

Amendment No. 2
700 South Myrtle Specific Plan
Ivy at Monrovia



September 2012
Monrovia, California

**AMENDMENT NO. 2 TO THE
FINAL 700 SOUTH MYRTLE AVENUE SPECIFIC PLAN
IVY AT MONROVIA PROJECT
(RESOLUTION NO. 2012-41)**

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September 2012

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CHAPTER 1 INTRODUCTION

Background

In 2005, the City Council for the City of Monrovia (City) approved the 700 South Myrtle Avenue Specific Plan. Subsequent to this initial approval, Amendment No. 1 was filed with the City and approved by the City Council in 2007. The 700 South Myrtle Avenue Specific Plan and Amendment No. 1 (together, the “Specific Plan”) permitted the development of 163 multi-family units and up to 6,000 square feet of retail/commercial uses on an approximately 3.1-acre site located on South Myrtle Avenue in the City. The development (Paragon at Old Town) contemplated and approved under this Specific Plan has since been built and occupied.

The proposed Ivy at Monrovia Project (Project), which is the subject of this Amendment No. 2 to the 700 South Myrtle Avenue Specific Plan (Amendment No. 2), would develop a 33,626-square-foot site (Project Site) with 18, multi-family residential units. The Project Site is located at 138 East Olive Avenue (Assessor Parcel Number 8516-032-041), and is directly east of and adjacent to the Specific Plan property. Because of its proximity and adjacency to the Specific Plan property, as well as the continued provision of multi-family housing, it is logical to incorporate the Project Site into the Specific Plan boundaries through this amendment process.

Intent and Purpose of This Amendment

Amendment No. 2 provides for the orderly and coordinated development of the Project Site consistent with Sections 65450 through 65457 of the California Government Code and the City’s Zoning Ordinance (Title 17). More specifically, this Amendment acts as a bridge between the policies of the City’s General Plan and the Project by:

- *extending the existing Specific Plan boundaries to incorporate the Project Site (see the Specific Plan Area Map in the **Appendices**);*
- *creating regulatory controls and implementation programs specific to the Project and Project Site, including permitted uses, development standards, and design guidelines; and,*
- *along with other accessory entitlements, permitting the development of the Project Site with 18 multi-family residential units.*

Therefore, from an entitlement perspective, Williams Homes, Inc., (Applicant) requests: (i) approval of Amendment No. 2 to the 700 South Myrtle Avenue Specific Plan in order to create regulatory standards and design guidelines specific to the proposed Project; (ii) approval of a Zone Change from M (Manufacturing) to SP (Specific Plan); and, (iii) approval of a one-lot tentative subdivision map and conditional use permit for the construction of 18 condominium units. The applicant has also requested

modifications to the development guidelines for the Old Town Extension area in the General Plan and Title 17 (Zoning) of the Monrovia Municipal Code.

Excluding the changes described in this Amendment (which are only applicable to the Project Site), no other changes to the Specific Plan are being contemplated. The Specific Plan is hereby incorporated by reference and is available for review at the City of Monrovia, Community Development Department, Planning Division, 415 South Ivy Avenue, Monrovia, California.

Authorization

As required by California Law (Gov. Code, Section 65451), a Specific Plan (including an amendment thereto) shall include:

- “A. [A] text and a diagram or diagrams which specify all of the following in detail:
- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
 - The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
 - Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
 - A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs 1, 2 and 3 above.
- B. The Specific Plan shall include a statement of the relationship of the specific plan to the general plan.”

Under the City’s Municipal Code, Title 17, Section 17.54.060, an application for a Specific Plan shall contain the following:

- Text and diagrams containing all of the provisions outlined in Government Code sections 65451 and 65452.
- A boundary survey map of the property and calculation of the gross land area within the proposed zoning district. A tentative subdivision map may be substituted if the applicant proposes to subdivide the property.
- A topographical map and general grading concept plan for environmentally sensitive areas, if applicable.
- A diagram, text, and exhibits describing the site, proposed land uses, circulation, public facilities and services and phasing.

- A preliminary report describing anticipated requirements and proposed means of providing utility facilities and public services, including but not limited to, storm drainage, sewage disposal, water supply, parks and recreation and school facilities.
- A discussion of how the specific plan implements, and is consistent with, the applicable elements of the general plan.
- A description of site development standards including but not limited to, listing of allowable uses, maximum and minimum regulations, required setbacks and supplemental illustrations as required, establishing the basic community architectural character, environmental character, and environmental design qualities to be attained throughout the specific plan area.
- A phasing and financing plan to assure the adequate provision of public utilities, improvement, and other facilities.
- Any additional information determined to be necessary by the Director, Planning Commission, or City Council based on the characteristics of the area to be covered by the plan, applicable policies of the General Plan, or any other issue(s) determined to be significant.

CHAPTER 2 PROJECT SITE AND DEVELOPMENT PLAN

This Chapter describes the location of the Project Site, provides background on the historical use of the Project Site, lists the Project's objectives, and describes the development plan in detail.

Location

As illustrated on **Figure 1 - Vicinity Map** and **Figure 2 – Project Boundary**, the Project Site is located at the southwest corner of Olive Avenue and Ivy Avenue in the City of Monrovia. The approximately 0.8-acre property is directly adjacent to the Specific Plan property (Paragon at Old Town development). The Project Site is surrounded on all sides by existing development, including multi-family residential, commercial and single-family residential.

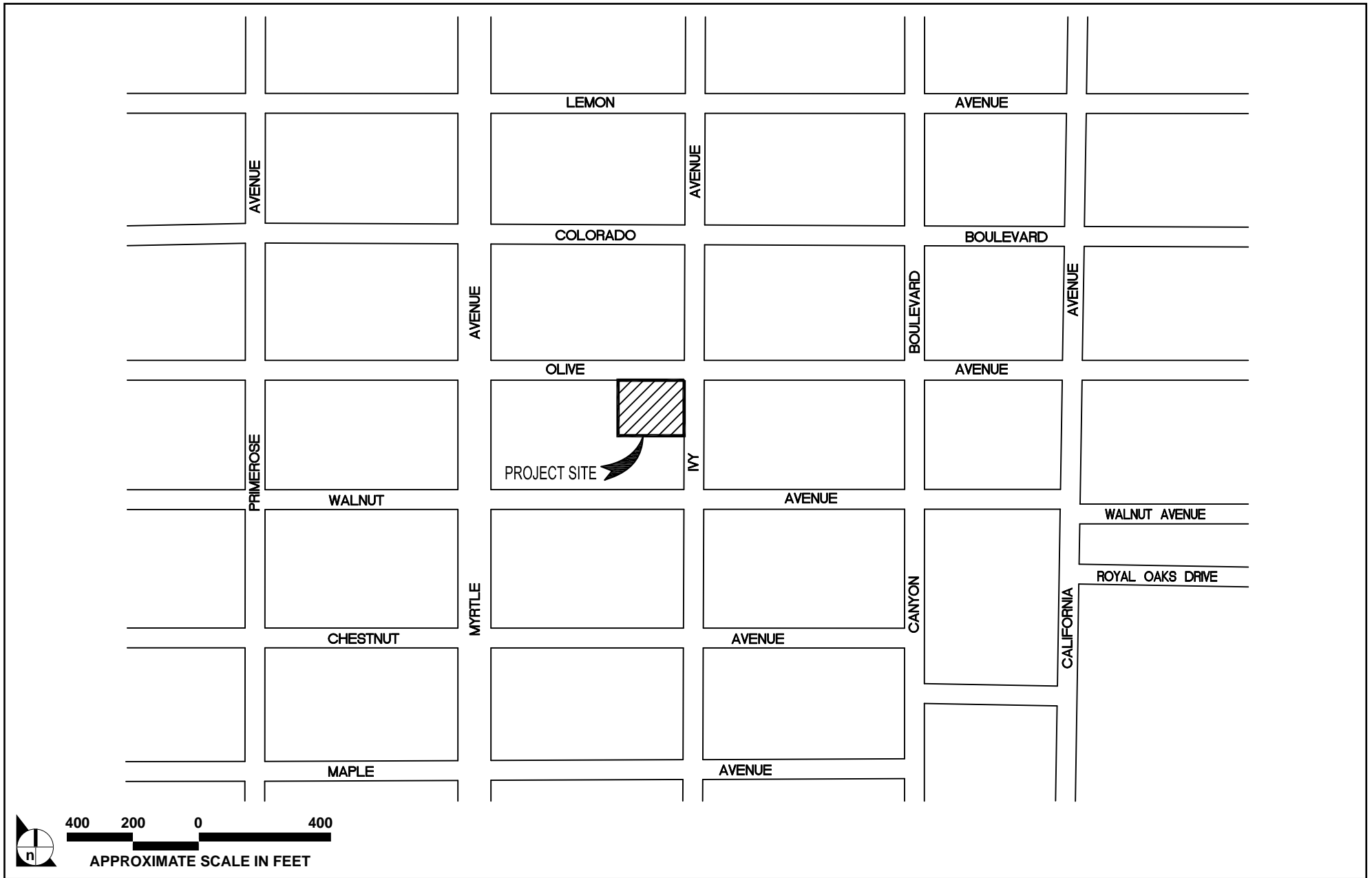
Project Site Background

Historical development of the Project Site dates back to 1925. The Project Site was initially developed with a grain and feed mill, consisting of two buildings totaling 1,500 square feet. Ultimately, the Project Site was converted to warehousing and manufacturing uses, and additional buildings were constructed on site. These buildings have since been removed and all that remains is a paved parking lot (**Figure 3 - Site Photographs**).

Project Objectives

In addition to the principles already included in the Specific Plan, the Project's design is also based on the following objectives:

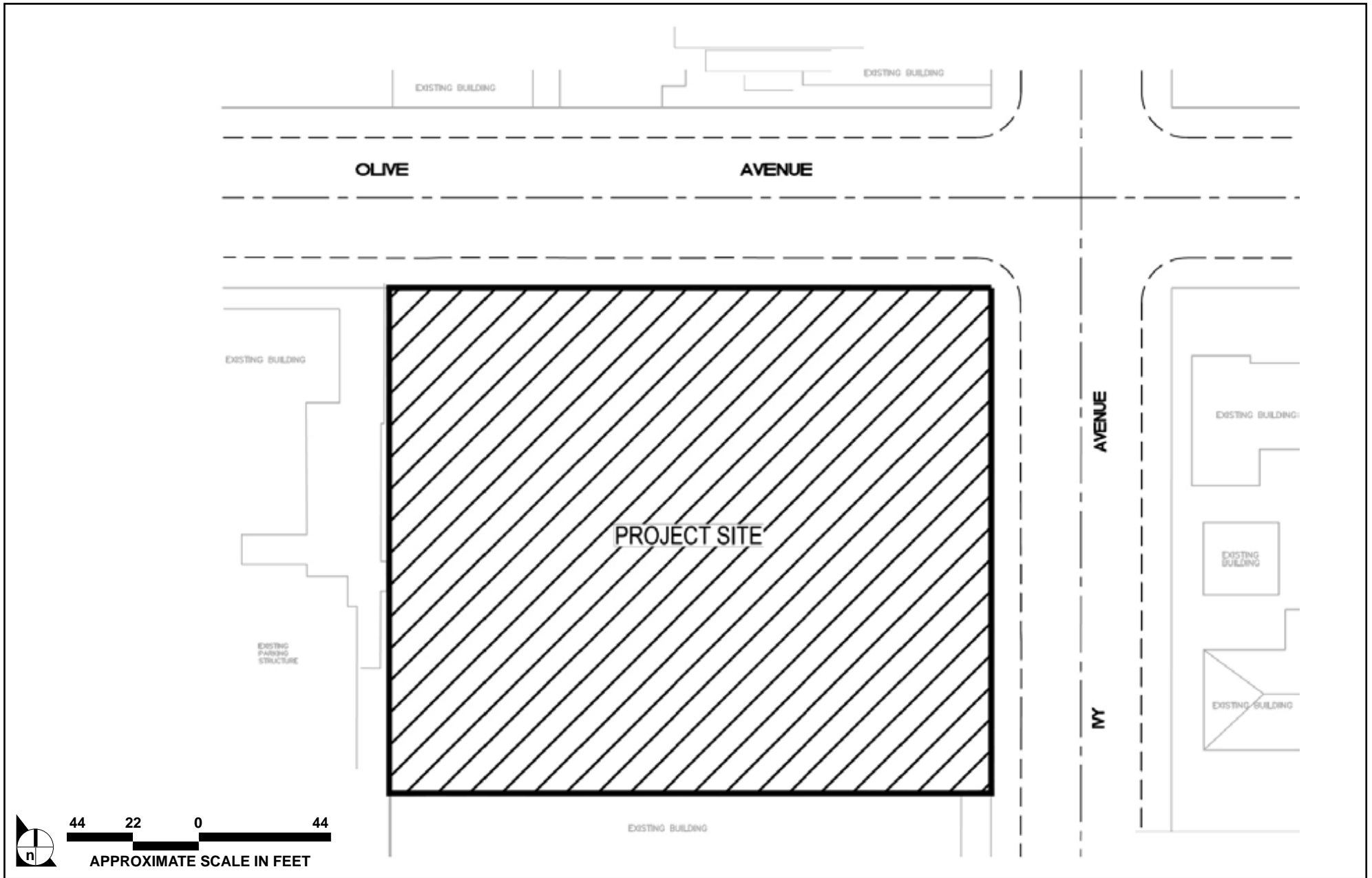
- Design a neighborhood that has a unique identity and sense of place.
- Enhance the economic and social vitality of Old Town by adding residents that will utilize services, restaurants, and employment opportunities.
- Revitalize the Project Site through the conversion of the property from a parking lot to a new residential neighborhood.
- Integrate a new residential neighborhood into the City's Old Town.
- Create and enhance opportunities for non-vehicular travel and encourage pedestrian mobility by providing housing in close proximity to commercial services and employment opportunities.
- Create an architectural design that both compliments and is compatible with surrounding development.



SOURCE: Alliance Land Planning and Engineering, Inc., June 2012

FIGURE 1

Vicinity Map



SOURCE: Alliance Land Planning and Engineering, Inc., June 2012

FIGURE 2

Project Boundary



Looking Across Site from Ivy toward Paragon



Looking Across Site toward Paragon



Project Site Looking West on Ivy



- Provide a landscape design that emphasizes a pleasant neighborhood character with inviting streetscapes.
- Provide a rich set of open spaces, including courtyards and plazas.
- Enhance and augment the City’s housing supply by providing a unique housing type to assist in meeting needs of existing and future residents.
- Provide a tax base to support public services and infrastructure.
- Preserve and enhance the character of Monrovia.

Development Plan

As illustrated in **Figure 4 – Site Plan**, the Applicant is proposing to develop the 33,626-square-foot, parking lot (i.e., the Project Site) with 18 multi-family residences located in a total of six structures (i.e., three units per structure). The Project’s six structures will be three stories in height (37 feet), and the 18 multi-family residences will be developed as “for-sale,” market rate housing.

The proposed Project also includes a total of 45 parking spaces: 36 covered parking spaces (i.e., two-car garage for each unit) and nine surface guest spaces.¹ Vehicular access to the site would come from Olive Avenue via two 25-foot-wide, private driveways. Access to the garages and the nine on-site guest parking spaces would be from these driveways.

Further, the Project would provide approximately 4,580 square feet of open space area, inclusive of both useable private and common area open space. Private open space would be contained within a private on grade courtyard provided for each unit. The common area open space would be located in the center of the Project Site between the buildings. This area will provide for much needed recreational space that will provide seating and barbeque grills. In addition, there will be trees and turf that can be used for a variety of uses.

Development of the Project Site would require grading and excavation of approximately 3,000 cubic yards of cut and 3,000 cubic yards of fill, along with remedial grading.

¹ The Project proposes a total of 2.5 parking spaces per unit, consistent with City standards. Additional parking is available in nearby public parking lots.

PROJECT INFORMATION

PROPERTY ADDRESS 138 EAST OLIVE AVE, MONROVIA
 INTENDED LAND USE: MULTI FAMILY RESIDENCES
 TOTAL AREA OF PROPERTY 33,636 SF
 PROPERTY OWNER WILLIAMS COMMUNITIES, LLC
 TOTAL # OF UNITS 18
 DWELLING SIZE/UNIT 1,850 SF

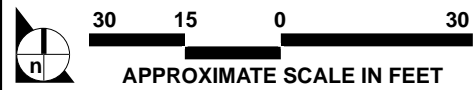
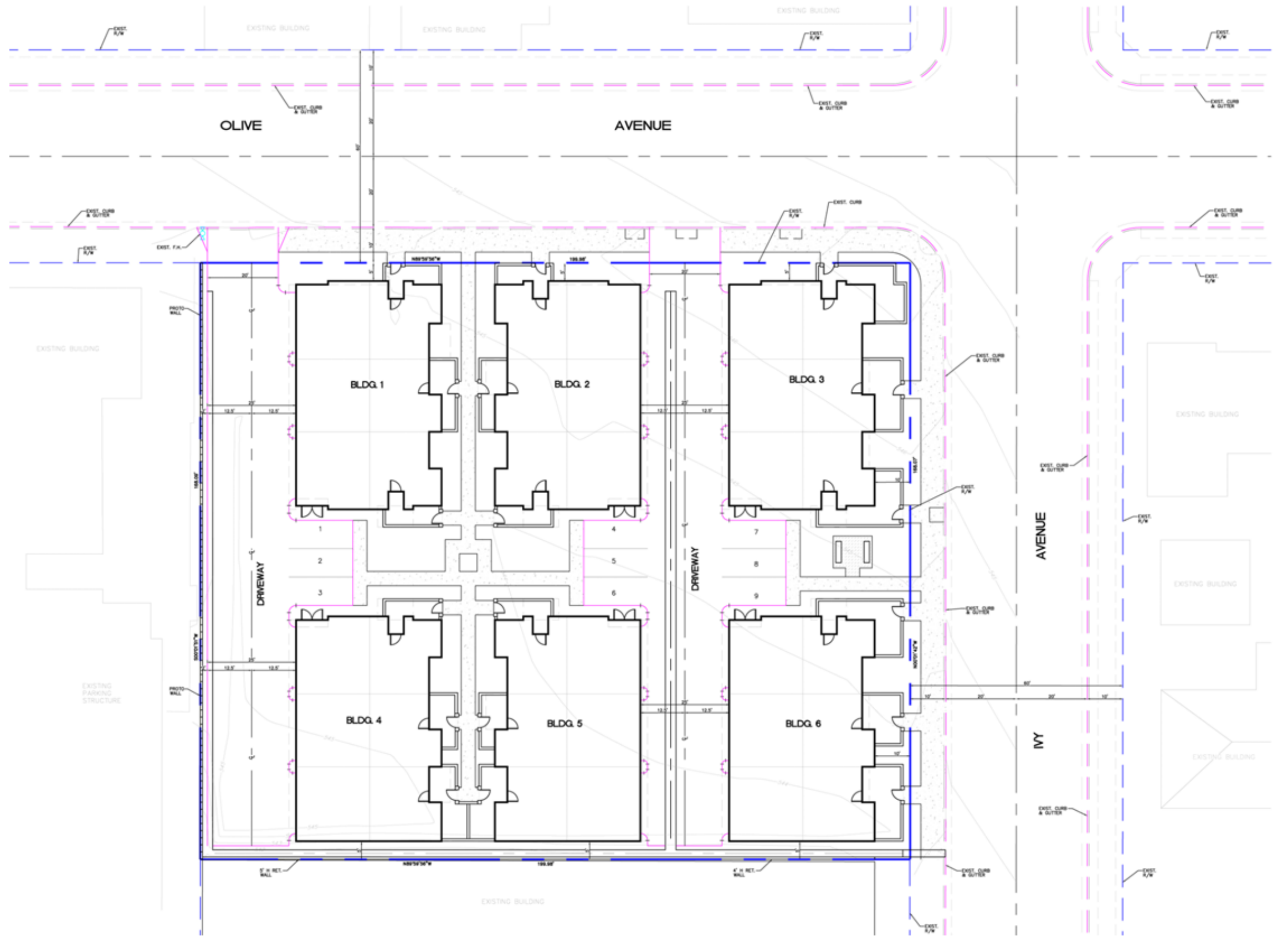
PROJECT PARKING

PARKING REQUIRED (CITY OF MONROVIA):
 2 CAR GARAGE PER UNIT * 18 UNITS 36 SPACES
 0.5 OPEN SPACE (GUEST) PER UNIT * 18 UNITS 9 SPACES
 TOTAL PARKING SPACES REQUIRED 45 SPACES

PARKING PROVIDED:
 COVERED PARKING (2 CAR GARAGES) 36 SPACES
 OPEN PARKING (GUEST) 9 SPACES
 TOTAL PARKING SPACES PROVIDED 45 SPACES

PROJECT RECREATION AREA

RECREATION AREA PROVIDED:
 RECREATION AREA (OPEN SPACE) 4,580 SF
 TOTAL RECREATION AREA PROVIDED 4,580 SF (13.6%)



SOURCE: Alliance Land Planning and Engineering, Inc., June 2012

FIGURE 4

Site Plan

Some development standards for the Project are different in several areas, as compared to the development standards in the City's Zoning Ordinance for multi-family residential development in the RH zone. It should be noted that the Project Site is an extension of the Old Town area, which calls for more urban development as compared to other areas in the City; the standards in the RH zone are more reflective of suburban, rather than urban, development. These differences include the following:

- **Front Yard Setback** – The minimum front yard setback in the RH zone is 25 feet. Based on the configuration of this property, the Ivy Avenue property line is considered the front of the lot. The Project proposes a front yard setback from Ivy Avenue of 10 feet. The majority of other properties along the west side of Ivy Avenue between Olive and Maple Avenues (in the Old Town Extension Area) are configured and developed as side yards. The proposed 10-foot setback is consistent with the underlying M Zone regulations and with the prevailing development pattern.
- **Side Yard Setback** – The property line along Olive Avenue and the parallel property line which is the south property line are considered the side property lines. The RH development standards require a side yard setback equal to 10 percent of the lot width, with a 15-foot maximum setback. Using the RH standards, the maximum 15-foot setback would be required on each side. The underlying M Zone regulations require a 10-foot setback along street frontages; no setback is required on interior property lines. The proposed 5-foot setback along Olive Avenue matches the setback approved and in place for the Paragon at Old Town development directly west on Olive Avenue and consistent with the more urban development pattern in the Old Town area.
- **Rear Yard Setback** – The minimum rear yard setback for the RH zone is 20 feet; the M Zone requires no setback. The Project proposes a rear yard setback of 27 feet.
- **Recreation Space** – All developments in the RH zone are required to provide a minimum of recreation area equal to 20 percent of the gross dwelling unit floor area. The Project proposes recreation or open space of 13.6 percent of the gross dwelling unit floor area. The percentage being provided by the Project is similar to other newer residential development in the more urban Old Town area, including the adjacent Paragon at Old Town development (which is part of the Specific Plan).
- **Wall Height** – The maximum wall height in a front yard or corner lot setback is 3 feet. The walls proposed for the courtyards in the setback area are a maximum of 3.5 feet.

All of the above proposed development standards are included within Amendment No. 2, which creates the development standards and zoning requirements for the Project Site.

CHAPTER 3 LAND USE

This Chapter summarizes the existing and proposed general plan designation for the Project Site. It also establishes zoning standards.

Existing General Plan Land Use Designation

As indicated previously, the Project Site is designated Manufacturing (M) with a Specific Plan Overlay (SPO). According to the City's General Plan, the intent of the SPO is to continue the pedestrian orientation of Myrtle Avenue south from Old Town and to create new housing opportunities and compatible office uses between Olive and Maple Avenue. Furthermore, the SPO permits parcels without Myrtle Avenue frontage, such as the Project Site, to be developed exclusively for residential uses.

Proposed Land Use Designation

The Applicant is seeking a General Plan Amendment to change the land use designation on the Project Site from Manufacturing with a Specific Plan Overlay to Specific Plan Area. The designation would provide for the development of the Project Site as follows:

Table 1 – Land Use Summary/Zoning Standards

Ivy at Monrovia	
Project Site Zoning	Specific Plan (SP)
Property Square Footage	33,626 square feet
Total Dwelling Units	18
Maximum Density Per Acre	25 du/ac

Table 1 above replaces Table 1 in the Specific Plan.

CHAPTER 4 DEVELOPMENT REGULATIONS

This Chapter contains the specific development regulations that will govern the Project. In the event of a conflict between the Monrovia Municipal Code or the Specific Plan and this Amendment No. 2, the regulations contained within this Amendment No. 2 shall prevail. However, the Monrovia Municipal Code shall govern areas not regulated by Amendment No. 2 or the Specific Plan.

Use Regulations

Table 2 provides a list of permitted uses (P) and uses requiring a conditional use permit (CUP) for the Project Site. Non-residential uses shall be prohibited on the Project Site, and all other uses shall be in conformity with Amendment No. 2, applicable portions of the Monrovia Municipal Code (MMC), regulations and permits, as well as the recorded Declaration of Covenants, Conditions and Restrictions (CC&Rs).

Table 2 –Use Regulations

Residential	
Multi-Family Dwelling Units	CUP
Institutional/Other (per MMC requirements)	
Communication/Satellite Antennas (serving the project/with screening)	P
Home Occupations	P

Table 2 above replaces Table 2 in the Specific Plan as it relates to the Project Site.

Development Standards

Table 3 provides development standards for Amendment No. 2.

Table 3 – Development Standards

Category	Proposed Standard
Maximum Permitted Density	25 du/ac
Building Setback Requirements from Property Line <ul style="list-style-type: none"> • Minimum Front Setback (Ivy Avenue) • Minimum Street Side Setback (Olive Avenue) • Minimum Side Setback • Minimum Rear Setback 	10 feet* 5 feet** 5 feet 5 feet
Maximum Building Height	40 feet***
Maximum Number of Stories	3
Maximum Floor Area Ratio	1:1
Required Parking	2 enclosed spaces plus 0.5 open space per dwelling unit, designated for guest parking

*Wall/Fencing (up to 42 inches in height) and patios shall be permitted in this setback.

**Wall/Fencing (up to 42 inches in height) and patios shall be permitted in this setback.

***Architectural projections and/or rooftop equipment may extend to 45 feet.

Table 3 above replaces Table 3 in the Specific Plan as it relates to the Project Site.

CHAPTER 5 PUBLIC FACILITIES AND SERVICES

This Chapter supplements the information contained in Chapter 6 of the Specific Plan with information specific only to the Project Site and, therefore, not included in the Specific Plan. The Specific Plan already contains detailed background summaries in Water Service; Sanitary Service; Electrical, Gas, Telephone and Cable Service; Police Service; Fire and Emergency Services; Library; Public Schools; Solid Waste Collection; and Parks and Recreations, all of which would be applicable to this Project. Additionally, as required by the Specific Plan, payment of appropriate impact fees for schools, parks, fire, and libraries would be paid at the time of building permit.

Streets/Private Drives

As indicated previously, the Project Site is bounded by Ivy Avenue and Olive Avenue. Ivy Avenue and Olive Avenue are public streets, each with a maximum 60-foot right-of-way that accommodates two vehicle lanes, on-street parallel parking, sidewalk, and landscaping. These roads are depicted in cross-section and plan view on **Figure 5 – Ivy Avenue Street Section** and **Figure 6 – Olive Avenue Street Section**.

Vehicular access to the Project Site shall be provided via two private driveways on Olive Avenue. The westerly private driveway provides vehicular access to Buildings 1 and 4 (and three guest parking spaces). The easterly private driveway provides access to Building 2, 3, 5 and 6 (and six guest parking spaces). The private driveway design is cross-section and plan view on **Figure 7 – Private Drive Section**.

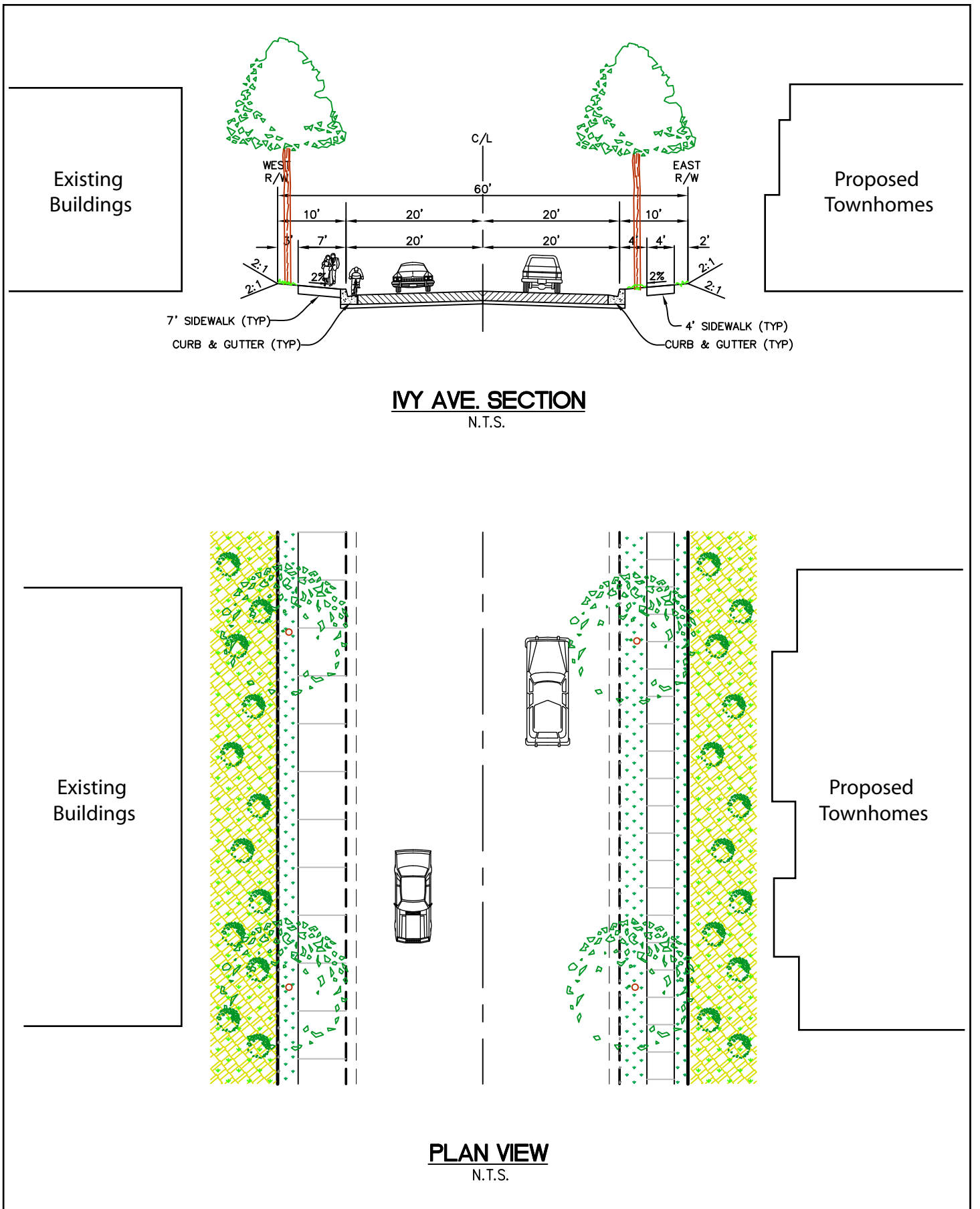
On-Site Utilities

As the Project Site is located in an urban infill development area, utilities are available. The on-site utility systems are depicted on **Figure 8 – Conceptual Site Utilities Exhibit**.

Storm Drains/Water Quality

The Project Site is located in an urbanized area and is presently developed as a parking lot. The existing drainage pattern for the property is generally in a west-east direction, concentrating sheet flows to the southeast corner of the Project Site where the water then outlets to Ivy Avenue.

The proposed Project shall comply with all provisions of the City's Municipal Code in order to provide on-site storm drain improvements, and direct all roof drains to landscaped areas. Drainage from internal driveways and surface parking areas will go through the on-site drainage system and ultimately outlet to Ivy Avenue.

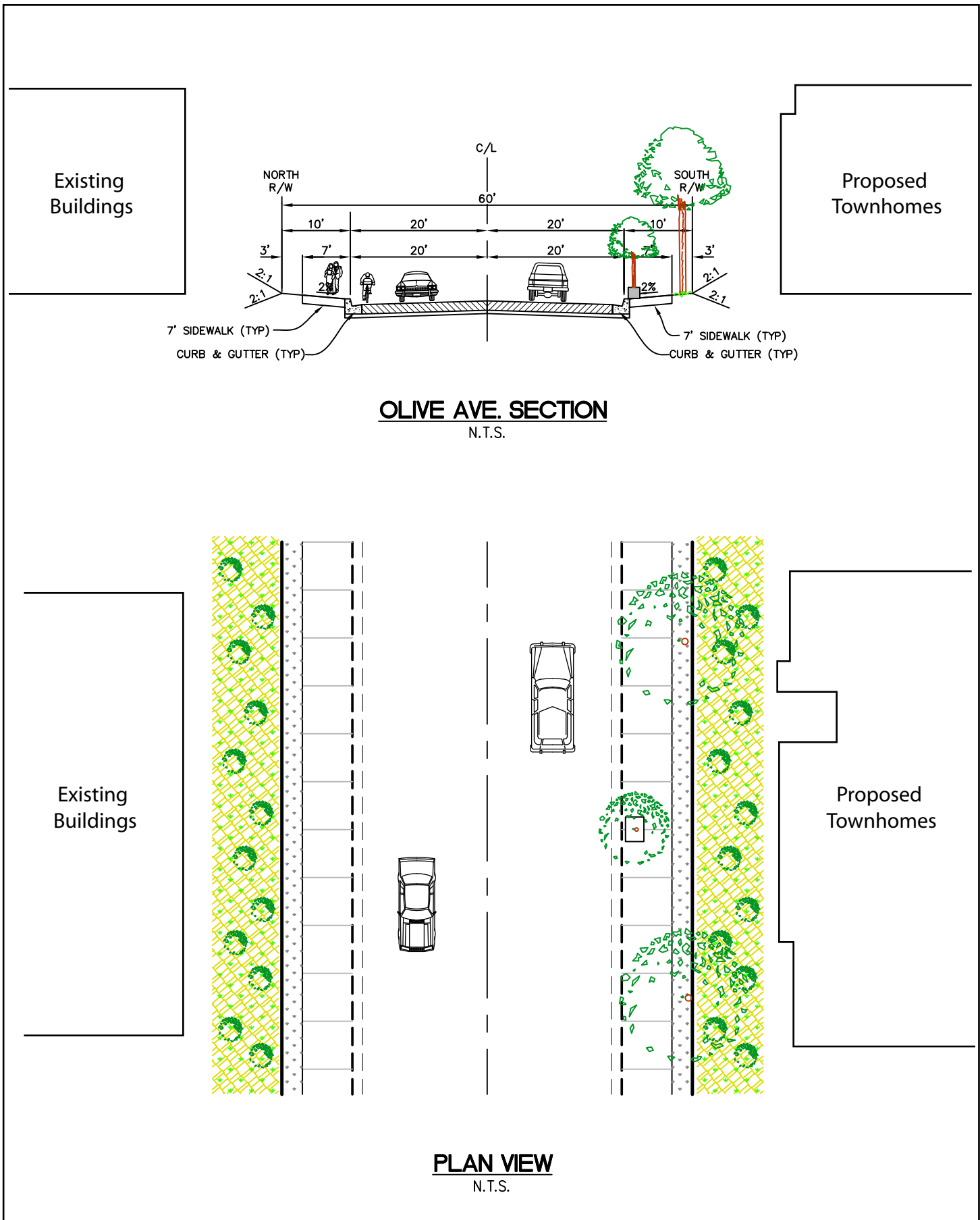


SOURCE: Alliance Land Planning and Engineering, Inc., June 2012

FIGURE 5



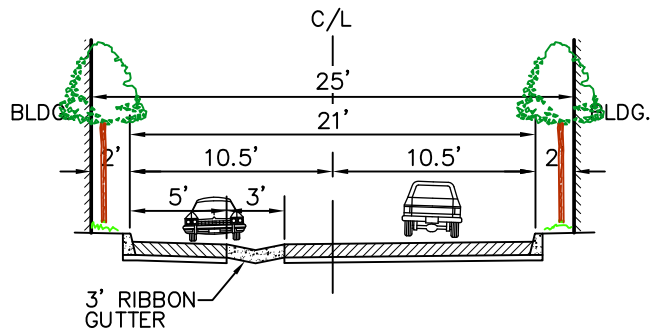
Ivy Avenue Street Section



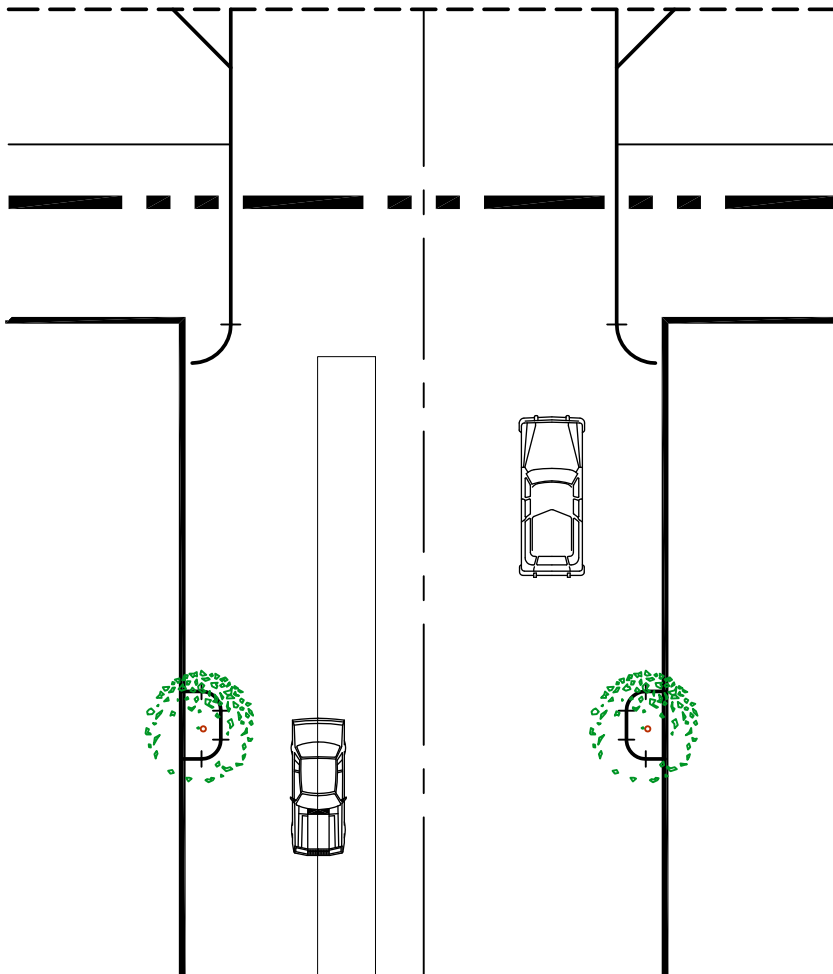
SOURCE: Alliance Land Planning and Engineering, Inc., June 2012

FIGURE 6

Olive Avenue Street Section



PRIVATE DRIVE
N.T.S.

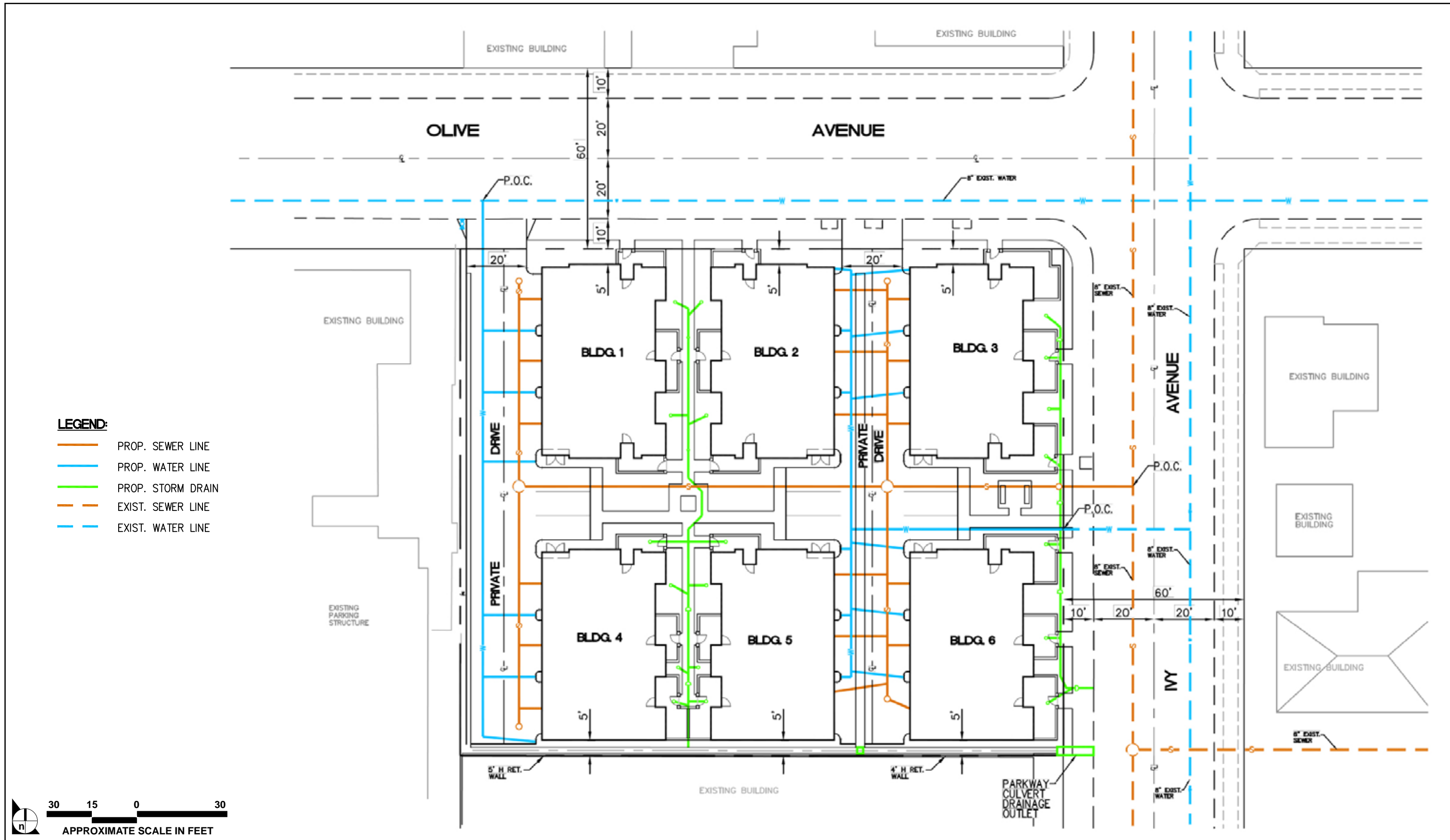


PLAN VIEW
N.T.S.

SOURCE: Alliance Land Planning and Engineering, Inc., June 2012

FIGURE 7

Private Drive Section



SOURCE: Alliance Land Planning and Engineering, Inc., June 2012

FIGURE 8

Conceptual Site Utilities Exhibit

The conceptual water quality plan prepared by Alliance Engineering provides treatment post-development through infiltration for the first 0.75 inch of stormwater runoff. A percolation test was performed in two, on-site locations to verify the minimum required infiltration rate of 0.50 in/hr was met (per the County of Los Angeles' standard urban stormwater mitigation plan). The percolation test returned favorable results, registering an infiltration rate of 33.4 in/hr (500 gal/ft²-day) that far exceeds the required minimum infiltration rate of 0.5 in/hr. Therefore, on-site infiltration shall be the provided method of water quality treatment. On-site storm drains and water quality systems are depicted on **Figure 9 – Water Quality Plan**.

LEGEND

- PRIMARY BASIN LIMITS

- T_c TIME OF CONCENTRATION (MIN.)
- A_T SUB-AREA IN ACRES
- Q_{25} 25 YR. FREQUENCY FLOWRATE
- ΣA_E (EXISTING CONDITION) SUMMATION OF AREA IN ACRES
- ΣQ_D (DEVELOPED CONDITION) SUMMATION OF FLOW IN CUBIC FEET PER SEC.
- 3A
5.5 DRAINAGE SUBAREA DESIGNATION
..... DRAINAGE AREA IN ACRES
- V_M MITIGATED VOLUME
- V_P BMP VOLUME PROVIDED

- STORM DRAIN LINE (PRIVATELY MAINTAINED)
- FLOW DIRECTION

- PERVIOUS PAVEMENT

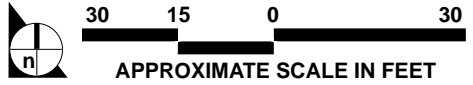
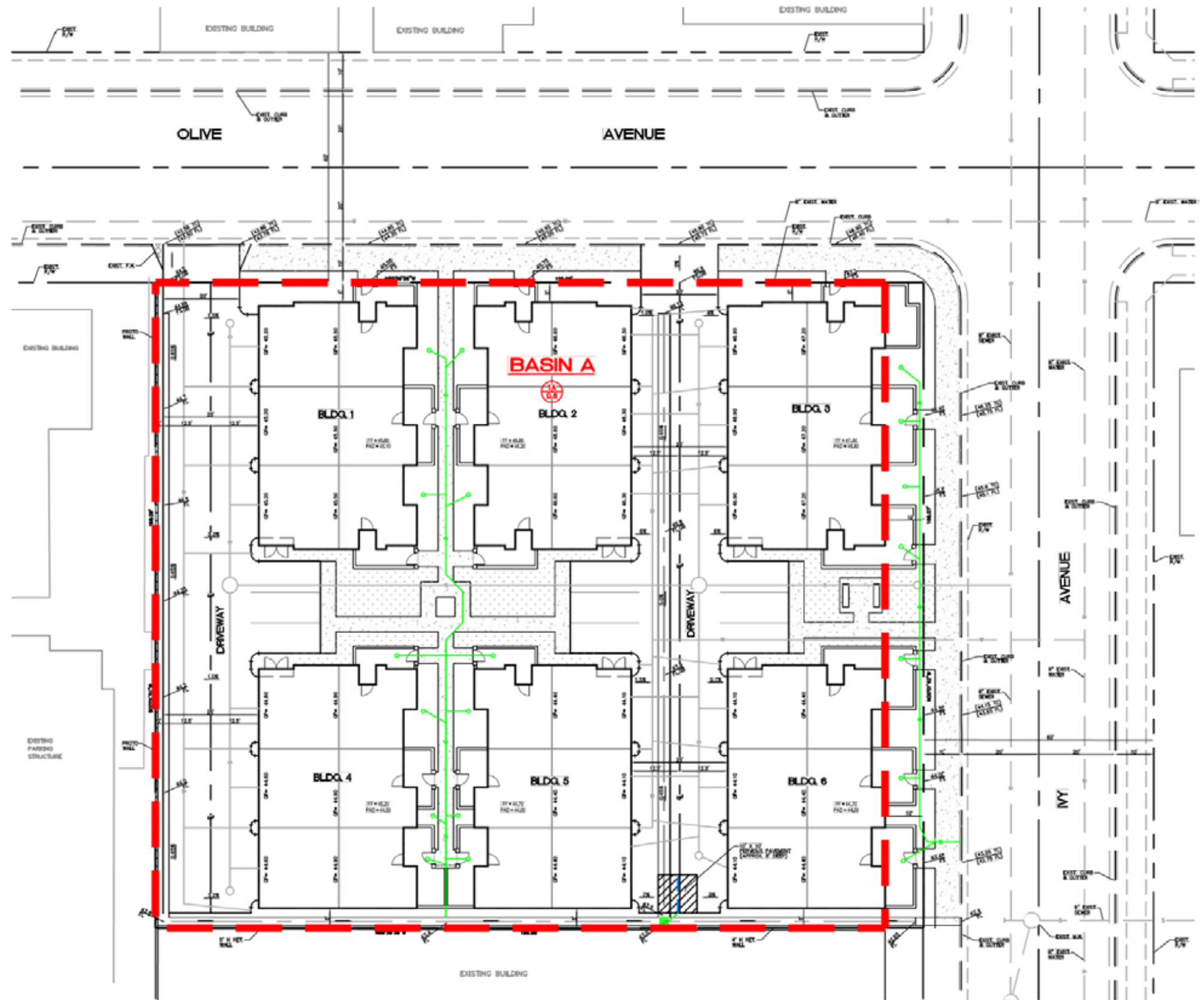
- PROJECT BOUNDARY
- CITY BOUNDARY

DRAINAGE CONCEPT NOTES:

1. HYDROLOGY INFORMATION AND STORM DRAIN ALIGNMENTS SHOWN ARE NOT APPROVED.
2. COMPLIANCE OF ALL STREET DRAINAGE REQUIREMENTS WILL BE MET TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
3. THE COMMUNITY ASSOCIATION WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF EXISTING AND PROPOSED ONSITE DRAINAGE FACILITIES, INCLUDING PROPOSED SIDEWALK CULVERTS AND WILL ENTER A MAINTENANCE COVENANT AGREEMENT BEFORE OCCUPANCY.

DESIGN CRITERIA:

STORM EVENT	25 YR.
50 YR. 24 HR RAINFALL	7.5 INCHES
SOIL TYPE	016
DEBRIS PRODUCTION AREA	DPA 1



SOURCE: Alliance Land Planning and Engineering, Inc., June 2012

FIGURE 9

Water Quality Plan

CHAPTER 6 PROJECT DESIGN

This Chapter provides the community design requirements for the Project, which include building architecture, landscaping, walls and fencing and open spaces/landscaped areas. The design standards and requirements summarized below supersede those requirements and guidelines contained in Chapter 7 of the Specific Plan.

Architectural Design

The architectural design for the Project is an expression of its urban setting near Old Town. The architecture is considered a “modern contemporary style” and takes its precedent from the adjacent four-story Paragon at Old Town development through the use of flat roofs and color blocking. Brick accents and metal awnings provide additional relief and interest. Additionally, the three-story buildings proposed by the Project provide a nice transition between the existing four-story Paragon at Old development, and single-family and lower density multiple-family dwellings east of Ivy Avenue. Furthermore, the Project’s buildings provide a public edge along Ivy Avenue and Olive Avenue, with home entries and courtyards adjacent to or close to the streets. The Project’s architectural design is depicted on **Figure 10 – Building Elevations** and **Figure 11 (a, b, c) – Visual Simulations**.

Landscape Design

The intent of the landscape plan (see **Figure 12 – Conceptual Landscape Plan**) is to incorporate plant material that is drought tolerant, thrives in an urban environment, and provides an aesthetic backdrop to the architecture. The primary feature of the landscape plan is the olive trees that will frame the community from both Olive Avenue and Ivy Avenue. The olive trees are well suited for this climate and have a small to medium size canopy which will provide shading and also enhance the project’s architecture.

Each home shall have an enclosed patio with a 3.5-foot-tall patio wall enclosure for privacy, yet neighbor friendly. Each homeowner will be allowed to incorporate outdoor pots/plants and outdoor furniture within these private spaces, subject to approved design standards.

Finally, common areas shall include spaces reserved for outdoor seating, gatherings and other forms of passive recreation (see **Figure 13 – Open Space Plan**). The applicant shall comply with the City’s Art in Public Places Ordinance by either incorporating publicly accessible artwork or paying the in-lieu fee to the City.



RIGHT
(SIDE ENTRY)



REAR



LEFT
(SIDE ENTRY)



FRONT

10 5 0 10
APPROXIMATE SCALE IN FEET

SOURCE: Williams Homes, Inc., March 2012

FIGURE 10

Building Elevations



NOT TO SCALE

FIGURE 11a

Visual Simulations – Key Map



Existing View



Proposed View

FIGURE 11b

Visual Simulations – View 1





Existing View



Proposed View

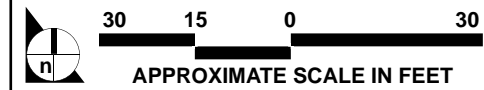
FIGURE **11c**

Visual Simulations – View 2



PLANT LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
	OLEA EUROPEA	OLIVE	24 INCH BOX	SEE PLAN
	PHOENIX DACTYLIFERA	DATE PALM	10 FEET	SEE PLAN
	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	24 INCH BOX	SEE PLAN
	CINNAMOMUM CAMPHORA	CAMPHOR	36 INCH	SEE PLAN
	CUPRESSUS SEMPERVIRENS	CYPRESS	24 INCH	SEE PLAN
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	24 INCH	SEE PLAN
SHRUBS				
AA	AGAVE ATTENUATA	FOX TAIL AGAVE	5 GAL.	SEE PLAN
BB	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	5 GAL.	SEE PLAN
CC	CALLISTEMON CUPRESSIFOLIUS	BOTTLE BRUSH	5 GAL.	SEE PLAN
D	DIETES BICOLOR	FORTNIGHT LILY	1 GAL.	36 INCH
K	ANIGOZAMTHOS	KANGAROO PAW	5 GAL.	SEE PLAN
P	PHORMIUM TENAX	GREEN FLAX	5 GAL.	SEE PLAN
PT	PHORMIUM TENAX "JACK SPRAT"	JACK SPRAT VARIEGATED FLAX	5 GAL.	24 INCH
R	STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL.	SEE PLAN
S	LAVADULA STOKCHAS	SPANISH LAVENDER	1 GAL.	24 INCH
T	SODDED LAWN	MARATHON II OR EQUAL		SEE PLAN
X	BUXUS JAPONICA	BOXWOOD	5 GAL.	36 INCH
	DECOMPOSED GRANITE			





SOURCE: Alliance Land Planning and Engineering, Inc., June 2012

FIGURE 12

Conceptual Landscape Plan

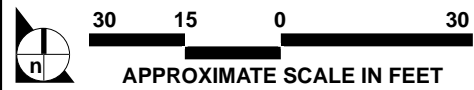
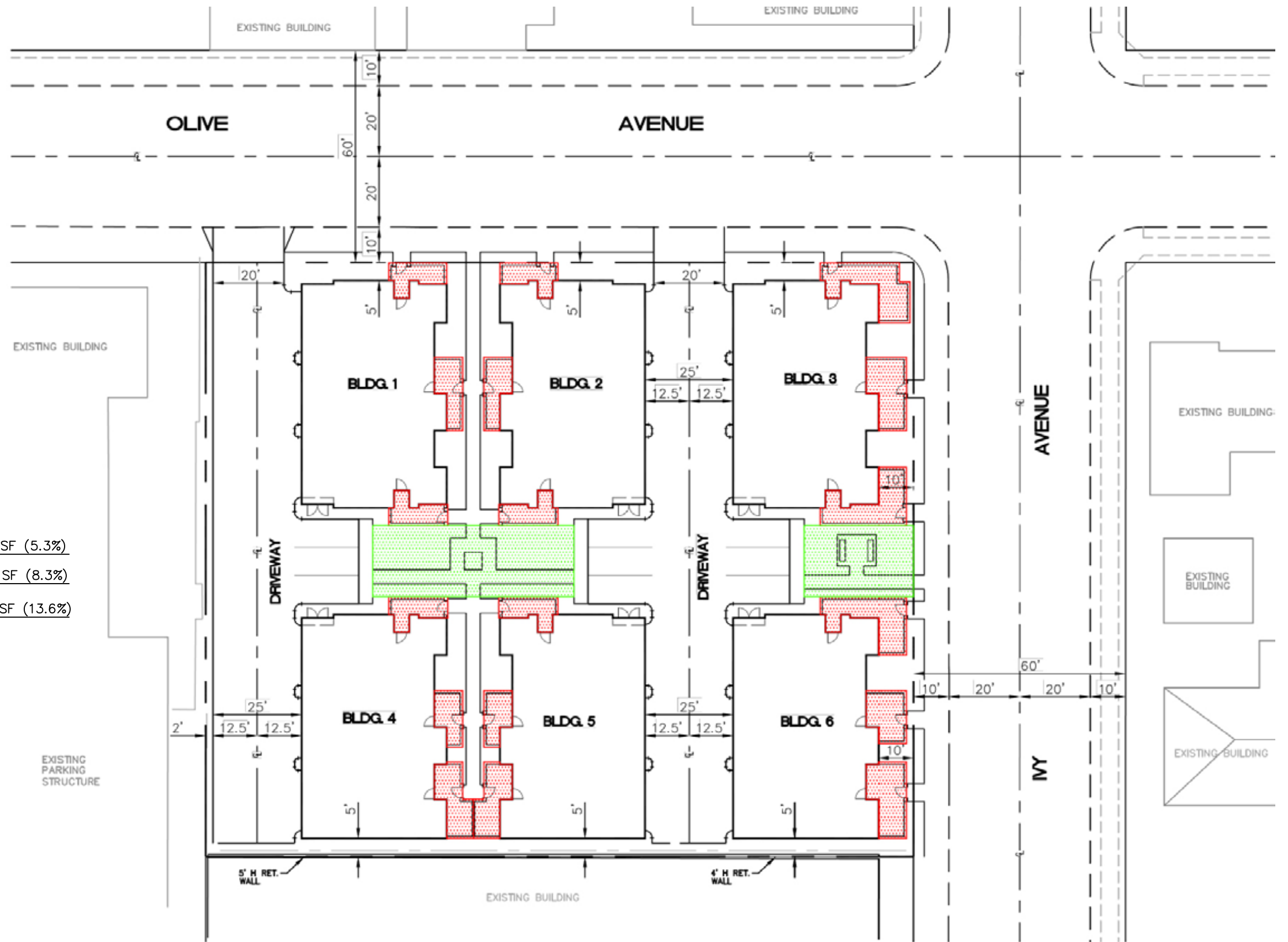
LEGEND:

-  OPEN SPACE (COMMON AREA)
-  OPEN SPACE (PRIVATE PATIO)

PROJECT OPEN SPACE AREA

OPEN SPACE AREA PROVIDED:

OPEN SPACE (COMMON AREA)	<u>1,780 SF (5.3%)</u>
OPEN SPACE (PRIVATE PATIO)	<u>2,800 SF (8.3%)</u>
TOTAL OPEN SPACE AREA PROVIDED	<u>4,580 SF (13.6%)</u>



SOURCE: Alliance Land Planning and Engineering, Inc., June 2012

FIGURE 13

Open Space Plan

CHAPTER 7 IMPLEMENTATION

The project will likely be constructed in three or four phases over a 12- to 18-month period. The applicant shall comply with all of the requirements of the Specific Plan's Implementation chapter (Chapter 8) and no changes to the requirements in that chapter are contemplated by this Amendment.

APPENDICES

Existing and Proposed Specific Plan Area Map

IVY AT MONROVIA SPECIFIC PLAN AREA MAP

OLIVE AVENUE

MYRTLE AVENUE

EXISTING
700 SOUTH MYRTLE AVENUE
SPECIFIC PLAN AREA

PROPOSED EXTENSION OF
700 SOUTH MYRTLE AVENUE
SPECIFIC PLAN AREA

IVY AVENUE

WALNUT AVENUE



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CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING



SCALE: 1" = 100'

Legal Description

LEGAL DESCRIPTION
TENTATIVE TRACT MAP NO. 71996

Lots 1, 2, 3 and 4 in Block "S" of the Town of Monrovia, in the City of Monrovia, County of Los Angeles, State of California, as per Map Recorded in Book 9 Pages 69 and 70 of the Miscellaneous Records, in the Office of the County Recorder of said County.

Consistency Analysis of the Specific Plan Amendment to the Monrovia General Plan		
LAND USE ELEMENT		
<i>Policy Number</i>	<i>Policy Summary</i>	<i>Consistency</i>
1.1	Establish population density standards for all land use categories.	Consistent: the Specific Plan Amendment includes a maximum permitted density standard.
1.2	Refine standards for building intensity on an ongoing basis, including standards for lot coverage, setbacks, public and private open space, landscaping, maximum dwellings per acre, floor area ratios (FAR's), and height restrictions.	Not Applicable: applies to the City of Monrovia; however the Specific Plan Amendment includes the applicable standards listed in the Policy.
1.3	Establish maximum development intensities (i.e. dwelling unit densities for residential uses and floor area ratios for non-residential uses) for each land use category.	Consistent: the Specific Plan Amendment includes development standards.
1.4	Encourage the location of new high density residential development in close proximity (i.e. within walking distance) of the downtown, other major retail commercial centers, and/or transit facilities.	Consistent: the project is a higher density residential development within walking distance of downtown and bus service routes.
1.5	Allow development of mixed use projects consisting of residential, retail and office uses along existing and future transit corridors such as Myrtle Avenue and the Station Square Planning Area.	Not Applicable: the project is not located along Myrtle Avenue or the Station Square Planning Area.
1.6	Promote a variety of housing types ranging in size, density, and price.	Consistent: the project introduces an additional product type, density and price points in the downtown area.
1.7	Provide for location of commercial uses offering goods or services.	Not Applicable: the project is residential.
1.8	Develop higher density residential areas in close proximity to employment centers.	Consistent: the project provides higher density residential units in close proximity to employment and the downtown area.
1.9	Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities to support the City's business community and to satisfy the demands of the City's resident population.	Consistent: the project provides for the development of new housing in close proximity to the downtown area supporting nearby businesses.
1.10	Encourage large employers, the Chamber of Commerce, and major commercial and industrial developers to inform the City of new employment opportunities in the City, so that the City can encourage housing developers to match income levels of jobs created to the types of housing available.	Not Applicable: this policy is advisory to the City; however the project does add an additional product type to the downtown area.
1.11	Develop residential areas with densities and housing types related to existing and proposed public facilities and services.	Consistent: the project is an infill development with the necessary public facilities and services.
1.12	Consider the potential impact of housing opportunities when reviewing petitions to rezone properties from residential to non-residential.	Not Applicable: the project includes rezoning the property from non-residential to residential.

2.1	Ensure that land use intensities are consistent with the capacities of existing and planned infrastructure and public services.	Consistent: the Specific Plan Amendment indicates that public services and infrastructure are available to the project.
2.2	Encourage the coordination of new development with the provision of adequate schools.	Consistent: the project will pay the appropriate school fees.
2.3	Require that new development pay its pro-rata share of the costs of services required to support the development.	Consistent: the project will pay its pro-rata share for the costs of services related to the development.
2.4	Explore the feasibility of providing land or in-lieu fees for park or recreational facilities.	Consistent: the City has not adopted park fees, however future residents will be subject to HWP assessment.
2.5	Where appropriate, require developers to pay the cost of studies needed to determine infrastructure capacity in conjunction with a proposed project.	Consistent: the project applicant has paid costs associated with the technical studies for the project.
3.1	Ensure adequate on-site parking for all residential developments.	Consistent: the project is providing on-site parking consistent with City requirements.
3.2	Where feasible, preserve the integrity of block frontage by providing alley access where alleys can support the traffic.	Consistent: the project has limited driveways and preserves block frontage.
3.3	Blend new Medium and High Density development with existing neighborhoods by encouraging Planned Unit Developments (PUD).	Consistent: the Specific Plan Amendment includes standards similar to a PUD. Development serves as transition between high- and medium-density neighborhoods.
3.4	Evaluate neighborhoods designated Medium Density and High Residential that are developed at a lower density use for the appropriateness of a change to a lower density designation.	Not Applicable: the existing zoning on the project site is Industrial.
3.5	Provide for landscaping on vacant undeveloped lots to preserve the quality of neighborhoods.	Not Applicable: this policy is advisory to the City of Monrovia.
4.1	Require new developments in established neighborhoods to consider the established architectural styles, development patterns, building materials, and scale of buildings within the vicinity of the proposed project.	Consistent: the Specific Plan Amendment includes standards and requirements that ensure compatibility with existing neighborhoods.
4.2	Require all new developments to consider existing uses in terms of neighborhood disruption, buffering, architectural styles, building materials, development patterns, and scale of buildings within vicinity of the proposed project.	Consistent: the Specific Plan Amendment includes standards and requirements that ensures compatibility with existing neighborhoods
4.3	Analyze the feasibility of incorporating the unincorporated areas of the County south of the City limits to better provide a coordination of services.	Not Applicable: this policy is advisory to the City.
5.1	Consider the impacts of new development on infrastructure.	Consistent: project impacts to infrastructure are not anticipated to be significant.
5.2	Include the Railroad Avenue area in a Planned Development Area.	Not Applicable: the project is not located in the Railroad Avenue area.

5.3	Provide land use categories that distinguish adequately between commercial and industrial uses with different functions and impacts.	Not Applicable: the project is a residential project.
6.1	Residences constructed near the Foothill freeway (210 Freeway) or near the railroad tracks shall be designed to reduce the intrusion of sound into the dwelling.	Not Applicable: the project is not located near the Foothill Freeway or railroad tracks.
6.2	Assess the impacts of freeway noise upon existing and possible future residential uses.	Not Applicable: the project is not located near a freeway.
6.3	Assess the impacts of railroad track noise upon existing and possible future residential uses.	Not Applicable: the project is not located near railroad tracks.
6.4	Evaluate the location of new industrial uses on residential uses.	Not Applicable: the project is residential.
6.5	Evaluate the location of new and existing commercial uses on residential uses	Not Applicable: the project is residential.
7.1	Encourage and continue the use of redevelopment activities, including the provision of incentives to private development, joint public private improvements, in those redevelopment areas designated in Monrovia.	Not Applicable: this policy is advisory to the City; however the project includes redevelopment of a site from a parking lot to a residential neighborhood.
7.2	Promote vigorous enforcement of City codes, including building, zoning, and health and safety, to promote property maintenance and parking enforcement.	Not Applicable: this policy is advisory to the City.
7.3	Create design guidelines for all Myrtle Avenue facing properties between Olive Avenue and the Foothill Freeway (210 Freeway).	Not Applicable: the project does not face Myrtle Avenue.
7.4	Consider appropriate future uses in the vicinity of the Santa Fe Depot, including uses in the Railroad and Pomona Avenue areas that will take maximum advantage of access to light rail.	Not Applicable: the project is not located in the referenced areas.
7.5	Encourage future commercial land uses along West Huntington Drive that are compatible with newer, sub-regional commercial uses.	Not Applicable: the project is not located in the referenced area.
7.6	Encourage the location of clean industrial uses in the City.	Not Applicable: the project is not industrial.
7.7	Encourage the development of light industrial, offices, and warehouses on Myrtle Avenue between Duarte Road and the southern City limits.	Not Applicable: the project is not in the referenced area.
7.8	Review and update as needed development guidelines for all the Planned Development areas to guide their future growth.	Consistent: the Specific Plan Amendment contains standards and guidelines for the project.
8.1	Capture an appropriate share of the region's demand for service industries, research and development type businesses, office space, and regional retailers.	Not Applicable: the project is residential.
8.2	Use access to rail transit to promote new office, retail, hospitality, and service type uses in the City.	Not Applicable: the project is residential.
8.3	Encourage regional uses such as large retailers, hotels and restaurants on West Huntington Drive.	Not Applicable: the project is not located in the referenced area.
8.4	Support and strengthen the economic vitality of the auto mall.	Not Applicable: the project is residential.
8.5	Provide a mix of housing, commercial, and industrial uses to encourage a jobs/housing balance.	Consistent: the project provides housing within the Old Town mixed use area

8.6	Implement redevelopment plans for adopted project areas.	Not Applicable: this policy is advisory to the City.
8.7	Work closely with the San Gabriel Valley Economic Partnership to attract new businesses to the City.	Not Applicable: this policy is advisory to the City.
8.8	Develop an economic strategy to attract new businesses to the City.	Not Applicable: this policy is advisory to the City.
8.9	Continue to implement the Development Review Committee's fast track review and process for new businesses or expansion of existing businesses.	Not Applicable: the project is residential.
8.10	Develop appropriate public relations information that highlight the city's positive aspect and make available to new businesses.	Not Applicable: the project is residential.
9.1	Continue to implement the historic preservation ordinance for designating, preserving, safeguarding historic structures, and creating historic districts in the City.	Not Applicable: the project site does not have a historic structure.
9.2	Facilitate the use of State and Federal funds for the preservation of historic buildings.	Not Applicable: the project site does not have a historic structure.
9.3	Continue to monitor development standards in single family and multi-family residential districts, including setbacks, height, density, and required open space, in order to ensure that new development is compatible with the scale and character of existing development.	Consistent: the Specific Plan Amendment includes developments standards for the project that will ensure compatibility with existing development.
9.4	Continue to refine as needed, design guidelines for new multiple-family residential development in order to promote consistency and compatibility with the City's older development.	Consistent: the Specific Plan Amendment includes developments standards for the project that will ensure compatibility with the City's older development.
9.5	Restore the Santa Fe Depot.	Not Applicable: the project does not include the Santa Fe Depot.
9.6	Encourage the continued effort in the downtown to preserve its historic quality. New development shall be designed in harmony with existing buildings.	Consistent: the Specific Plan Amendment includes standards that will ensure the project is consistent with existing buildings.
9.7	Through the existing Planned Development (PD) designations control the architecture and site design of residential developments for compatibility with the existing neighborhood.	Consistent: the Specific Plan Amendment contains standards similar to PD designations to ensure compatibility with the existing neighborhood.
9.8	Continue the street tree and sidewalk pattern in new development where Medium Density and PD neighborhoods have an established street tree and sidewalk pattern.	Consistent: the Specific Plan Amendment contains standards that will extend the established street tree and sidewalk pattern.
9.9	Complete the City-wide survey and prepare a City wide inventory of potentially historic structures.	Not Applicable: this policy is advisory to the City.
9.10, 9.11, 9.12	Related to the preservation and/or relocation of historic buildings and structures.	Not Applicable: the project site does not contain historic structures.
10.1	Adhere to the Hillside Development Policies and Standards.	Not Applicable: the project is an infill development on a flat property.
10.2	Develop a tree planting program to provide trees in all unplanted parkways.	Consistent: the project includes the planting of parkway trees.

10.3	Study the need for additional on-site open space in new multi-family developments.	Consistent: the project includes open space and landscaped areas.
10.4	Encourage public parks within a reasonable distance of residences.	Not Applicable: this policy is advisory to the City.
10.5	Prevent location of major population centers near earthquake faults or in flood hazard or landslide areas.	Not Applicable: the project site is not located in or near a hazard area.
10.6	Encourage conservation of water and energy resources.	Consistent: the project will be designed in a manner that is consistent with Title 24 requirements.
10.7	Require additional trails along washes and in the hillsides.	Not Applicable: the project is not located near a wash or hillsides.
10.8	Develop landscape guidelines to preserve existing trees and maximize new trees in developments.	Consistent: the Specific Plan amendment includes landscape requirements.
10.9	Require water efficient landscaping and irrigation.	Consistent: the Specific Plan Amendment includes requirements for water efficient landscaping and irrigation.
10.10	Study the need for additional bike routes.	Not Applicable: this policy is advisory to the City.
10.11	Consider establishing landscape design criteria that requires use of native and drought resistant vegetation in developments.	Not Applicable: this policy is advisory to the City.
10.12	Consider the issue of noise on new residential development.	Consistent: the Mitigated Negative Declaration prepared for the project analyzed noise impacts and found them to be less than significant with mitigation.
10.13	Continue to implement the Oak Tree Ordinance.	Not Applicable: the project site does not include oak trees.
11.1	Require new industrial, commercial and redevelopment projects to incorporate open space areas (plazas, courtyards, landscape areas).	Consistent: the project includes open space and landscaped areas.
11.2	Review park dedication and park and recreation fee schedules.	Not Applicable: the policy is advisory to the City.
11.3	Study the feasibility of prohibiting development in significant habitat areas.	Not Applicable: the project is an infill development on a site with no habitat.
11.4	Consider requiring integration of existing mature landscaping.	Not Applicable: the project site is presently developed as a parking lot with little or no landscaping.
11.5	Refine the City-wide collection program to reduce residential solid waste.	Not Applicable: this policy is advisory to the City.
11.6	Develop a commercial and industrial recycling waste diversion program.	Not Applicable: this policy is advisory to the City.
11.7	Comply with NPDES requirements.	Consistent: the project would comply with NPDES requirements.
12.1	Explore means to acquire additional parkland.	Not Applicable: this policy is advisory to the City.

12.2	Maintain or increase multi-family recreation space standards to supplement park space.	Consistent: the project includes open space and landscape areas that can be used for passive recreation.
12.3	Explore joint use of school properties for park and recreation.	Not Applicable: this policy is advisory to the City.
12.4	Provide parks in the Station Square Transit Village.	Not Applicable: the project is not located in the referenced area.
13.1:13.7	Policies related to new commercial and industrial development.	Not Applicable: the project is residential.
14.1:14.7	Policies related to public participation.	Consistent: the project will be subject to City noticing and public hearing requirements.
15.1	Ensure sufficient residential development to accommodate housing needs.	Consistent: the project will provide an additional 18 residential units to the City's housing supply.
15.2	Coordinate the planning of future residential and commercial corridor and/or centers with transit.	Consistent: the project is near existing bus routes.
15.3	Development shall provide adequate open space, parks and recreation areas consistent with the City's Open Space Element.	Consistent: the project includes open space areas and will pay park fees.
15.4	Provide for adequate infrastructure (such as sewer, street, and water) capacity in accordance with the Conservation Element.	Consistent: adequate infrastructure is available to serve the project.
15.5	Provide for adequate schools for future residential growth.	Consistent: the project will pay the appropriate school fees.
15.6	Coordinate historic preservation with City Council goals and direction.	Not Applicable: the project site does not include any historical structures.
CIRCULATION ELEMENT		
<i>Policy Number</i>	<i>Policy Summary</i>	<i>Consistency</i>
1.1:1.11	Policies related to minimizing traffic congestion on arterials and collector streets.	Consistent: the project will not create any significant traffic impacts on arterials or collector streets as the project's vehicle trip generation is below the City's thresholds of significance.
1.12, 1.13	Promote ridesharing and encourage employee incentives to reduce vehicle trips.	Not Applicable: these policies are advisory to the City.
1.14	Encourage school officials to create rules and incentives so that students don't use their own vehicles for school transportation.	Not Applicable: this policy is advisory to the City.
1.15	Support efforts of the LA County MTA to establish a regional traffic impact fee.	Not Applicable: this policy is advisory to the City.
2.1:2.13	Policies related to providing streets and alleys that meet the needs of current and future residents.	Not Applicable: these policies are advisory to the City. Additionally, the project does not include any new streets or public alleys.
3.1:3.9	Policies related to traffic safety.	Not Applicable: these policies are advisory to the City.
4.1:4.12	Policies related to public transportation.	Not Applicable: these policies are advisory to the City.

5.1-5.6	Policies related to truck circulation.	Not Applicable: these policies are advisory to the City.
6.1:6.10	Policies related to non-motorized transportation.	Not Applicable: these policies are advisory to the City.
7.1:7.6	Policies related to hillside streets and trails.	Not Applicable: the project is an infill development on a flat property.
8.1, 8.2	Review zoning code parking requirements so that standards meet parking demands and require project to comply with the City's Zoning Code.	Consistent: the project's on-site parking conforms to City requirements.
8.3	Encourage employers to include parking provisions in a TDM.	Not Applicable: the project is residential.
8.4	Consider the development of parking facilities through alley vacation and lot consolidation.	Not Applicable: the project does not include any public alleys and conforms to City requirements.
8.5, 8.6	Establish public parking lot maintenance assessment districts.	Not Applicable: these policies are advisory to the City.
8.7	Develop preferential parking districts for residents in areas of spillover parking.	Not Applicable: this policy is advisory to the City.
8.8	Implement parking management activity programs specified by SCAQMD.	Not Applicable: this policy is advisory to the City.
9.1:9.7	Policies related to regional roadway facilities, light rail and regional travel demands.	Not Applicable: these policies are advisory to the City.
HOUSING ELEMENT		
<i>Policy Number</i>	<i>Policy Summary</i>	<i>Consistency</i>
1.1	Continue to permit specified areas of the City for mixed-use (high density residential, retail and/or office).	Consistent: the project provides higher density residential in the downtown area close to services and bus routes.
1.2	Encourage the public and private sectors to assist in the production of housing.	Consistent: the project provides 18 new residential units.
1.3, 3.10	Monitor all regulations, ordinances, processing procedures and fees related to the construction of dwelling units to assess their impacts on housing costs.	Not Applicable: these policies are advisory to the City.
1.4	Ensure that infill development is compatible in design with existing neighborhood character.	Consistent: the Specific Plan Amendment includes development standards and design guidelines to ensure compatibility with the neighborhood.
1.5	Encourage the protection of residential neighborhoods from excessive noise.	Consistent: The Mitigated Negative Declaration prepared for the project found that with the addition of mitigation measures there would be no significant noise impacts.
1.6	Coordinate new residential construction with the provision of infrastructure and public services.	Consistent: there is adequate infrastructure and public services to serve the project.
1.7	Encourage the use of emergency conservation devices.	Consistent: the project will comply with Title 24.
1.8	Locate higher density development close to public transportation.	Consistent: the project is located in close proximity to existing bus routes.

1.9	Encourage the provision of recreation facilities within multi-family developments.	Consistent: the project will include open space areas that can be utilized for passive recreation.
2.1	Where developed areas are deteriorating, the City shall encourage revitalization of those areas.	Consistent: the project includes revitalization of a parking lot into 18 residential units.
2.2	Assist property owners in rehabilitating dwelling units and improving residential neighborhoods.	Not Applicable: this policy is advisory to the City.
2.3	No policy listed.	Not Applicable
2.4	Educate property owners about the benefits of using design and materials consistent with the character of the residence and neighborhood.	Not Applicable: this policy is advisory to the City.
2.5	Encourage the retention of existing single-family neighborhoods that are economically sound.	Not Applicable: the project site is presently zoned industrial.
2.6	Review development standards for multi-family projects ensuring compatibility with adjacent uses.	Consistent: the Specific Plan Amendment includes design guidelines that will ensure compatibility with adjacent uses.
2.7, 3.14	Monitor and project the supply of affordable housing by enforcing existing deed restrictions, subsidizing units that convert to market rate, discourage the sale of future affordable units and condo conversions, and support programs for the rehabilitation of affordable housing. Prevent first buyer speculation of newly constructed housing affordable to low and/or moderate income households.	Not Applicable: this policy is advisory to the City.
2.8	Consider providing rental subsidies.	Not Applicable: this policy is advisory to the City.
2.9	Protect existing stabilized residential neighborhoods from the encroachment of incompatible or disruptive land uses.	Consistent: the project site is presently developed as a parking lot. The project will assist in revitalizing the neighborhood.
2.10	Encourage and support efforts of local homeowners associations to improve the appearance of residential neighborhoods.	Not Applicable: the policy is advisory to the City.
2.11	Use redevelopment or other means to remedy severely blighted conditions.	Not Applicable: the policy is advisory to the City.
2.12	Pursue the removal of existing substandard or deteriorated dwelling units which cannot be economically or physically rehabilitated.	Not Applicable: the policy is advisory to the City.
2.13	Provide technical assistance to property owners in evaluating needs and designing improvements.	Not Applicable: the policy is advisory to the City.
2.14	Encourage and assist in establishing economic development corporations.	Not Applicable: the policy is advisory to the City.
2.15	Develop standards for new development with emphasis on design to minimize criminal activity.	Consistent: the project has been reviewed from a technical perspective by the City.
2.16	Improve gateways to the City with landscaped medians and parkways.	Not Applicable: the policy is advisory to the City.
3.1:3.16	Policies related to homeownership, affordable housing, housing incentives, second units, and homelessness.	Not Applicable: these policies are advisory to the City.

SAFETY ELEMENT		
<i>Policy Number</i>	<i>Policy Summary</i>	<i>Consistency</i>
1.1.1:1.3.2	Policies related to geologic faults and hazardous soils.	Consistent: a final geotechnical report and Phase II will be prepared for the project. All associated requirements from these reports will be implemented.
2.1.1:2.1.9	Policies related to flood control and erosion.	Consistent: the project is not located within a flood hazard zone and all erosion control requirements will be adhered to.
3.1.1:3.4.1	Policies related to fire prevention.	Consistent: the project will be designed to meet the Building and Fire Codes.
4.1.1:4.3.3	Policies related to City-wide emergency operations.	Not Applicable: the policies are advisory to the City.
NOISE ELEMENT		
<i>Program Number</i>	<i>Program Summary</i>	<i>Consistency</i>
1	Implement and enforce the City's Noise Ordinance.	Not Applicable: the program is advisory to the City.
2	Extend the California Building Code and Title 24 requirements for noise mitigation in the design and construction of new multi-family residential developments, hotels, motels, dormitories, and apartments.	Consistent: with the application of required mitigation measures there will be no significant impacts related to noise.
3	Implement a noise zoning code, defining compatible land usage requirements. Require a noise analysis.	Consistent: a noise study was completed and required mitigation will be implemented.
4	City will periodically review other elements of the General Plan for possible revisions giving recognition to noise level/land use relationships.	Not Applicable: the program is advisory to the City.
5	Enforce noise levels for cars and trucks.	Not Applicable: the program is advisory to the City.
6	Program to reduce unnecessary noise near sensitive areas such as residences, schools, parks, hospitals, libraries and convalescent homes.	Consistent: a noise study was prepared for the project and required mitigation will be implemented.
7	Consider noise control requirements for all new equipment purchases.	Not Applicable: the program is advisory to the City.
CONSERVATION ELEMENT		
<i>Principle Number</i>	<i>Principle Summary</i>	<i>Consistency</i>
1	Utility service area is recognized as the developed portion of the city and that portion that can be economically served.	Not Applicable: this principle is advisory to the City.
2	Coordinate utility planning with thoroughfares, community facilities, revitalization, densities, population, and general land use planning.	Not Applicable: this principle is advisory to the City.

3	Encourage concentrated land development through density control and subdivision regulations to minimize utility extension.	Consistent: the project is an infill development with access to existing utilities.
4	Revise and implement zoning controls to achieve proposed land uses.	Consistent: the Specific Plan Amendment contains zoning and development standards for the project.
5	Consider the need for more detailed engineering studies to determine economic feasibility of certain proposals.	Not Applicable: this principle is advisory to the City.

RECREATION AND OPEN SPACE ELEMENT

<i>Principle Number</i>	<i>Principle Summary</i>	<i>Consistency</i>
1	Provide community-wide system of recreation and open spaces to meet the needs of all age groups.	Not Applicable: this principle is advisory to the City.
2	Avoid duplication of open space and recreation facilities.	Not Applicable: this principle is advisory to the City.
3	Coordinate planning of open spaces with County and State Agencies	Not Applicable: this principle is advisory to the City.
4	Reserve land for drainage, easements and watersheds	Not Applicable: this principle is advisory to the City.