



# PLANNING COMMISSION AGENDA REPORT

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CITY OF DIAMOND BAR ~ 21810 COPLEY DRIVE ~ DIAMOND BAR, CA 91765 ~ TEL. (909) 839-7030 ~ FAX (909) 861-3117

**AGENDA ITEM NUMBER:** 7.1

**MEETING DATE:** November 8, 2016

**CASE/FILE NUMBER:** Development Review No. PL2016-123

**PROJECT LOCATION:** 1619 Bronze Knoll Road  
Diamond Bar, CA 91765 (APN 8702-012-049)

**GENERAL PLAN DESIGNATION:** Low Density Residential (RL)

**ZONING DISTRICT:** Low Medium Density Residential (RLM)

**PROPERTY OWNER:** Steven Tsao and Jessica Wang  
1619 Bronze Knoll Rd.  
Diamond Bar, CA 91765

**APPLICANT:** Michael Wang  
2636 Corralitas Dr.  
Los Angeles, CA 90039

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## **SUMMARY:**

The applicant and property owners are requesting approval of a Development Review (DR) application to construct a 510 square-foot second floor addition and 50 square-foot garage addition to an existing 1,772 square-foot, two-story residence with a 429 square-foot garage on a 0.28 gross acre (12,250 gross square-foot) lot.

## **RECOMMENDATION:**

Adopt the attached Resolution (Attachment 1) approving Development Review No. PL2016-123, based on the findings of Diamond Bar Municipal Code (DBMC) Section 22.48, subject to conditions.

## **BACKGROUND:**

The project site is located on the west side of Bronze Knoll Road, south of Coyote Springs Drive. The property was developed in 1978 under Los Angeles County standards with a 1,772 square-foot single family residence and 429 square-foot garage on a 0.28 gross acre (12,250 square-foot) lot. There is an existing 8-foot, 3-inch wide Southern California Gas

Company easement along the north side property line, located 28 feet, 1-inch from the existing residence. There are no protected trees on site.

The property is legally described as Lot 37 of Tract No. 25096, and the Assessor's Parcel Number (APN) is 8702-012-049.

**Project Description**

The proposed addition is located at the front of the existing residence and consists of the following components:

**PROJECT SUMMARY (square footage)**

<b>Living Area</b>		
First Floor	Existing	960
	New	0
	<b>Total First Floor</b>	
Second Floor	Existing	812
	New	510
	<b>Total Second Floor</b>	
<b>Total Living Area</b>		<b>2,282</b>
<b>Garage</b>		
Existing		429
	New	50
<b>Total Garage Area</b>		<b>479</b>
<b>TOTAL FLOOR AREA</b>		<b>2,761</b>

The existing two-story home consists of common areas (living room, dining room, family room, and kitchen) and a two-car garage on the first floor. The second floor consists of a master bedroom suite, two bedrooms, and two bathrooms. The applicant is proposing to add 50 square feet to the existing garage and add an additional bedroom suite and a storage room on the second floor—directly above the garage.

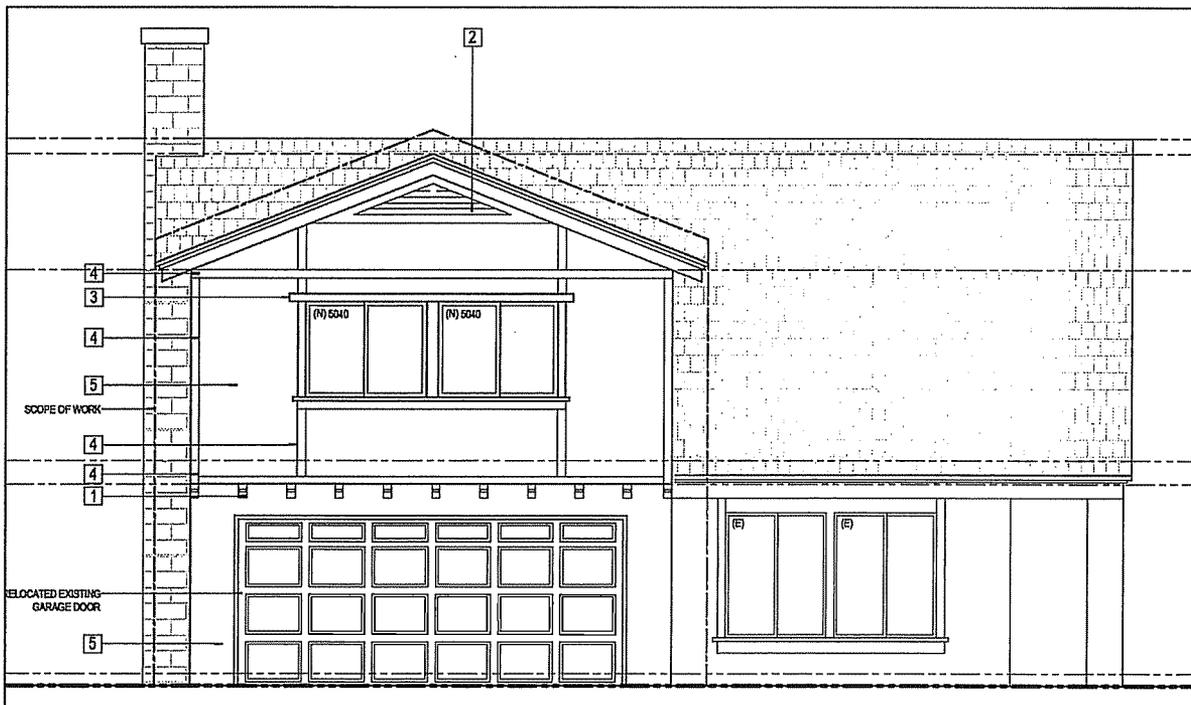
**Site and Grading Configuration:** The property is an irregularly-shaped lot. There is an ascending slope located at the southwest corner of the property. The existing house is situated on a leveled pad. The proposed addition is primarily located above the garage at the front of the house. No further grading is required for the proposed addition beyond minimal excavation for footings and foundation placement.

**Architectural Features, Colors, and Materials:** The architecture of the existing residence is a 1970s tract design with flat concrete roof tiles on a gable roof, stucco, and wood paneling surrounding the front windows. The proposed addition at the front of the house will have stucco, flat concrete roof tiles and wood paneling surrounding the windows on the second floor addition to match the existing house. Additionally, the applicant is proposing decorative

elements such as wood siding along the façade and decorative corbels underneath the cantilevered portion of the second story addition. The proposed addition will preserve the architectural integrity of the existing construction by matching exterior colors and building materials.



**Existing Front Elevation**

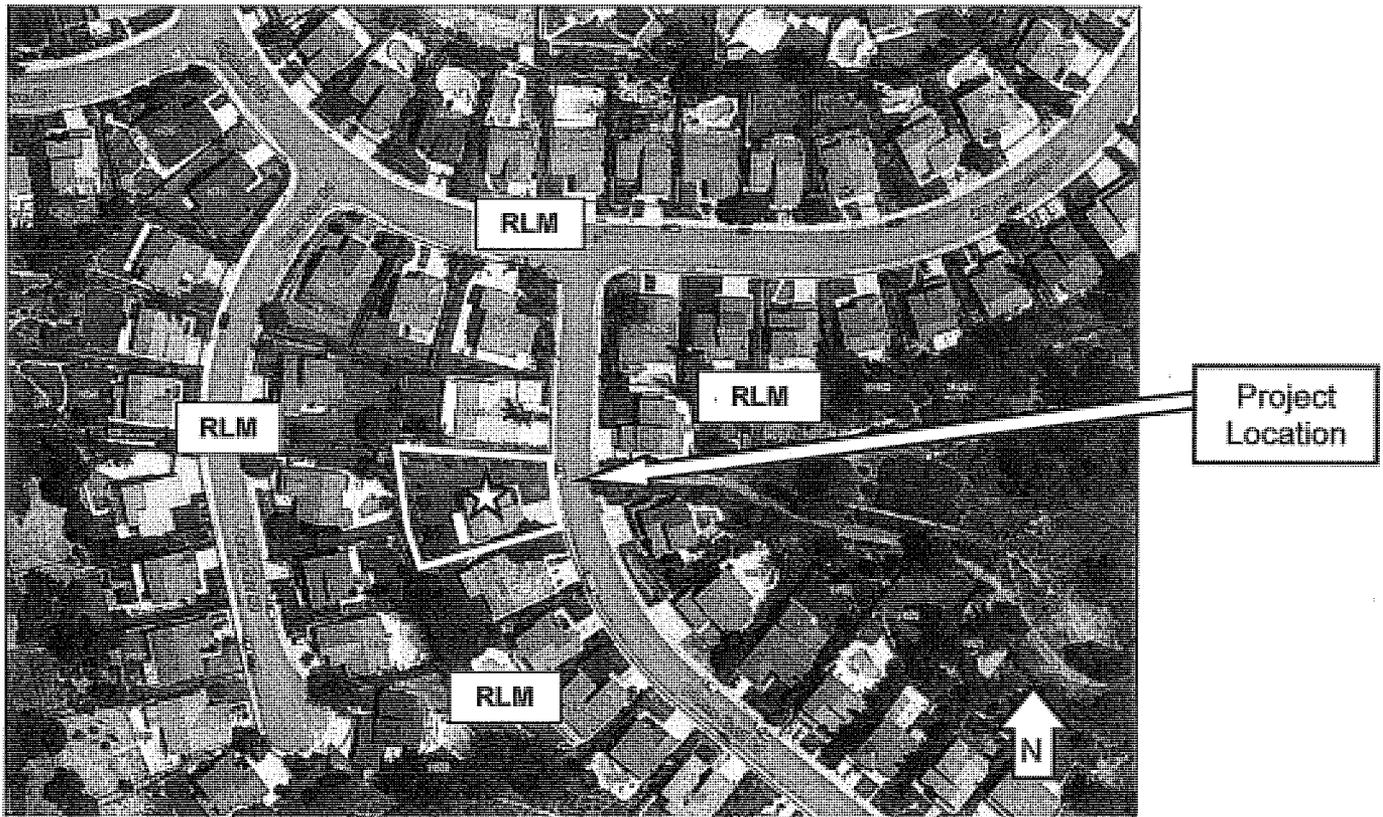


**Proposed Front Elevation**

**Site and Surrounding General Plan, Zoning and Land Uses**

The following table describes the surrounding land uses located adjacent to the subject property:

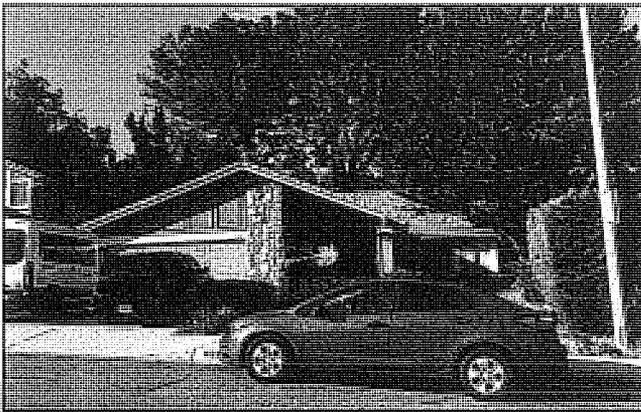
	General Plan Designation	Zoning District	Land Use
Site	Low Density Residential	RLM	Single Family Residential
North	Low Density Residential	RLM	Single Family Residential
South	Low Density Residential	RLM	Single Family Residential
East	Low Density Residential	RLM	Single Family Residential
West	Low Density Residential	RLM	Single Family Residential



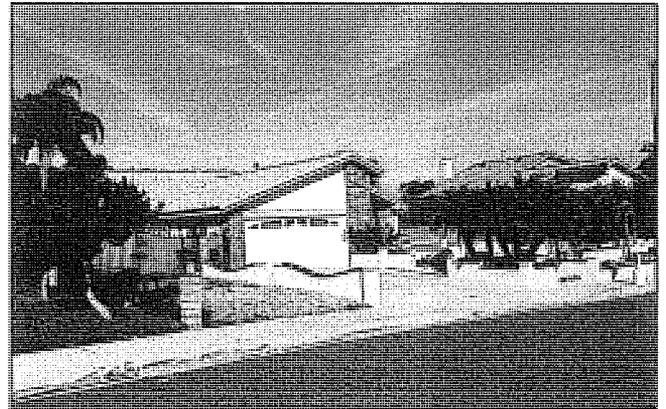
Site Aerial



**Project Site**



**Adjacent Property to the South**



**Adjacent Property to the North**

## **ANALYSIS**

### **Review Authority**

The proposed project requires a land use approval through the Development Review process. The analysis that follows provides the basis for staff's recommendation to approve the Development Review application.

### **Development Review (DBMC Section 22.48)**

Additions which are equal to or greater than 50 percent of the existing habitable floor area of all existing structures on site, or substantially change the appearance of an existing residence require Planning Commission approval of a DR application. Development Review approval is required to ensure compliance with the City's General Plan policies, development standards,

and design guidelines, and to minimize adverse effects of the proposed project upon the surrounding properties and the City in general.

As stated in Section 22.48.010 of the Development Code, the Development Review process was established to ensure that new development and additions to existing development are consistent with the General Plan “through the promotion of high functional and aesthetic standards to complement and add to the economic, physical, and social character” of Diamond Bar.

**Development Standards:** The following table compares the proposed project with the City’s development standards for residential development in the RLM zone:

Development Feature	Residential Development Standards	Existing	Proposed	Meets Requirements
Front Setback*	20 feet	38 feet	35'-6"	Yes
Side Setbacks	5 feet on one side and 10 feet on the other side	36'-4"– north side 10 feet– south side	36'-4"– north side 10 feet– south side	Yes
Distance to Structures on Adjoining Lots	15 feet	48'-7" – north side 16'-1"– south side	48'-7" – north side 16'-1"– south side	Yes
Rear Setback	20 feet	41'-7"	41'-7"	Yes
Lot Coverage	Maximum of 40%	13.97%	14.37%	Yes
Building Height Limit	35 feet	22'-5"	23 feet	Yes
Parking	2-car garage	2-car garage	2-car garage	Yes

\* Front setback measurement for all parcels within Tract 25096 begin within the public right-of-way, six (6) feet behind curb face.

**Landscaping:** Landscape plans are not required because the site is already developed, and because the project is exempt from the City’s Water Efficient Landscaping Ordinance. The ordinance would only apply if new or rehabilitated landscaping of 2,500 square feet or more was being installed or altered. However, landscaping that is damaged during construction will need to be restored upon project completion. This requirement is included as a condition of approval.

**Compatibility with Neighborhood**

The proposed project is designed to be compatible with the scale and character of the existing homes in the neighborhood. The addition is located 27 feet, 6-inches from the front property line, more than the required minimum 20-foot front setback. The majority of the proposed addition is located on the second floor, above the existing garage. There are several houses on the street—including the house across the street from the subject property—that have second-story elements, such as a cross gable, above the garage. Therefore, the proposed

addition will have similar massing and scale as other houses within the neighborhood. In addition, staff reviewed the elevations to verify proper placement of windows in relation to the adjacent home to the south. The bedroom window on the second floor is located toward the front of the addition and will be facing the front yard of the adjacent property to the south. Additionally, there are existing tall trees located along the north side property line of the adjacent property that will provide screening from the second floor bedroom window.

The exterior architectural materials and details of the addition will match those of the existing structure. The addition will thus be visually integrated into the existing home and not negatively impact the look and character of the neighborhood.

The project incorporates the principles of the City's Residential Design Guidelines as follows:

- A gradual transition between the addition and existing residence is achieved through appropriate setbacks, building height, landscaping, and window and door placement;
- The addition is appropriate in mass and scale to the site;
- Elevations are treated with detailed architectural elements;
- Roof lines are representative of the design and scale of the structure through vertical and horizontal articulations;
- Placement and relationship of windows, doors, and other window openings are carefully integrated with the building's overall design;
- The addition is visually integrated with the primary structure, by utilizing similar colors and materials throughout the proposed addition;
- Roof style of the addition matches the primary structure; and
- Large wall expanses without windows or doors are avoided.

### **Additional Review**

The Public Works Department and Building and Safety Division reviewed this project, and their comments are included in the attached resolution as conditions of approval.

### **NOTICE OF PUBLIC HEARING:**

On October 26, 2016, public hearing notices were mailed to property owners within a 1,000-foot radius of the project site. On October 28, 2016, the notice was published in the San Gabriel Valley Tribune and Inland Valley Daily Bulletin newspapers. A notice display board was posted at the site, and a copy of the notice was posted at the City's three designated community posting sites.

### **Public Comments Received**

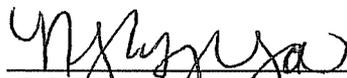
No comments have been received as of the publication date of this report.

**ENVIRONMENTAL ASSESSMENT:**

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorical Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15301(e) (additions to existing structures) of the CEQA Guidelines. No further environmental review is required.

Prepared by:

Reviewed by:

  
\_\_\_\_\_  
Natalie T. Espinoza  
Assistant Planner

  
\_\_\_\_\_  
Grace S. Lee  
Senior Planner

**Attachments:**

1. Draft Resolution No. 2016-XX and Standard Conditions of Approval
2. Site Plan, Floor Plans, and Elevations

PLANNING COMMISSION  
RESOLUTION NO. 2016-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, APPROVING DEVELOPMENT REVIEW NO. PL2016-123 TO CONSTRUCT A 510 SQUARE-FOOT SECOND FLOOR ADDITION AND 50 SQUARE-FOOT GARAGE ADDITION TO AN EXISTING 1,772 SQUARE-FOOT, TWO-STORY RESIDENCE WITH A 429 SQUARE-FOOT GARAGE ON A 0.28 GROSS ACRE (12,250 GROSS SQUARE-FOOT) LOT AT 1619 BRONZE KNOLL ROAD, DIAMOND BAR, CA 91765 (APN 8702-012-049).

A. RECITALS

1. The property owners, Steven Tsao and Jessica Wang, and applicant, Michael Wang, have filed an application for Development Review No. PL2016-123 application to construct a 510 square-foot second floor addition and 50 square-foot garage addition to an existing 1,772 square-foot, two-story residence with a 429 square-foot garage located at 1619 Bronze Knoll Road, Diamond Bar, County of Los Angeles, California. Hereinafter in this Resolution, the subject Development Review shall be referred to as the "Proposed Project."
2. The subject property is made up of one parcel totaling 12,250 gross square feet (0.28 gross acres). It is located in the Low Medium Density Residential (RLM) zone with an underlying General Plan land use designation of Low Density Residential.
3. The legal description of the subject property is Lot 37 of Tract No. 25096. The Assessor's Parcel Number is 8702-012-049.
4. On October 26, 2016, public hearing notices were mailed to property owners within a 1,000-foot radius of the Project site. On October 28, 2016, notification of the public hearing for this project was published in the San Gabriel Valley Tribune and the Inland Valley Daily Bulletin newspapers; and public notices were posted at the City's designated community posting sites. In addition to the published and mailed notices, the project site was posted with a display board.
5. On November 8, 2016, the Planning Commission of the City of Diamond Bar conducted a duly noticed public hearing, solicited testimony from all interested individuals, and concluded said hearing on that date.

**B. RESOLUTION**

NOW, THEREFORE, it is found, determined and resolved by the Planning Commission of the City of Diamond Bar as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct; and
2. The Planning Commission hereby determines the Project to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the provisions of Article 19, Section 15301 (e) (additions to existing structures) of the CEQA Guidelines. Therefore, no further environmental review is required.

**C. FINDINGS OF FACT**

Based on the findings and conclusions set forth herein and as prescribed under Diamond Bar Municipal Code (DBMC) Section 22.48, this Planning Commission hereby finds as follows:

Development Review Findings (DBMC Section 22.48.040)

1. The design and layout of the proposed development is consistent with the applicable elements of the City's General Plan, City Design Guidelines, and development standards of the applicable district, design guidelines, and architectural criteria for special areas (e.g., theme areas, specific plans, community plans, boulevards or planned developments).

*The design and layout of the proposed two-story addition consisting of 510 square feet of floor area to the existing second story and 50 square feet to the garage on the first floor of an existing single family residence is consistent with the City's General Plan, City Design Guidelines and development standards. The proposed addition will maintain architectural integrity by incorporating matching exterior colors and building materials. The mass and scale of the addition are proportionate to the existing house and surrounding properties.*

*The project site is not part of any theme area, specific plan, community plan, boulevard or planned development.*

2. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments, and will not create traffic or pedestrian hazards.

*The proposed addition will not interfere with the use and enjoyment of neighboring existing or future developments because the use of the project site is designed for a single-family home and the surrounding uses are also single-family homes. In addition, no protected trees exist on site.*

*The proposed addition will not interfere with vehicular or pedestrian movements, such as access or other functional requirements of a single-family home because it complies with the requirements for driveway widths and is a continuation of an existing use.*

3. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood and will maintain and enhance the harmonious, orderly and attractive development contemplated by Chapter 22.48: Development Review Standards, the City's Design Guidelines, the City's General Plan, or any applicable specific plan.

*The existing architecture is a 1970s tract design with flat concrete roof tiles on a gable roof, stucco, and wood paneling surrounding the front windows. The proposed addition at the front of the house will have stucco, flat concrete roof tiles and wood paneling surrounding the front windows on the second floor to match the existing house. The applicant is proposing decorative elements such as wood siding along the façade and underneath the cantilevered portion of the second story addition. The proposed addition is located 27 feet, 6 inches from the property line, more than the required minimum 20-foot front setback. There are several homes on the street—including the house across the street from the subject property—that have second story elements, such as a cross gable above the garage. Therefore, the proposed addition will have similar massing and scale as the homes in the neighborhood. Staff reviewed the elevations to verify proper placement of windows in relation to the adjacent home to the south. The proposed south-facing bedroom window is located at the front of the addition and faces the front yard of the property. Additionally, there are existing trees located at the north side property line of the adjacent property that will provide screening from the second floor bedroom window. Therefore, the addition will be visually integrated into the existing home and not negatively impact the look and character of the neighborhood.*

4. The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, color, and will remain aesthetically appealing.

*The existing architecture is a 1970s tract design with flat concrete roof tiles on a gable roof, stucco, and wood paneling surrounding the front windows. The proposed addition at the front of the house will have stucco, flat concrete roof tiles and wood paneling surrounding the front windows on the second floor to match the existing house. Additionally, the applicant is proposing decorative elements such as wood siding along the façade and decorative corbels underneath the cantilevered portion of the second story addition. The addition will match the existing home in color and building materials, and roof style. Therefore, the addition will be visually integrated*

*into the existing home and not negatively impact the look and character of the neighborhood.*

5. The proposed development will not be detrimental to public health, safety or welfare or materially injurious (e.g., negative effect on property values or resale(s) of property) to the properties or improvements in the vicinity.

*Before the issuance of any City permits, the proposed project is required to comply with all conditions within the approved resolution, and the Building and Safety Division and Public Works Departments requirements.*

*Through the permit and inspection process, the referenced agencies will ensure that the proposed project is not detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity.*

6. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA).

*The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as set forth under Article 19 Section 15301 (e) (additions to existing structures) of the CEQA guidelines.*

Based upon the findings and conclusion set forth above, the Planning Commission hereby approves this Application, subject to the following conditions:

1. Development shall substantially comply with the plans and documents presented to the Planning Commission at the public hearing.
2. Standard Conditions. The applicant shall comply with the standard development conditions attached hereto.

The Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail to the property owners, Steven Tsao and Jessica Wang, 1619 Bronze Knoll Road, Diamond Bar, CA 91765, and applicant, Michael Wang, 2636 Corralitas Dr., Los Angeles, CA 90039.

APPROVED AND ADOPTED THIS 8<sup>TH</sup> DAY OF NOVEMBER 2016, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: \_\_\_\_\_  
Jennifer Mahlke, Chairperson

I, Greg Gubman, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted, at a regular meeting of the Planning Commission held on the 8th day of November, 2016, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

ATTEST: \_\_\_\_\_  
Greg Gubman, Secretary



## COMMUNITY DEVELOPMENT DEPARTMENT

# STANDARD CONDITIONS

### USE PERMITS, COMMERCIAL AND RESIDENTIAL NEW AND REMODELED STRUCTURES

PROJECT #: Development Review No. PL 2016-123

SUBJECT: To construct a 510 square-foot second floor addition and 50 square-foot garage addition to an existing 1,772 square-foot, two-story residence with a 429 square-foot garage.

PROPERTY OWNER: Steven Tsao and Jessica Wang  
1619 Bronze Knoll Road  
Diamond Bar, CA 91765

APPLICANT: Michael Wang  
2636 Corralitas Dr.  
Los Angeles, CA 90039

LOCATION: 1619 Bronze Knoll Road, Diamond Bar, CA 91765

#### *ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.*

I. APPLICANT SHALL CONTACT THE PLANNING DIVISION AT (909) 839-7030, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL REQUIREMENTS

1. The applicant shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void or annul, the approval of Development Review No. PL2016-123 brought within the time period provided by Government Code Section 66499.37. In the event the city and/or its officers, agents and employees are made a party of any such action:

- (a) Applicant shall provide a defense to the City defendants or at the City's option reimburse the City its costs of defense, including reasonable attorneys fees, incurred in defense of such claims.
  - (b) Applicant shall promptly pay any final judgment rendered against the City defendants. The City shall promptly notify the applicant of any claim, action of proceeding, and shall cooperate fully in the defense thereof.
2. This approval shall not be effective for any purpose until the applicant and owner of the property involved have filed, within twenty-one (21) days of approval of this Development Review No. PL2016-123, at the City of Diamond Bar Community Development Department, their affidavit stating that they are aware of and agree to accept all the conditions of this approval. Further, this approval shall not be effective until the applicants pay remaining City processing fees, school fees and fees for the review of submitted reports.
3. All designers, architects, engineers, and contractors associated with this project shall obtain a Diamond Bar Business License; and a zoning approval for those businesses located in Diamond Bar.
4. Signed copies of **Planning Commission Resolution No. 2016-XX**, Standard Conditions, and all environmental mitigations shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
5. Prior to the plan check, revised site plans and building elevations incorporating all Conditions of Approval shall be submitted for Planning Division review and approval.
6. Prior to any use of the project site or business activity being commenced thereon, all conditions of approval shall be completed.
7. The project site shall be maintained and operated in full compliance with the conditions of approval and all laws, or other applicable regulations.
8. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and any applicable Specific Plan in effect at the time of building permit issuance.

9. All site, grading, landscape/irrigation, and roof plans, and elevation plans shall be coordinated for consistency prior to issuance of City permits (such as grading, tree removal, encroachment, building, etc.) or approved use has commenced, whichever comes first.
10. The hours during which construction activities causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work are limited to Monday through Saturday, between the hours of 7:00 a.m. and 7:00 p.m., or at any time on Sundays or holidays.
11. The property owner/applicant shall remove the public hearing notice board within three days of this project's approval.
12. The applicant shall comply with the requirements of City Planning, Building and Safety Divisions, Public Works Department, and the Fire Department.

**B. FEES/DEPOSITS**

1. Applicant shall pay development fees (including but not limited to Planning, Building and Safety Divisions, Public Works Department and Mitigation Monitoring) at the established rates, prior to issuance of building or grading permit (whichever comes first), as required by the City. School fees as required shall be paid prior to the issuance of building permit. In addition, the applicant shall pay all remaining prorated City project review and processing fees prior to issuance of grading or building permit, whichever comes first.
2. Prior to any plan check, all deposit accounts for the processing of this project shall have no deficits.

**C. TIME LIMITS**

1. The approval of Development Review No. PL2016-123 expires within two years from the date of approval if the use has not been exercised as defined pursuant to Diamond Bar Municipal Code (DBMC) Section 22.66.050(b)(1). In accordance with DBMC Section 22.60.050(c), the applicant may request, in writing, a one-year time extension for Planning Commission consideration. Such a request must be submitted to the Planning Division prior to the expiration date and be accompanied by the review fee in accordance with the Fee Schedule in effect at the time of submittal.

#### D. SITE DEVELOPMENT

1. This approval is to construct a 510 square-foot second floor addition and 50 square-foot garage addition to an existing single-family residence located at 1619 Bronze Knoll Road, as described in the staff report and depicted on the approved plans on file with the Planning Division, subject to the conditions listed herein.
2. The construction documents submitted for plan check shall be in substantial compliance with the architectural plans approved by the Planning Commission, as modified pursuant to the conditions below. If the plan check submittal is not in substantial compliance with the approved Development Review submittal, the plans may require further staff review and re-notification of the surrounding property owners, which may delay the project and entail additional fees.
3. To ensure compliance with the provisions of the Planning Commission approval, a final inspection is required from the Planning Division when work for any phase of the project has been completed. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
4. The above conditions shall run with the land and shall be binding upon all future owners, operators, or successors thereto of the property. Non-compliance with any condition of approval or mitigation measure imposed as a condition of the approval shall constitute a violation of the City's Development Code. Violations may be enforced in accordance with the provisions of the Development Code.
5. Failure to comply with any of the conditions set forth above or as subsequently amended in writing by the City, may result in failure to obtain a building final and/or a certificate of occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement, regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.
6. The project site shall be developed and maintained in substantial conformance with the approved plans submitted to, approved, and amended herein by the Planning Commission, collectively attached referenced as site plans, floor plans, architectural elevations, and

landscape plans on file with the Planning Division, the conditions contained herein, and the Development Code regulations.

7. All ground-mounted utility appurtenances such as transformers, air conditioning condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berms, and/or landscaping to the satisfaction of the Planning Division.
8. All roof-mounted equipment shall be screened from public view.
9. All structures, including walls, trash enclosures, canopies, etc., shall be maintained in a structurally sound, safe manner with a clean, orderly appearance. All graffiti shall be removed within 72 hours by the property owners/occupant.
10. All landscaping, structures, architectural features and public improvements damaged during construction shall be repaired or replaced upon project completion.

#### **E. SOLID WASTE**

1. The site shall be maintained in a condition, which is free of debris both during and after the construction, addition, or implementation of the entitlement approved herein. The removal of all trash, debris, and refuse, whether during or subsequent to construction shall be done only by the property owner, applicant or by a duly permitted waste contractor, who has been authorized by the City to provide collection, transportation, and disposal of solid waste from residential, commercial, construction, and industrial areas within the City. It shall be the applicant's obligation to insure that the waste contractor used has obtained permits from the City of Diamond Bar to provide such services.
2. Mandatory solid waste disposal services shall be provided by the City franchised waste hauler to all parcels/lots or uses affected by approval of this project.

## **II. APPLICANT SHALL CONTACT THE PUBLIC WORKS DEPARTMENT, (909) 839-7040, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:**

### **A. GENERAL**

1. An Erosion Control Plan shall be submitted concurrently with the grading plan clearly detailing erosion control measures. These measures shall be implemented during construction. The erosion

control plan shall conform to national Pollutant Discharge Elimination System (NPDES) standards and incorporate the appropriate Best Management Practices (BMP's) as specified in the Storm Water BMP Certification.

**III. APPLICANT SHALL CONTACT THE BUILDING AND SAFETY DIVISION, (909) 839-7020, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:**

**A. GENERAL CONDITIONS:**

1. At the time of plan check submittal, plans and construction shall conform to current State and Local Building Code (i.e., 2013 California Building Code series will apply) requirements and all other applicable construction codes, ordinances and regulations in effect.
2. Provisions for CALGreen shall be implemented onto plans and certification shall be provided by a third party as required by the Building Division. Specific water, waste, low VOC, and related conservation measures shall be shown on plans. Construction shall conform to the current CALGreen Code.

**B. PLAN CHECK – ITEMS TO BE ADDRESSED PRIOR TO PLAN APPROVAL:**

1. The minimum design load for wind in this area is 110 M.P.H. exposures "C" and the site is within seismic zone D or E. The applicant shall submit drawings and calculations prepared by a California State licensed Architect/Engineer with wet stamp and signature.
2. This project shall comply with the energy conservation requirements of the State of California Energy Commission. All lighting shall be high efficacy or equivalent per the current California Energy Code 119 and 150(k).
3. A soils report is required per CBC 1803 and all recommendations of the soils report shall be adhered to.

**C. Permit – Items required prior to building permit issuance:**

1. Solid waste management of construction material shall incorporate recycling material collection per Diamond Bar Municipal Code 8.16 of Title 8. The contractor shall complete all required forms and pay applicable deposits prior to permit.
2. Prior to building permit issuance, all school district fees shall be paid.

Please obtain a form from the Building and Safety Division to take directly to the school district.

3. AQMD notification is required at least 10 days prior to any demolition. Proof of notification is required at permit issuance.
4. All workers on the job shall be covered by workman's compensation insurance under a licensed general contractor. Any changes to the contractor shall be updated on the building permit.

**D. CONSTRUCTION – CONDITIONS REQUIRED DURING CONSTRUCTION:**

1. Every permit issued by the building official under the provisions of this Code shall expire and become null and void unless the work authorized by such permit is commenced within one-hundred-eighty (180) days after permit issuance, and if a successful inspection has not been obtained from the building official within one-hundred-eighty (180) days from the date of permit issuance or the last successful inspection. A successful inspection shall mean a documented passed inspection by the city building inspector as outlined in Section 110.6.
2. All structures and property shall be maintained in a safe and clean manner during construction. The property shall be free of debris, trash, and weeds.
3. All equipment staging areas shall be maintained in an orderly manner and screened behind a minimum 6' high fence.
4. The project shall be protected by a construction fence to the satisfaction of the Building Official, and shall comply with the NPDES & BMP requirements (sand bags, etc.). All fencing shall be view obstructing with opaque surfaces.
5. The applicant shall contact Dig Alert and have underground utility locations marked by the utility companies prior to any excavation. Contact Dig Alert by dialing 811 or their website at [www.digalert.org](http://www.digalert.org).
6. The applicant shall first request and secure approval from the City for any changes or deviations from approved plans prior to proceeding with any work in accordance with such changes or deviations.
7. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.

8. Pursuant to California Residential Code (CRC) Section R315, carbon monoxide detectors are required in halls leading to sleeping rooms.
9. Drainage patterns shall match the approved grading/drainage plan from the Public Works/Engineering Department. Surface water shall drain away from the building at a 2% minimum slope. The final as-built conditions shall match the grading/drainage plan or otherwise approved as-built grading/drainage plan.
10. Special inspections and structural observation will be required in conformance with CBC 1704 to 1709.
11. All plumbing fixtures, including those in existing areas, shall be low-flow models consistent with California Civil Code Section 1101.1 to 1101.8.
12. The existing sewer lateral to the house shall be at least 4" in size or upgraded due to the number of toilets per California Plumbing Code.

**END**

# 1619 BRONZE KNOLL RD.

A.P.N. 8702-012-049

E. L. H. CHENG

**SITE PLAN LEGEND**

	CONCRETE
	LANDSCAPE
	PROPOSED GARAGE ADDITION

**SITE PLAN LEGEND**

1	EXISTING IRON FENCE
2	EXISTING 5' X 6' COVERED PATIO POSTS
3	EXISTING GROUND STONE PAVER
4	EXISTING PLANTER
5	EXISTING 6' HT. BRICK WALL
6	EXISTING 3' HT. BRICK WALL

**SITE PLAN NOTES**

NO OAK TREES ON SITE  
NO EASEMENTS ON SITE  
NO POOLS PAST OR PRESENTATION SITE  
NO SEPTIC SYSTEM ON SITE  
NO SLOPE STEEPER THAN 3:1 ON SITE WITHIN 40 YARDS OF PROPOSED WORK

PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 33. (3305)

**PROJECT DATA**

OCCUPANCY GROUP: SINGLE-FAMILY RESIDENCE  
CONSTRUCTION TYPE: V-B  
SQUARE FOOTAGE: EXIST: 960 SF (1ST) / 812 SF (2ND) / 429 SF (GARAGE)  
NEW: 0 SF (1ST) / 510 SF (2ND) / 50 SF (GARAGE)  
EXIST: 323 (COVERED PATIO)  
TOTAL LIVING AREA: 2,282 SF  
TOTAL GARAGE AREA: 479 SF.

NUMBER OF STORY: 2-STORY  
BUILDING HEIGHT: 23'-0" (NO CHANGE)  
LOT COVERAGE: 960 + 479 + 323 = 1,762 SF  
1,762 / 12,250 = 14.37%  
**EXIST: 960 + 479 + 323 = 13.98%**

**PROJECT DESCRIPTION**

- 50 S.F. ADDITION TO THE EXISTING GARAGE
- 510 S.F. 2ND FLOOR ADDITION CONSISTING OF NEW STORAGE AND ONE BEDROOM SUITE

**LEGAL INFO**

OWNER: HUANG CHENG PING  
LAI LI FU  
ADDRESS: 1619 BRONZE KNOLL RD.  
DIAMOND BAR, CA 91765  
LOT AREA: 12,250 S.F.  
AIN: 8702-012-049  
TRACT: 25096  
LOT: 37  
ZONE: R-1

**SINGLE-FAMILY RESIDENCE ADDITION**

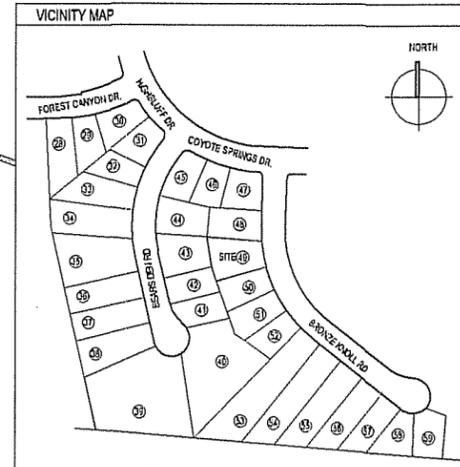
	EXISTING S.F.	NEW ADDITION	TOTAL	PARKING DATA
1ST FL	960 S.F.	-	960 S.F.	EXISTING 2-CAR GARAGE
2ND FL	812 S.F.	510 S.F.	1,322 S.F.	
TOTAL	1,642 S.F.	803 S.F.	2,282 S.F.	

	EXISTING S.F.	NEW ADDITION	TOTAL
GARAGE	429 S.F.	50 S.F.	479 S.F.
PATIO	323 S.F.	-	323 S.F.
PORCH	-	-	-

**APPLICABLE CODES**

2014	COUNTY OF LA BUILDING CODE
2014	COUNTY OF LA ELECTRICAL CODE
2014	COUNTY OF LA MECHANICAL CODE
2014	COUNTY OF LA PLUMBING CODE
2014	COUNTY OF LA RESIDENTIAL CODE
2014	COUNTY OF LA GREEN BUILDING CODE
2015	CALIFORNIA FIRE CODE
2015	CITY OF DIAMOND BAR AMENDMENTS



**SHEET INDEX**

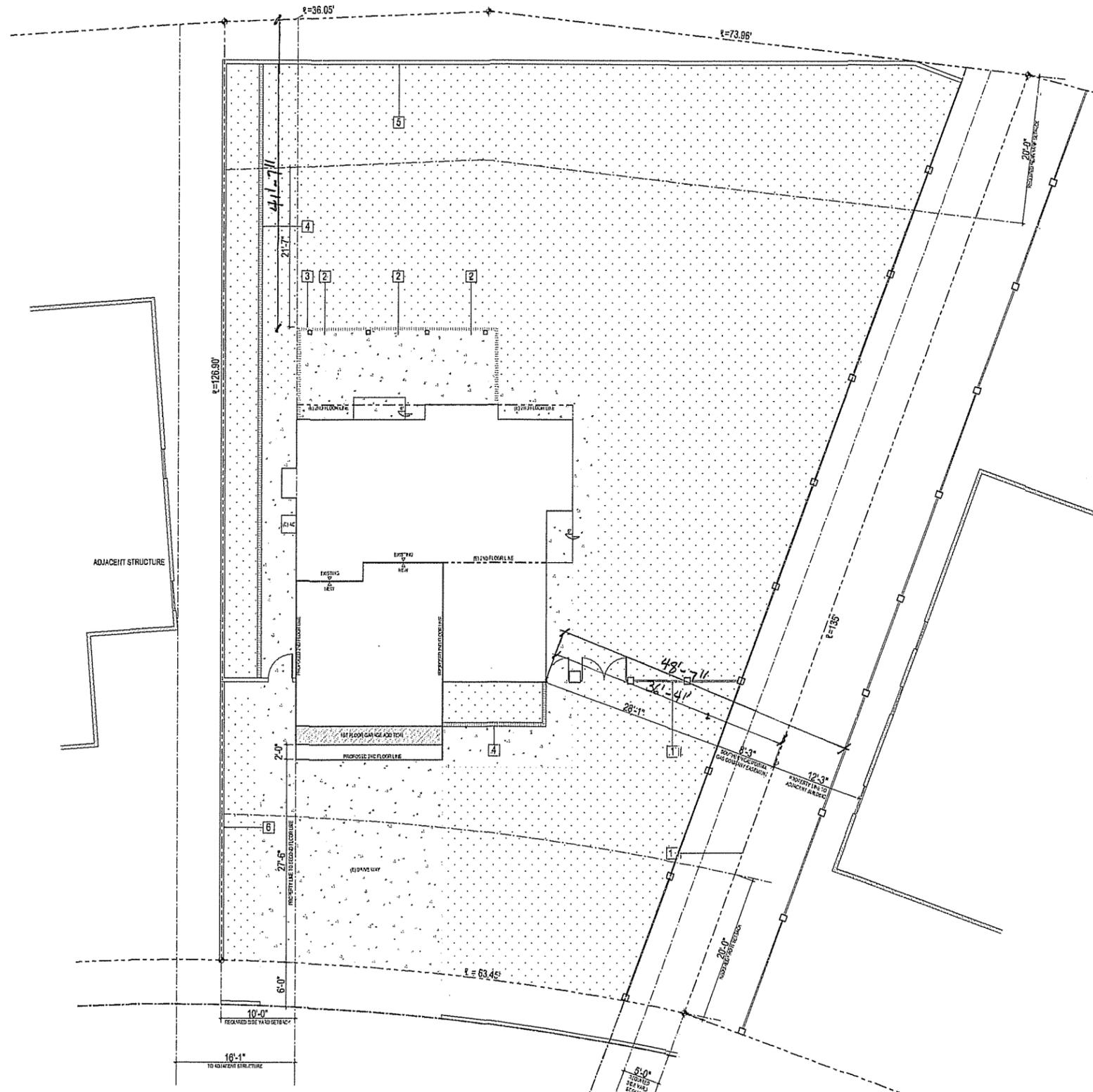
**ARCHITECTURAL**

T1	TITLE PAGE
S1	SITE PLAN
A1	DEMOLITION PLANS
A2	EXISTING ELEVATIONS
A3	PROPOSED FLOOR PLANS
A4	PROPOSED ELEVATIONS
A5	WINDOW DETAILS
A6	EXISTING ROOF PLAN
A7	PROPOSED ROOF PLAN
A8	EAVE DETAILS

**RECEIVED**  
OCT 31 2016  
CITY OF DIAMOND BAR

**ABBREVIATIONS AND SYMBOLS**

AF	ADJUSTED FINISHED FLOOR		DETAIL
ALUM	ALUMINUM		ELEVATION
BLDG	BUILDING		SECTION
CLG	CEILING		ROOM IDENTIFICATION
CLR	CLEAR		REVISION
CONC	CONCRETE		WORK POINT, CONTROL POINT OR DATUM POINT
DBL	DOUBLE		WINDOW TAG
DN	DOWN		DOOR TAG
DS	DOWN SLOPE		
EL	ELEVATION		
ELECT	ELECTRICAL		
EQUIP	EQUIPMENT		
EXIST	EXISTING		
EXT	EXTERIOR		
FF	FINISHED FLOOR		
FG	FINISH GRADE		
FLR	FLOOR		
HT	HEIGHT		
IN	INCH		
MAX	MAXIMUM		
MECH	MECHANICAL		
MTL	METAL		
MN	MINIMUM		
OS	ON CENTER		
PLAS	PLASTER		
RD	ROOF DRAIN		
REQD	REQUIRED		
RM	ROOM		
SS	STAINLESS STEEL		
SCHED	SCHEDULE		
SECT	SECTION		
SHT	SHEET		
SQ	SQUARE		
STD	STANDARD		
STRUCT	STRUCTURAL		
TOP	TOP OF CONCRETE		
TOP	TOP OF FLATE		
TOR	TOP OF ROOF		
TLL	TELEPHONE		
TMPR	TEMPERED		
TYP	TYPICAL		
WP	WATER PROOF		



**SITE PLAN** SCALE 1/8" = 1'-0" 1 PROJECT NORTH

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dannh@mplusd.net

**CLIENT/OWNER:**  
JESSICA WANG / STEVEN TSAO

**PROJECT:**  
1619 BRONZE KNOLL

**PROJECT ADDRESS:**  
1619 BRONZE KNOLL RD  
DIAMOND BAR, CA 91765

**JOB NUMBER:**  
16\_11\_BRONZE KNOLL

**CONSULTANTS:**  
**STRUCTURAL ENGINEER**  
KR STRUCTURAL ENGINEERING, INC.  
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PERFECT DESIGN & ENGINEERING  
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**ISSUED FOR:**

NO.	REVISION/ISSUE	DATE
1	DEVELOPMENT REVIEW	09.07.16.
2		
3		
4		
5		

no. revision/issue: date

All drawings and copies thereof are instruments of service and shall remain the property of the original author. They are to be used only with respect to this project. With the execution of this contract and for each party to the contract, all copies are to be returned or destroyed and the original author shall not be held responsible for the work or termination of contract.

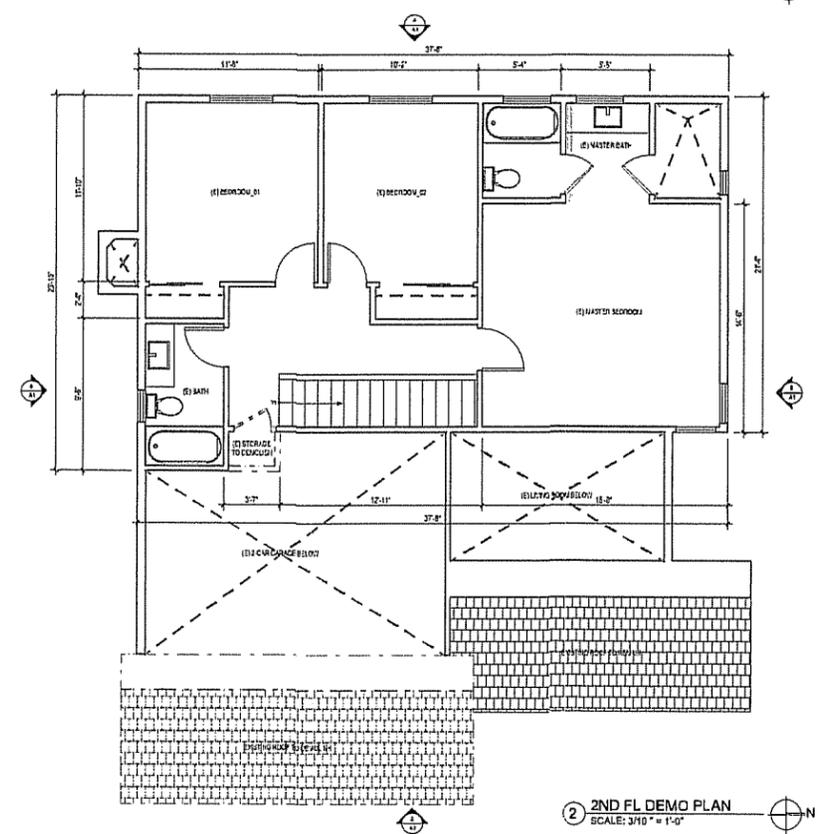
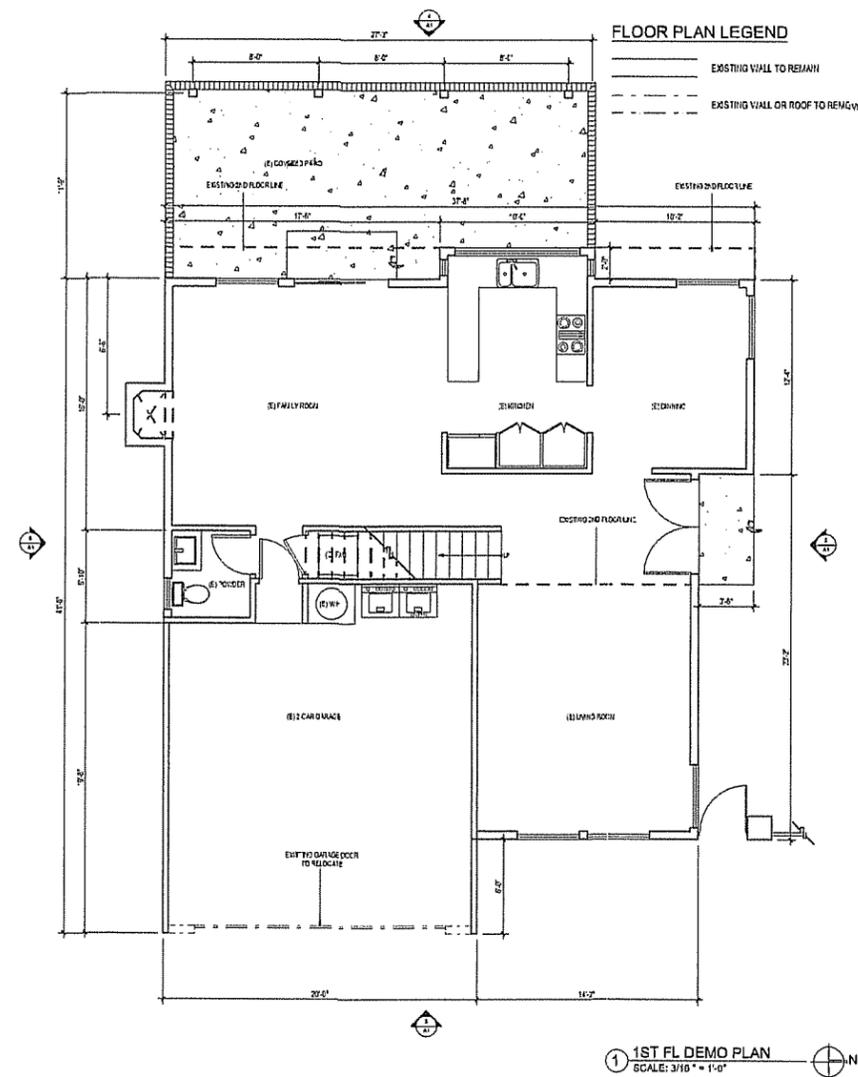
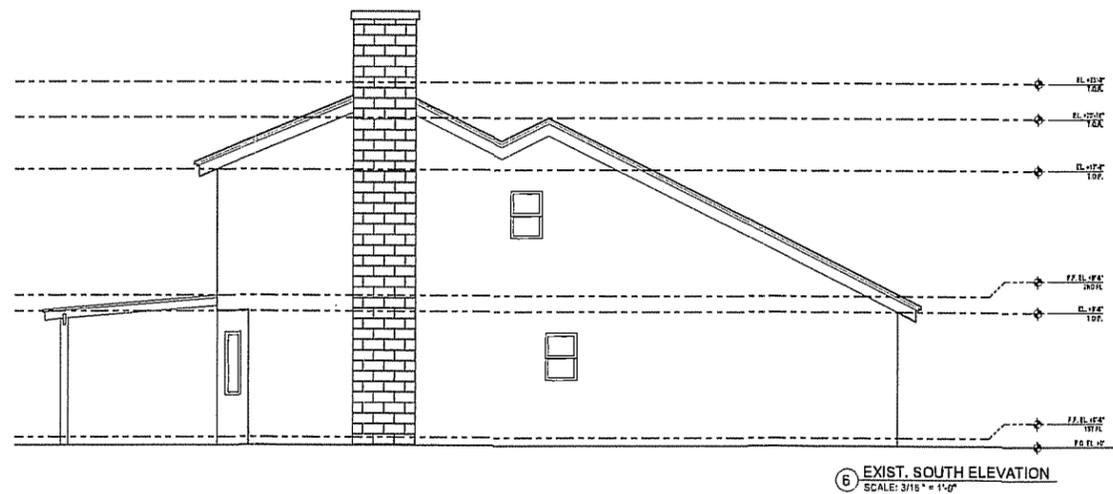
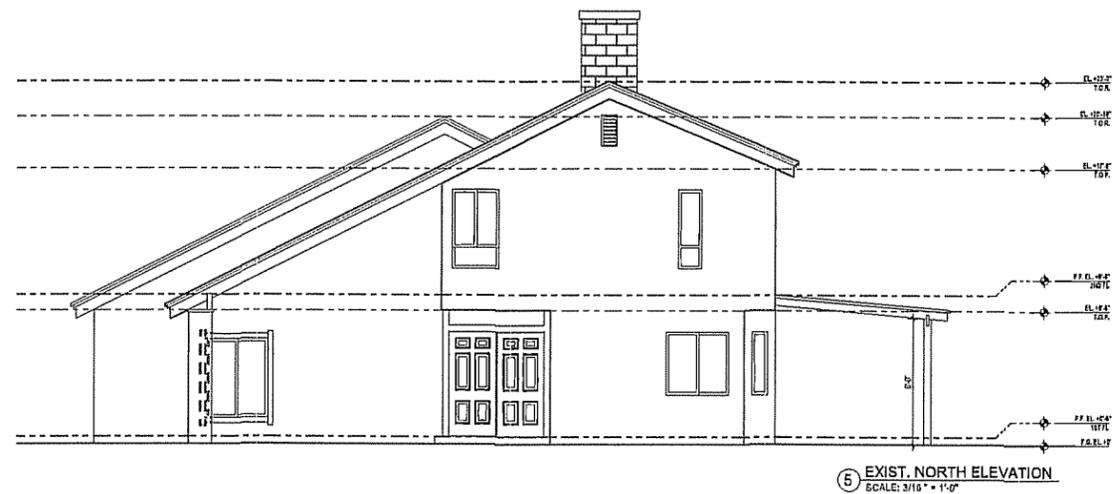
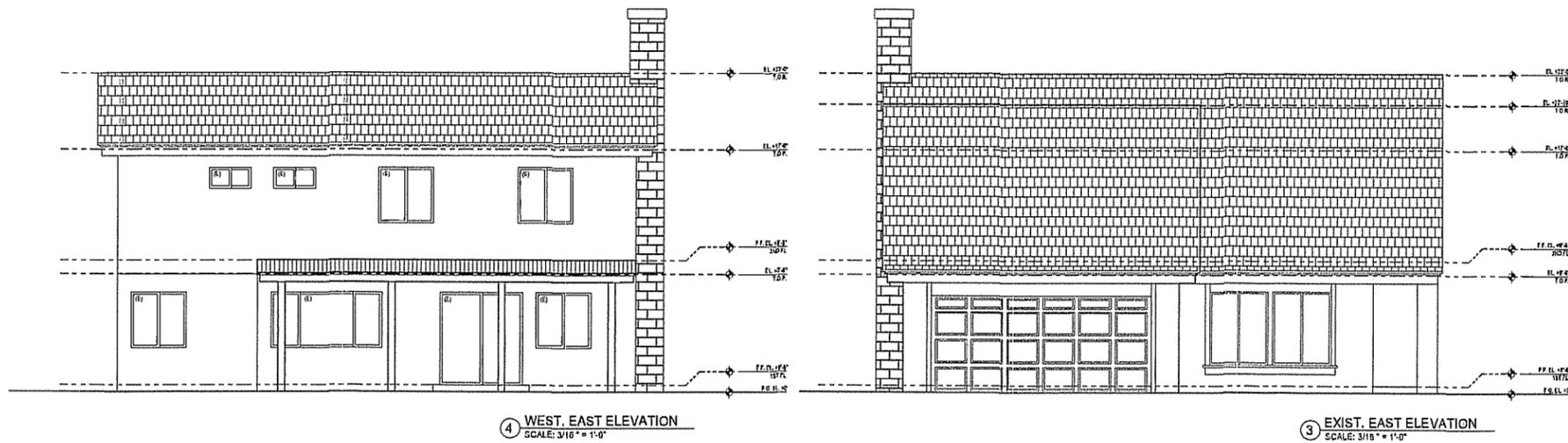
**SCALE: AS NOTED**

**DATE: 07.10.2016**

**DRAWN BY: M.W. / D.X.**

**SHEET TITLE:**  
TITLE PAGE  
SITE PLAN

**SHEET NUMBER:**  
T1



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**PROJECT:**  
1618 BRONZE KNOLL

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DIAMOND BAR, CA 91765

**JOB NUMBER:**  
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NO.	REVISION/ISSUE	DATE
1	DEVELOPMENT REVIEW	08.07.16.
2		
3		
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**SCALE:** AS NOTED

**DATE:** 07.10.2016

**DRAWN BY:** M.W. / D.X.

**SHEET TITLE:**  
DEMOLITION PLANS  
EXISTING ELEVATIONS

**SHEET NUMBER:**  
**A1**

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 danni@mplusd.net

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**PROJECT:**  
 1010 BRONZE KNOLL

**PROJECT ADDRESS:**  
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 DIAMOND BAR, CA 91765

**JOB NUMBER:**  
 16\_11\_BRONZE KNOLL

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 TEL: 626.289.8808

**ISSUED FOR:**

NO.	REVISION	DATE
1	DEVELOPMENT REVIEW	09.07.16.
2		
3		
4		
5		

no. revision/issue: date

All drawings and copies thereof are the property of the engineer and shall remain the property of the engineer. They are to be used only for the project for which they were prepared and for no other purpose. With the exception of one complete set for each party to the contract, all copies are to be returned or destroyed upon completion of the work or termination of contract.

**SCALE: AS NOTED**

**DATE: 07.10.2016**

**DRAWN BY: M.W. / D.X.**

**SHEET TITLE:**  
 PROPOSED FLOOR PLANS

**SHEET NUMBER:**

**A2**

**FLOOR PLAN LEGEND**

— EXISTING WALL  
 - - - PROPOSED NEW WALL

**FLOOR PLAN LEGEND**

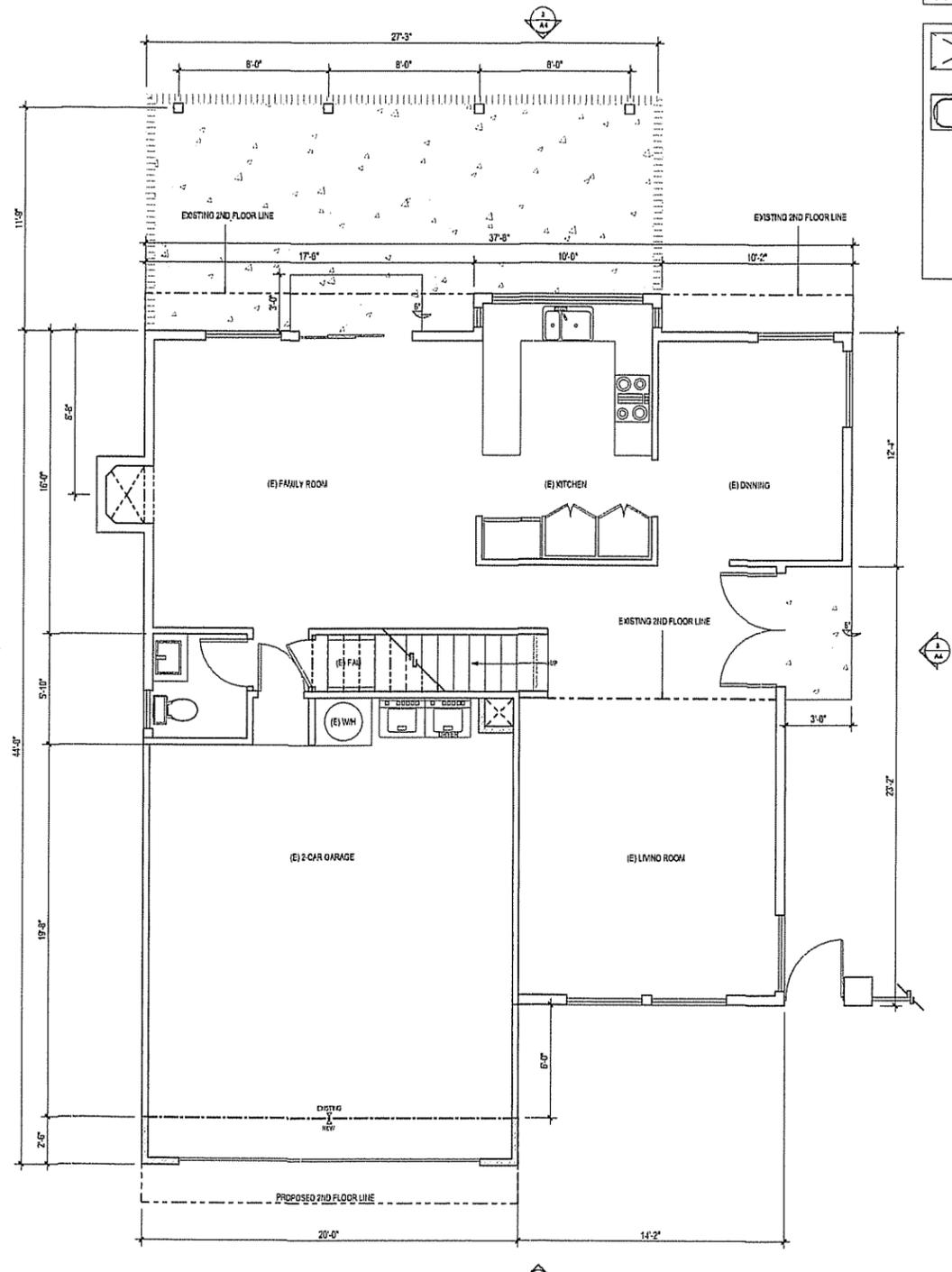
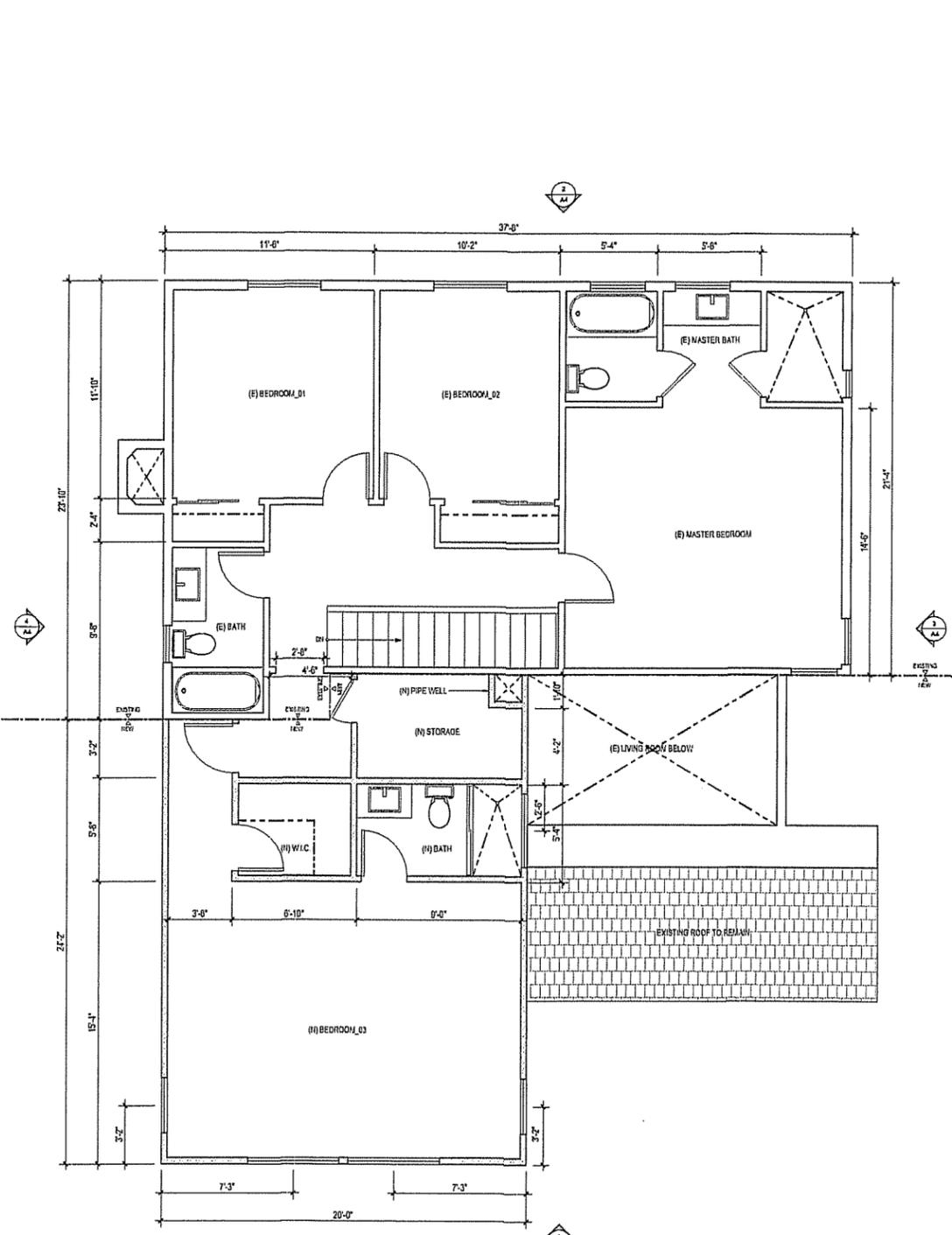
BATH TUB - ALL SHOWERS AND TUB SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE

BATH TUB - ALL SHOWERS AND TUB SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE

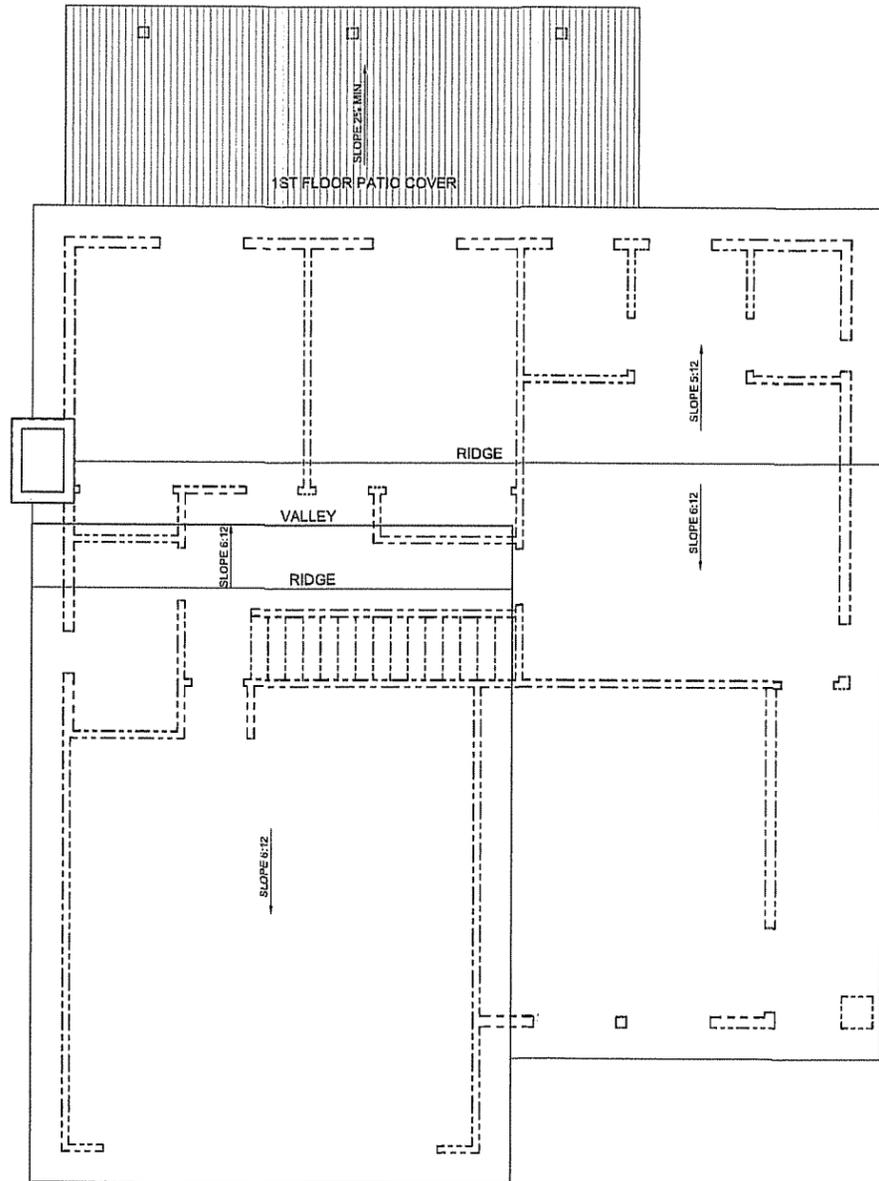
WATER CLOSET (1.6 GALLONS MAX. PER FLUSH) 24" CLEAR IN FRONT AND 30" MIN. WIDE COMPARTMENT

30" STOVE WITH 30" CLEARANCE WITH APPROVED VENTILATION TO OUTSIDE AIR (100 cfm MIN.)

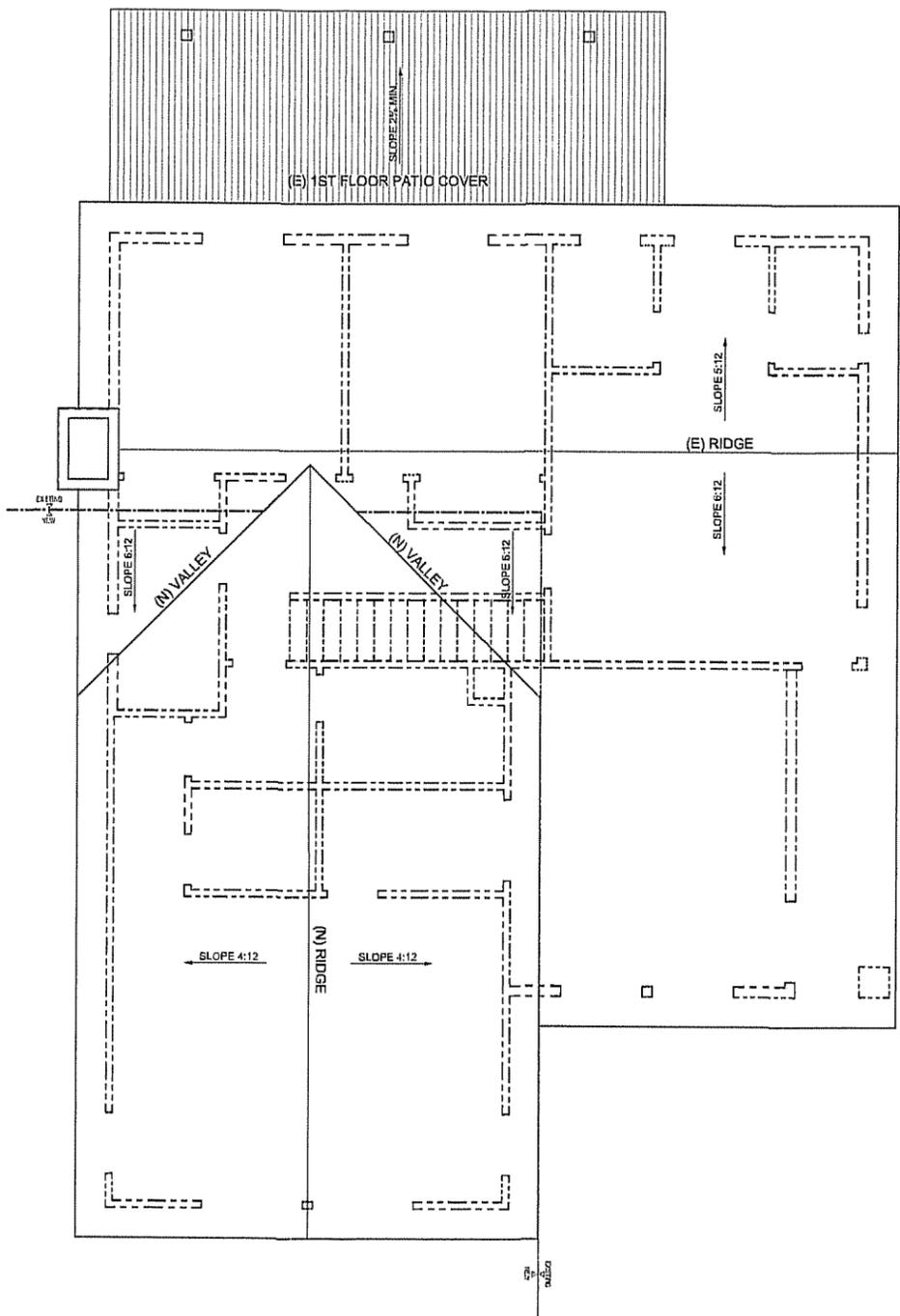
DRYER SPACE WITH PROPER VENTILATION TO OUTSIDE AIR AND GAS HOOK-UP. A DRYER COMPARTMENT SHALL BE PROVIDED WITH A MIN. OPENING OF 100 S.F. FOR MAKEUP AIR IN THE DOOR OR BY OTHER APPROVED MEANS







**EXISTING ROOF PLAN** SCALE 1/4" = 1'-0" 1 PROJECT NORTH

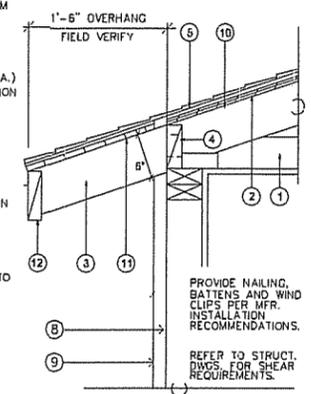


**PROPOSED ROOF PLAN** SCALE 1/4" = 1'-0" 2 PROJECT NORTH

**ROOF PLAN NOTES**

ALL FASCIA BOARD WIDTHS AND EAVE LENGTHS SHALL MATCH EXISTING

- 1 DESIGNED WOOD ROOF SYSTEM
- 2 ROOF SHEATHING
- 3 EXPOSED RAFTER TAILS (SEE ELEVATION)
- 4 2X BLOCKING W/3 HOLES(3DIA.) PROVIDE 21 S.I. OF VENTILATION
- 5 UNDERLAYMENT (72 ID. A.S.T.M. FELT MIN.)
- 6 60 MINUTE GRADE 'D' PAPER
- 7 EXTERIOR PLASTER O/ WIRE MESH
- 8 REQUIRED 1 MIN GAP BETWEEN BOTTOM OF ROOF SHEATHING AND INSULATION
- 9 EXPOSED BOARD SHEATHING / STARTER BOARD
- 10 CONTINUOUS FASCIA BOARD TO MATCH EXISTING



EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:  
 a. NONCOMBUSTIBLE MATERIAL  
 b. IGNITION-RESISTANT MATERIAL  
 c. ONE LAYER OF 5/8" TYPE 'X' APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF ROOF DECK

**EXPOSED EAVE** SCALE N.T.S. 3

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 1019 BRONZE KNOLL  
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 1019 BRONZE KNOLL RD  
 DIAMOND BAR, CA 91765

**JOB NUMBER:**  
 16\_11\_BRONZE KNOLL

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**ISSUED FOR:**

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**SCALE:** AS NOTED  
**DATE:** 06.25.2016  
**DRAWN BY:** M.W. / D.X.

**SHEET TITLE:**  
 EXIST. ROOF PLAN  
 PROPOSED ROOF PLAN  
 EAVE DETAIL

**SHEET NUMBER:**  
**A5**