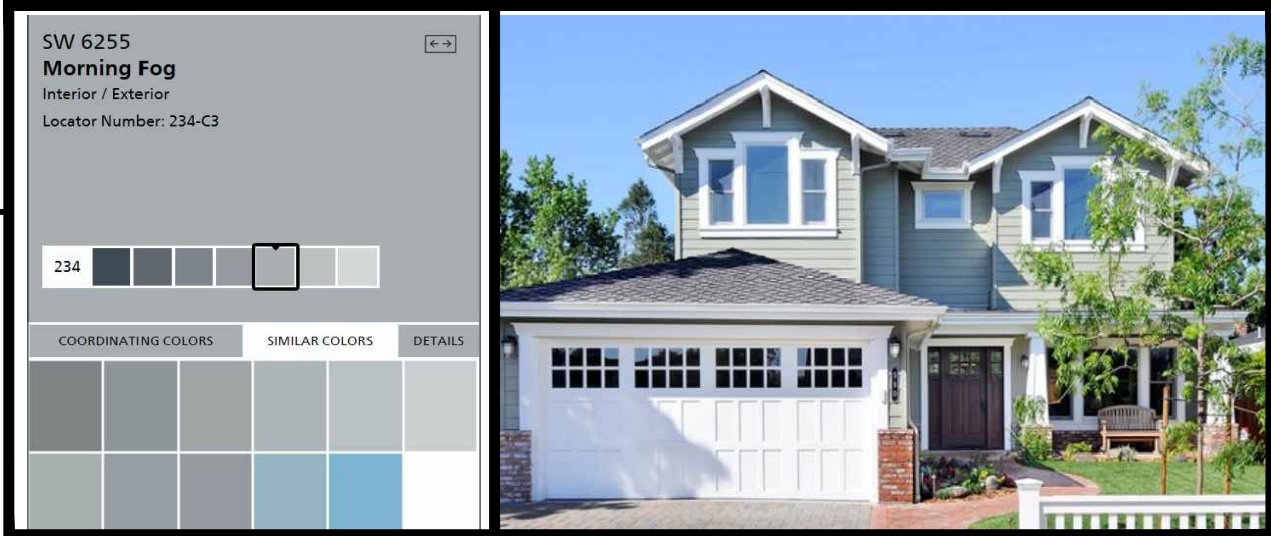
1/4" = 1'-0"



ROOF TILES STANDARD WEIGHT
PROFILE: BEL AIR
FINISH DESCRIPTION: CHARCOAL, TAN BLEND
SEE ARTICLE #2



STONE VENEER
PROFILE: STACKED STONE
FINISH DESCRIPTION: ALDERWOOD- TAN BLEND
SEE ARTICLE #4



WOOD SIDING EXTERIOR PAINT FINISH
FINISH DESCRIPTION: MORNING FOG
SEE ARTICLE #3

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X-PERT DESIGNS
140 W. 5TH ST.
SAN DIMAS, CA. 91773
TEL. 562-315-3154

REVISIONS	BY

FINISH BOARD

OWNER NAME:
MR. & MRS. MENDEZ
JOB ADDRESS:
1859 WARDELL AVE.
DUARTE, CA.

DRAWN JJC
CHECKED JJC
DATE 08/16/16

FB1

Exhibit B - Project Photos

Subject Property



Surrounding Properties



Surrounding Properties



RESOLUTION PC 17-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE DETERMINING THAT THE PROPOSED CONSTRUCTION OF A NEW SINGLE-FAMILY TWO-STORY HOME LOCATED WITHIN THE R-1 SINGLE-FAMILY RESIDENTIAL ZONE AT 1859 WARDELL AVENUE 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 AND THUS APPROVES ARB SITE PLAN AND DESIGN REVIEW CASE 2016-26, 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 new two-story residential construction; and

WHEREAS, on May 22, 2017, the Architectural Review Board reviewed the plans for ARB Case 2016-26 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 demolition of existing single-family single-story residence and the construction of a single-family two-story residence located at 1859 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 June 19, 2017.

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

SECTION 1. That the Planning Commission approves Resolution PC 17-09 with conditions of approval "Exhibit A" for the demolition of an existing single-family single-story home and the construction of a new single-family two-story home located at 1859 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 parcel is part of a legal subdivision under Tract No. 15407. The lot is approximately 5,930 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 craftsmen architectural styles 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 roof design contains a 6:12 pitch on a hipped style which helps incorporate the 2nd story in a subtle manner and keeps the massing to a minimum.*
 - 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. All existing fences and walls will be required to be repaired as necessary as a condition of approval. Planning review and approval will be required prior to installing any new fences or walls. Any new retaining walls will require plan check review and approval the City's Building and Safety Department.*
 - *Landscaping. The project includes improvements to the front and rear yard landscaping. All landscape proposal will require separate review and approval to ensure the landscape areas have been designed to meet the intent and purpose of Chapter 19.40 (Landscaping) of the Duarte Development Code, and will complement the project by providing a welcoming appeal to the neighborhood.*
 - *Lighting. The project does not include the approval of any lighting. All exterior light fixtures. Any future lighting proposals will require separate review and approval as necessary.*
 - *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 two-car garage and adequate space for additional parking on the new concrete driveway.*
 - *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 ARB Site Plan and Design Review Case 2016-26 based on the findings listed in Section 3 and the conditions of approval listed in "Exhibit C-1".

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 19th day of June 2017.

Paula Watson-Gardner, 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 June 19, 2017, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Craig Hensley, Community Development Director

EXHIBIT C-1
Conditions of Approval
ARB Case 2016-26
ARB Site Plan & Design Review Case 16-26
New Single-Family, Two-Story Residence at 1859 Wardell Avenue

1. This approval is for the demolition of the existing single-family residence and construction of a new single-family, two-story residence at 1859 Wardell Avenue, as depicted on the approved plans on file with the Planning Division.
2. The new single-family home, as shown on the approved plans, has maximized the allowable build-out of the property (35% maximum lot coverage at 2,073 square feet). Therefore no further expansion or improvements involving any new structure (habitable or non-habitable) is permitted unless the current residential structure is reduced to accommodate such expansion or improvements. Interior remodeling of the existing structure is permitted as long as no expansion is created.
3. Any new exterior lighting shall 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. 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.
5. 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.
6. 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.
7. All utilities for direct service to the project shall be installed underground.
8. A complete landscape and irrigation plan shall be submitted to the Planning Division for review and approval prior to permit issuance. For single-family residential projects, only areas visible from the Public right-of-way are required to be designed. All landscape areas shall be permanently landscaped and irrigated with a variety of drought-tolerant plants, shrubs, and ground cover. All landscaping and irrigation shall comply with Chapter 19.40 (Landscaping) of the Duarte Development Code. Separate review fees may apply. Prior to the issuance of a Certificate of Occupancy, landscaping and irrigation shall be installed and functional. All landscaping shall be automatically irrigated. Landscaping shall be continuously maintained and permanently irrigated. All existing plant material shall be alive and healthy and in a disease and pest free condition at all times.

9. A wall and fence plan shall be reviewed and approved by the Planning Division. The plan shall encompass all walls and fences, including alterations, repair and removal. Any walls and fences must be completed prior to final sign off of permits.
10. Follow the list of Best Management Practices (BMP's) of the National Pollution Discharge Elimination System (NPDES), including recommendations from the City grading inspector. During grading, watering shall be established to adequately reduce on and off site dust. Grading is prohibited during high wind conditions.
11. Prior to the issuance of a permits, the applicant shall submit a Low Impact Development (LID) plan to the Community Development Director for review. The LID plan shall be prepared by a California registered civil engineer, architect, or landscape architect knowledgeable about storm-water management issues, and shall comply with Section 6.15.140 of the Duarte Municipal Code. All LID work must be completed prior to occupancy of relocatable structures.
12. 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.
13. 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.
14. 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.
15. Prior to the issuance of any permits, the applicant shall submit a Construction and Demolition Diversion Plan and required security deposit. Contact the Planning Division for more information.
16. Prior to issuance of grading permits or beginning any grading/drainage activity, the Public Works may require grading and drainage plans for review and approval. Contact the Public Works Division for more information.
17. Prior to final sign off of permits, a Public Works right-of-way permit for the proposed driveway modifications shall be obtained, and the work completed. The scope of work includes the removal of the existing driveway, construction of a new concrete driveway and a new concrete driveway approach. The right-of-way permit must be issued to a licensed concrete contractor.
18. Building permits for this project must be issued within one-year from the date of approval from the Architectural Review Board or the application and approval shall expire.
19. Construction activities, deliveries and haul-off will only be permitted from 7:00 a.m. to 7:00 p.m., Monday through Saturday.

20. 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.
21. 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.
22. 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.