



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2019-0002 and
TTM2019-82154

AGENDA ITEM: PH-1

PREPARED BY: Teresa Santilena
Associate Planner

MEETING DATE: March 13, 2019

SUBJECT: Conditional Use Permit CUP2019-0002 and
Tentative Tract Map TTM2019-82154
401 West Colorado Boulevard and 521 South Alta Vista Avenue

REQUEST: Construct a 4-unit, two-story, detached Planned Unit Development (PUD)
in the RM3500 (Residential Medium Density) Zone.

APPLICANT: David Chan, Property Owner
2540 Huntington Drive Suite 102
San Marino, CA 91108

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3)

BACKGROUND: The applicant is requesting approval to construct a detached 4-unit, two-story Planned Unit Development (PUD) over two existing residential parcels, which will be further subdivided into five parcels. The subdivision of the property requires the approval of a Tentative Tract Map (TTM), which allows for separate ownership of each dwelling unit and common ownership of the common areas. In accordance with Monrovia Municipal Code (MMC) Section 17.44.050, the construction of a PUD and consolidation of land requires approval of a Conditional Use Permit (CUP).

SUBJECT PROPERTY: The subject site consists of two parcels located on the northwest corner of West Colorado Boulevard and South Alta Vista Avenue, across the street from Monroe Elementary School. Taken together, the lots measure approximately 106 feet wide and 154.5 feet deep, resulting in a total site area of approximately 16,480 square feet. The property located at 401 West Colorado is currently developed with one residence, one garage and one commercial building, a vacant corner market. The property located at 521 South Alta Vista Avenue is developed with two residential buildings.

Given that the existing residential structures were built within the historic period (50 years of age or older) and are proposed for demolition to make way for new development, the application was subject to the City's demolition permit review regulations set forth in Ordinance 2016-10. Though commercial structures are not subject to Ordinance 2016-10, staff requested that the corner market also be evaluated for historic significance. In compliance with these standards, the applicant submitted a professional historic assessment and DPR Forms prepared by McKenna et al., finding that the residential structures do not have architectural or known historic value. The Historic Preservation Commission reviewed the assessment at their

meeting on September 27, 2017, and approved the DPR Forms with a California Historic Status Code (CHRS) of 6Z, a status code that is assigned to properties that do not meet any of the criteria required for landmark designation.

Site and Surrounding Land Uses

The project site is designated Residential Medium Density (maximum 17.4 du/acre) in the General Plan and is zoned RM3500 (Residential Medium Density). The site is surrounded by the following land uses:

North:

General Plan: Residential Medium Density (17.4 du/acre)
Zoning: RM 3500 (Residential Medium 3500)
Land Use: Multifamily Residential (2 units)

South (across West Colorado Boulevard):

General Plan: Public/Quasi Public (P/QP)
Zoning: Public/Quasi Public (P/QP)
Land Use: School (Monroe Elementary School)

East (across South Alta Vista Avenue):

General Plan: Residential Medium Density (17.4 du/acre)
Zoning: RM 3500 (Residential Medium 3500)
Land Use: Single Family Residential

West:

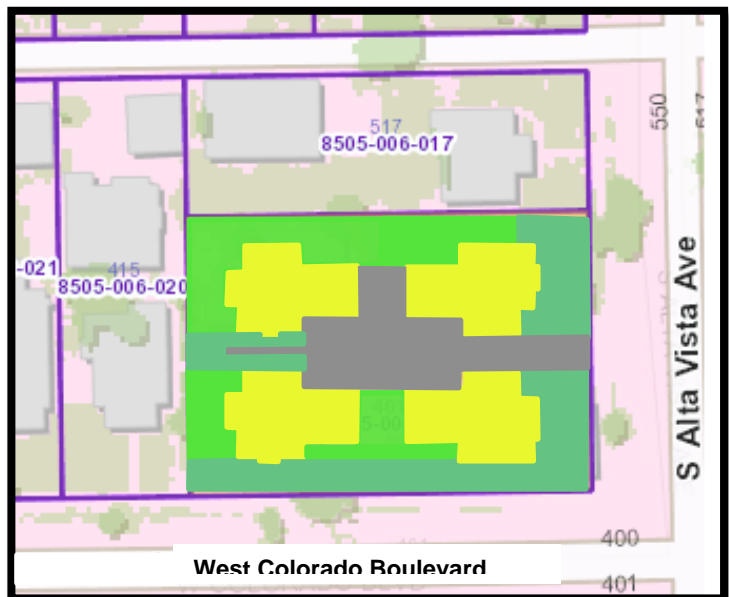
General Plan: Residential Medium Density (17.4 du/acre)
Zoning: RM 3500 (Residential Medium 3500)
Land Use: Multifamily Residential (2 units)

DISCUSSION/ANALYSIS:

Site Plan

The development of four, detached, two-story residential units is proposed. The lot will be subdivided into five parcels, one parcel for each unit, with the fifth parcel consisting of the common area that will be managed by the homeowner's association.

The proposed site plan illustrates that the applicant considered neighborhood compatibility design principals to provide appropriate orientation of the buildings in relation to the surrounding property improvements, including building entrances, driveways, landscape areas, and setbacks. Since this project site is located on a corner, three of the units have front entries oriented toward the street frontages. Two units are proposed facing South Alta Vista Avenue and one unit will have a front entrance oriented toward West Colorado



Boulevard. The final unit is situated in the northwest interior portion of the project site and its front entrance is accessed by a pedestrian walkway through the center of the lot.

Noting that the north side of West Colorado Boulevard has only one drive approach on the subject block, the applicant is proposing a single drive approach along the east end of the project site, on the Alta Vista Avenue street frontage. This design will maintain the existing on-street parking along Colorado Boulevard, which is heavily used for school drop-off and pick-up. Furthermore, the proposed 12'-0" wide driveway will replace an existing 20'-0" drive approach, which may provide additional opportunities for on-street parking along South Alta Vista Avenue.

In analyzing the existing development, the applicant also noted that this neighborhood has minimally visible garages, and incorporated that feature into the project plans. Each unit contains an attached two-car garage that is accessed from the interior of the development. Therefore, the residential parking will not be visible from the public right-of-way.

As shown in Table 1.0, the development meets or exceeds all zoning code requirements. It is important to highlight that the development substantially exceeds the requirements for parking, private recreation space, and building height.

TABLE 1.0 DEVELOPMENT STANDARD COMPLIANCE REVIEW

Development Standard	Required	Proposed
Density (1 du/3,500SF)	Maximum 4 units	4 units
Floor Area Ratio (FAR) (40% Dwelling Unit / 20% Accessory Structure)	Maximum 40% / 20%	40% / 10.6%
Front Setback (25 FT or Average Setback, whichever is greater)	26'-0"	26'-0"
Side Setback – First Story 10% of lot width (5ft min. – 15ft max.)	10'-6"	10'-8" (north units) 11'-0" (south units)
Side Setback – Second Story	8'-0"	10'-8" (north units) 11'-0" (south units)
Rear Setback	20'-0"	20'-0"
Building Height	27'-0"	24'-2"
Private Recreation Space 40% of gross dwelling unit floor area	655 SF (Unit 1) 655 SF (Unit 2) 661 SF (Unit 3) 661 SF (Unit 4)	799 SF (Unit 1) 734 SF (Unit 2) 1,773 SF (Unit 3) 766 SF (Unit 4)
Parking	2-car garage/dwelling	2-car garage/dwelling + 2 compact guest

Floor Plans/Building Elevations

Two floor plans are proposed. The front units have been designed with 1,637 square feet of living area and contain four bedrooms and three bathrooms. Each of the two rear units total 1,653 square feet and also contain four bedrooms and three bathrooms.

In keeping with the established residential development in the area, the applicant is proposing a Craftsman inspired architectural design. The proposed homes will incorporate low-pitched hip and gable roofs, with exposed rafter tails, decorative braces, and partial-width porches at each front entry. The exteriors will be clad in a combination of shingle and 4" wide fiber-glass cement siding. The roof material will consist of a lightweight concrete roof tile that simulates wood shake. Additional architectural details include divided light windows, a chimney with a decorative cap, and porch supports consisting of decorative tapered columns resting on a concrete base that will be finished in stone veneer. The applicant has selected a color palette of dark and light brown with white trim, which is appropriate for the Craftsman inspired architecture.

Lastly, the applicant has provided a conceptual hardscape and landscape plan that incorporates quality landscape materials which will be proportional to the size of the development. The plan contains 36" box Fruitless Olive, Forest Pansy Redbud, and Sweet Bay trees, as well as nine 24" box Crape Myrtle trees in addition to a variety of plants, shrubs, and groundcover that will be planted throughout the site. Conditions of approval also require the applicant to provide landscaping along any unimproved city right-of-way contiguous with the property. The existing right-of-way landscaping is inconsistent; a variety of materials are used in the parkway, including artificial turf and pavers, and some street trees have been removed. Finally, the driveway will utilize decorative interlocking pavers and a new decorative block wall is proposed along the north and west property lines.

Tentative Tract Map (TTM)

The subdivision of the property requires the approval of a TTM, which allows separate ownership of each unit and common ownership of the common areas, which will be managed by the homeowner's association (HOA). The proposed common ownership areas include, but are not limited to, the driveway, front yard area, and pedestrian walkways. If the development is approved without the subdivision map, the units could not be sold separately. The TTM is subject to the provisions of the Monrovia Municipal Code (MMC) Title 16. The Planning Commission serves as an advisory body to the City Council for approval of a TTM.

Development Review Committee Advisory Review

As part of the Advisory Review by the Development Review Committee (DRC), Staff sent out a courtesy notice to property owners within 300 feet of the subject property. The courtesy notice was provided to further encourage and allow for public input regarding the project prior to any public hearings. At the DRC meeting held on December 19, 2018, eight neighbors attended and expressed concerns regarding the development. The main concerns expressed specifically related to increased traffic, potential impacts to the current availability of off-street parking in the neighborhood, and safe vehicular and pedestrian circulation, particularly during school drop-off and pick-up hours. Neighbors also expressed concern with the impact of two-story construction in an area of predominately single story homes, especially related to privacy of the residents to the north. One neighbor expressed concern over the demolition of the corner market building. Finally, several neighbors spoke with concerns regarding the displacement of the current residents of the existing homes.

The site plan that was reviewed at the DRC meeting proposed one open guest parking space, even though guest parking is not a requirement for four unit housing development. In response to the concerns regarding parking and traffic, the applicant revised the site plan to include two compact guest parking spaces. Additionally, during the DRC meeting, the applicant explained his intent to preserve existing on-street parking and ensure pedestrian safety by not introducing new curb cuts or vehicle turning movements on West Colorado. Staff pointed out that the number of units on the project site is being increase by one; there are currently three residences, the applicant is proposing four. Regarding privacy concerns, staff noted that due to the consolidation of two parcels, the proposed setbacks along the north and west property lines would be greater than the existing setbacks, placing the new homes further away from the neighboring properties than the existing development. The applicant explained that several of the second story windows would have a higher sill height, and that mature landscaping would be utilized to reduce privacy impacts on the adjacent neighbors. Since the DRC meeting, the applicant has also worked with the property owner to the north to address their privacy concerns.

Staff also addressed the demolition of the corner market. Even though the building was determined not to have historic significance, it is important to note that the applicant originally attempted to design the project site to retain the corner market building for adaptive reuse as an accessory structure. However, the foundation of the building is no longer structurally sound. Additionally, the existing building encroaches into the public right-of-way by one foot. Therefore, the removal of the structure will increase visibility within the public right-of-way for vehicles entering and exiting the project site, augmenting pedestrian safety.

Conclusion

Over the past few years, the State Legislature passed numerous laws to increase housing production and affordability in California. Recent amendments to the Housing Accountability Act (“HAA”), as set forth in Government Code Section § 65589.5(a)(2)(k), prohibits a City from denying a proposed housing development project that complies with “objective” general plan, zoning, and subdivision standards. Examples of “objective standards” include density requirements, height limitations, lot coverage, setbacks, and Floor Area Ratio (FAR) requirements. The amendments to the HAA clearly stipulate that a City can only lower the density or deny the project if there is a “specific, adverse impact” to public health and safety that cannot be mitigated in any other way. Staff has prepared a memo providing an overview of the provisions in the HAA, which is included in the packet.

The proposed development at 401 West Colorado Boulevard and 521 South Alta Vista Avenue has demonstrated compliance with the objective standards outlined in the City’s General Plan, Zoning Code, and Subdivision Ordinance. Furthermore, the applicant’s project would not create a “specific, adverse impact” to public health and safety if constructed in conformance with the proposed conditions of approval.

The proposed development will result in four new homes that will be an attractive addition to the neighborhood and community. The existing property is zoned for multifamily development and there are several multifamily developed properties within this block of West Colorado Boulevard. The new units will offer a Craftsman design and display various quality building materials to convey a sense of permanence in an existing multifamily residential neighborhood. The project meets or exceeds all the development guidelines for this multifamily zoned property and the proposed development is fitting with the character of the neighborhood. Lastly, subdividing the land creates an opportunity for individual home ownership.

RECOMMENDATION: Staff and the Development Review Committee recommend approval of CUP2019-0002/TTM2019-82154 for a 4-unit Planned Unit Development. If the Planning Commission concurs with this recommendation then, following the public hearing, the appropriate actions would be:

1. Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, the Planning Commission in the exercise of its independent judgment finds that CUP2019-0002/TTM2019-82154 is categorically exempt from CEQA under Class 3.
2. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California, 91016.
3. The Planning Commission in the exercise of its independent judgment hereby makes the findings listed on attached Data Sheet No. 3 for CUP2019-0002/TTM2019-82154, which are incorporated herein by this reference.
4. The Planning Commission hereby recommends approval to the City Council of CUP2019-0002/TTM2019-82154, subject to the attached Planning Conditions on Data Sheet No. 1, Public Works Conditions on Data Sheet No. 2, and recommendations in the Staff Report, all of which are incorporated herein by this reference.

MOTION:

Recommend approval to the City Council of Tentative Tract Map No. CUP2019-0002/TTM2019-82154 as presented in the Staff Report.



DATA SHEET 1

Planning Conditions

CUP2019-0002/
TTM2019-82154

401 West Colorado Boulevard/
521 South Alta Vista Avenue

Development of the subject property and operations on the site must remain in substantial conformance at all times with the request and application forms and plans for a Conditional Use Permit and Tentative Tract Map for a residential planned unit development, consisting of four (4) two-story, detached units on a 16,479 square foot parcel submitted by the applicant, as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this conditional use permit.

DEVELOPMENT STANDARDS

1. A final materials board shall be submitted to the Planning Division Manager for review and approval prior to building permit issuance. The final materials board shall include a breakdown by unit of materials to be used and samples/examples of siding, stucco, stone veneers, windows, exterior doors, garage doors, roofing, color schemes and exterior light fixtures.
2. A decorative block wall shall be provided by the Applicant adjacent to the rear (west) and side (north) property lines but outside of the front setback. The front yard setback is taken from the east property line. The property line wall must be a minimum of five feet above the subject property's finished grade and a minimum of five feet and a maximum of six feet above the adjacent property's grade, measured in accordance with the Monrovia Municipal Code. The walls shall be installed before building construction begins.
3. All private recreation areas must be enclosed by 5' to 6' high wood fence or approved alternative. All proposed fences shall be shown and indicated on the submitted site plan.
4. The second story windows along the side (north) and rear (west) property lines shall be located in a manner to preserve the privacy of the properties to the north and west, subject to review and approval by the Planning Division Manager.
5. The Applicant shall make a good faith effort to work with adjacent property owners (that have existing walls/fences) to avoid a double wall condition, and provide a single wall along the project's perimeter. The applicant shall notify by mail all contiguous property owners at least 30 days prior to the removal of any existing walls/fences along the project's perimeter.
6. If a driveway gate is proposed at a later date the Development Review Committee shall consider the request after providing written notification to property owners within a 300' radius of the site. The cost of such notification shall be paid in advance by the Applicant.

7. An area for storage of individual trashcans shall be provided on a paved surface and screened and shall be shown and indicated on the submitted site plan.
8. A level concrete patio shall be provided for each unit in the private recreation area and shall be indicated on the grading plan and approved by the Development Review Committee prior to the start of grading.
9. Placement and design of mailboxes shall be reviewed and approved by both the U.S. Postal Service and the Planning Division prior to installation.
10. No roof mounted mechanical equipment shall be permitted.
11. Ground level mechanical equipment shall be placed a minimum of 5' from the interior property lines and shall be completely screened with landscaping. Ground level mechanical equipment shall not be located within the front setback. The front yard setback is taken from the east property line.
12. Electrical power lines, telephone lines, and any other transmission lines (including, without limitation, cable television lines, data transmission lines, communication lines, other utility lines, etc.) to and from the development, and within the development, shall be placed underground and provided to each unit.
13. Placement of the electrical transformer and fire standpipe shall be shown on a site plan and shall be reviewed and approved by the Development Review Committee.
14. All utilities and structures such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, or other potential obstructions shall be noted on the plans with provisions for appropriate screening.
15. Plans showing all exterior lighting shall be submitted to the Planning Division for review prior to building permit issuance and no exterior lighting shall be installed without the approval of the Planning Division Manager. All exterior lighting shall be designed, arranged, and installed so as to confine direct rays onto the premises and to direct light away from adjacent structures.

LANDSCAPING

16. A Landscape and Irrigation Plan prepared by a Landscape Architect shall be submitted to the Planning Division for plan check showing the size, type, and location of all planting areas and shall incorporate the following conditions of approval:
 - a. Mature landscaping shall be placed along the side (north) and rear (west) property lines to preserve privacy of the properties to the north and west.
 - b. Landscaping shall be a combination of 24" and 36" box trees, shrubs, groundcover, and turf.
 - c. All landscaping shall be maintained by a permanent automatic irrigation sprinkler system.
 - d. Any unimproved City right-of-way contiguous with the property shall be landscaped by the Applicant and incorporated into the required landscape plan.

- e. Hardscape improvements shall be provided in common areas.
17. A landscape documentation package pursuant to the requirements of the State Model Water Efficient Landscape Ordinance shall be submitted to the Planning Division for approval prior to landscape construction. A Landscape Certificate of Completion shall be submitted to the Planning Division at the completion of the installation, prior to request for a final inspection and Certificate of Occupancy.

PARKING

18. All paved parking and driveway areas shall be surfaced with Portland cement concrete (3-1/2" minimum thickness) or approved alternative.
19. All driveway surface areas shall incorporate accent treatment throughout the design. Accent treatment shall include stamped concrete or other approved treatment.
20. The guest parking spaces shall not be assigned and only be used by guests.
21. A continuous concrete curb or wheel stop not less than six inches high shall be installed adjacent to the guest parking spaces.

CONSTRUCTION SITE REQUIREMENTS

22. Provide temporary perimeter fencing with view obscuring material during construction. If graffiti is painted or marked in any way upon the premises or on an adjacent area under the control of the Applicant (including without limitation, any temporary perimeter construction fencing or the permanent wall), the graffiti shall be removed or painted over by Applicant within twenty-four hours, unless any law in effect imposes a shorter time period. Fencing may be removed prior to landscape installation with Planning Division approval.
23. One waterproof sign (36" x 48") in both English and Spanish noting construction hours and a phone number for contact shall be posted at the front of the site prior to grading or construction.

GENERAL REQUIREMENTS

24. A draft copy of the Conditions, Covenants, and Restrictions (CC&R's) shall be provided in electronic form to the Planning Division for review. The CC&R's, acceptable in form and substance to the City Attorney, must meet the approval of the Planning Division Manager and City Engineer, and shall be recorded against each unit with the Los Angeles County Recorder's Office. No Certificate of Occupancy will be issued by the City until the CC&R's are approved and recorded. The CC&R's shall include that a homeowner's fee be collected by the Board of Governors of the Homeowners Association (HOA) for maintenance of the front yard and common landscaping, walls/fences, the driveway, and all exterior finishes and roofing. Additionally, the CCR's shall incorporate all of the provisions listed in MMC §17.44.050(C)(4)(a) as well as provisions imposing and enforcing the following conditions of approval:

- a. The CC&R's shall not be modified or revoked without the prior written approval of the City of Monrovia.
 - b. All trees indicated on the approved Landscape and Irrigation Plan and/or Tree Retention Plan shall be retained. Removal of any trees requires the approval of the Planning Division Manager.
 - c. Garages shall be used for the storage of vehicles only and shall not be converted for livable, recreational or storage usage in a way that would prohibit its primary use as a two-car garage.
 - d. Maintenance of common landscaping and irrigation includes all areas not in enclosed private yard areas.
 - e. Trash cans shall be stored in private yard areas.
25. In addition to Planning (Data Sheet No. 1) and Public Works (Data Sheet No. 2) conditions of approval the Applicant shall also comply with all requirements of the Monrovia Municipal Code, Building Division and Fire Department that are directly applicable to the project.
 26. Any violation of these conditions of approval or the Monrovia Municipal Code may be subject to the Administrative Fine Ordinance, other available remedies and/or revocation or modification of this permit at the discretion of the City Attorney and City Prosecutor.
 27. The Applicant shall, within 30 days after approval by the Planning Commission, submit to the Community Development Department his/her written consent to all of the conditions of approval contained in Data Sheet Numbers 1 and 2. The Conditional Use Permit CUP2019-0002 and tentative map no. TTM82154 shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.
 28. The Final Map for the proposed subdivision shown on this Tentative Tract Map No. 82154 must satisfy the requirements of Section 16.16.010 et seq. of the Monrovia Municipal Code and be filed with and deemed a complete filing by the City Engineer, and the use or development to which the Conditional Use Permit applies must begin, within twenty-four months after the Tentative Map was conditionally approved, or TTM82154 and CUP2019-0002 will expire without further action by the City.
 29. All of the above conditions shall be complied with prior to issuance of the Certificate of Occupancy, unless an earlier compliance period is specified as part of a condition.
 30. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning these permits and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses (including, but not limited to, interest, attorneys' fees and expert witness fees), or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing

contained herein shall prohibit City from participating in a defense of any claim, action or proceeding in accordance with the Subdivision Map Act.



DATA SHEET 2

Public Works Conditions

401 West Colorado Boulevard and
521 South Alta Vista Avenue

Development shall be subject to the conditions of approval listed below, and if so indicated, the condition(s) shall be satisfied before the Final Map is filed in the Department of Public Services for review and approval. The term "Applicant" shall include, without limitation, the applicant, the property developer, the property owner, and all subsequent owners of each parcel.

Engineering Conditions

1) Prior to any development, the Applicant shall provide the following:

a) Final Tract Map for the PUD subdivision for 5 parcels (4 residential units)

- i) The Applicant shall submit a Final Tract Map (FM) as required by the City's Municipal Code, Chapter 16 – Subdivisions and all conditions of the Planned Unit Development (PUD).
- ii) All easements and dedications shown on the approved tentative tract map and those not shown but to be recorded, such as: Covenants, Conditions & Restrictions (CC&Rs) must be accounted for at the time of the Final Map approval along with the establishment of the ownership of lot 5.
- iii) Prior to filing the Final Map with the Department of Public Services for review and approval, the Applicant shall provide street improvements on West Colorado Boulevard and South Alta Vista Avenue adjacent to the proposed land division to the satisfaction of the City Engineer. Improvements shall include, but are not limited to, driveway modifications, new driveways, removal of abandoned driveways, sidewalk improvements, ADA improvements, replacement of damaged lifted curb and gutter, and street resurfacing and/or slurry seal of street pavement within the boundary of the dedicated Right-of-Way property as directed by the Engineer.

b) Site Plan showing: survey monuments, boundaries, easements and right-of-ways

- i) Submit existing site plan, topographic map of the project site, grading, drainage and utility plan to Public Services Department for review and approval. The plans shall indicate existing and proposed structures, miscellaneous facilities if applicable and all utilities applicable within the project site. The plans shall be prepared on a 24" x 36" sheets with City standard title block stamped and signed by a Registered Professional Civil Engineer in the State of California. The submittal of the plans shall include: a hydrology report, a geotechnical report, required design calculations, a cost estimate, a plan check fee, and an inspection fee. The final submittal for final approval shall include a mylar of the approved grading, drainage and utility plans. The applicant shall use an assigned drawing number for this project. Partial or incomplete submittals will not be accepted.
- ii) All site plans, grading plans, drainage plans and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.

c) Water Improvements

- i) The Applicant shall install water service to Monrovia's water system to serve the entire

development for domestic and fire usage within the City of Monrovia to the specifications of the City Engineer.

- ii) Any existing water service to this site shall be abandoned with an encroachment permit at the main line and street repairs made per reconstruction plans approved by the engineering department.

d) Waste Water Improvements

- i) The Applicant shall install sanitary sewers to Monrovia's sewer system to serve the entire development within the City of Monrovia to the specifications of the City Engineer.
- ii) Tentative map indicate 4 inch line at 2.0% as long as it is approved by fixture unit counts for that size and slope. The lateral in the alley to the main line shall be 6 inch minimum. If the 2.0 percent slope cannot be met, a system designed to the "Green Book" public works standards with manholes and 8 inch lines shall be approved by engineering prior to permit.

e) Geotechnical Investigation and Report

- i) Prior to issuance of a grading permit or encroachment permit, Applicant shall provide geotechnical report that addresses earthwork and foundation recommendations, including but not limited to, earthwork, retaining walls and foundation construction adjacent to the existing structures located on the property, pavement structural sections and recommendations. The geotechnical report shall include data regarding the nature, distribution and strengths of existing soils, conclusions and recommendations for grading procedures, design criteria for and identified corrective measures, and opinions and recommendations regarding existing conditions and proposed grading. The report shall also include subsurface geology of the site, degree of seismic hazard if any, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, opinions and recommended design criteria to mitigate any identified geologic hazards including locations of surface and subsurface fault lines in the area as applicable.

f) Hydrology Report and Hydraulic Calculations

- i) Applicant shall provide hydrology study and hydraulic calculations per L.A. County standards, for mitigation of off-site and on-site flows tributary to these structures and conveyances. And shall obtain permits from the county for any connections or modifications to their system.

g) Grading Plan

- i) Grading plan shall conform to MMC Chapter 15.28 and be prepared on a 24" x 36" sheets with City title block. Required improvements may be shown on the grading plan along with site drainage.
- ii) Applicant shall provide an analysis and construct required infiltration and/or treatment of storm water from impervious surfaces prior to reaching direct connections leading to the main storm drainage system.

h) Utility Coordination Plan

- i) Applicant shall submit a utility plan showing all proposed utility cuts for services such as Water, Sewer, Fire Department Stand Pipe, Gas, Edison, Telephone, Cable TV, etc. The Utility plan shall be submitted and approved prior to issuance of grading permits. Private utility plans

including sewer, water, gas, including all abandoned, or to be removed facilities, etc. for the proposed development shall be submitted for review and approval by the City Engineer. Pay all applicable fees for Engineering Division services for issuance of Public Works permits.

i) Off-site Street Improvement Plans

- i) Applicant shall dedicate additional rights of way if determined in the review of the improvement plans they are needed (none identified at this time).
- ii) Remove and replace any curb, gutter, sidewalk, driveway approach or street pavement found by the City Engineer to be broken, uplifted, damaged or not meeting current ADA standards. Construct improvements as required, per City standard drawings to match existing improvements on adjacent properties. All ADA requirements shall be satisfied by the Applicant. These conditions apply on public right-of-way along property frontage.

j) Off-site Utility Extension/Connection Plans

- i) Applicant shall connect all buildings to the public sewer. The sewer is to be constructed in the common driveways through new lateral(s) (sized per the feasibility study and engineered calculation, minimum 6 inches) with clean-out(s) at property line per City standard drawing S-215 and S-225. Cap off all abandoned laterals at the connection point from the main line to the satisfaction of the City Engineer. Indicate on the Site/Utility Plan the work to be done by the Applicant
- ii) The Applicant shall comply with the requirements of MMC Section 13.12.015 Non-Storm Water Discharges, Section 13.12.02 Deposit or Discharge of Specified Substances Prohibited, Section 13.12.030 Grease Traps Required and Section 13.12.040 Maintenance of Sewer Laterals. All sewer laterals shall be maintained by the owner of the property served by such lateral in a safe and sanitary operating condition so that there is no seepage of waste at any point up to and including the junction of the sewer lateral and sewer main so that passage of waste through the lateral to the sewer main is free from stoppage and obstruction; all devices and safeguards required for the operation of sewer laterals shall be maintained in good working order. The Applicant shall provide the Department of Public Services a copy of a closed circuit television inspection report of the condition of the existing sewer lateral. If the sewer lateral needs repair, it shall be completed to the satisfaction of the City Engineer prior to commencement of the applicant's operation or prior to issuance of certificate of occupancy.

k) Environmental Conditions

- i) Based upon the requirements of the City's Stormwater Management Ordinance, MMC 12.36 and the Los Angeles County Municipal Storm Water National Pollutant Discharge Elimination System (MS4 NPDES) Permit issued by California Regional Water Quality Control Board, Los Angeles Region, the following shall be incorporated into the project application:

The applicant shall be responsible for the following when applicable in the code:

- ii) Minimize impacts from storm water runoff on the biological integrity of natural drainage systems and water bodies in accordance with requirements under the California Environmental Quality Act (California Public Resources Code Section 21100), Section 13369 of the California Water Code, Sections 319, 402(p), and 404 of the Clean Water Act, Section 6217(g) of the Coastal Zone Act Reauthorization Amendments, Section 7 of the Environmental Protection Act, and local governmental ordinances.

l) Demolition of Existing Structures

- i) The project demolition activities shall comply with the City's Construction and Demolition Recycling Program (C&D Recycling Program) by filing an application and submitting a deposit to Public Works Environmental Services prior to issuance of permits. Building, demolition, and grading permits will not be issued until the applicant provides the City with the required forms and the waste management plan has been reviewed and approved by the Environmental Services. If the Applicant chooses not to participate in the C&D Recycling Program, then the hauler must be identified on the demolition, building and grading plans.
- ii) Building, demolition, and grading permits will not be issued until the applicant provides copy of Air Quality Management District (AQMD) permit.



DATA SHEET 3

Findings

Tentative Tract Map No. 2019-82154
Conditional Use Permit CUP2019-0002

401 West Colorado Boulevard and
521 South Alta Vista Avenue

TENTATIVE TRACT MAP

As required by Sections 66473.5 & 66474 of the California Government Code, the decision for approving Tentative Tract Map No. TTM2019-82154 for a 4-unit Planned Unit Development located at 401 West Colorado Boulevard and 521 South Alta Vista Avenue is based on the following findings:

- A. That the tentative tract map subdividing the existing 13,600 square feet of land area for the development of four detached units, together with the provisions for the subdivision's design and improvement, are consistent with the General Plan and satisfy the requirements of the Map Act and of the Municipal Code. *This project will be consistent with the General Plan in that it meets the requirements of the current General Plan land use designation for the property. The RM3500 (Residential Medium Density) zoning allows for up to one dwelling unit per 3,500 square feet of lot area, and would allow for up to four detached units. The applicant is proposing four units and all the Zoning Code development standards are being met or exceeded. The project is also consistent with Policy 1.6 of the Land Use Element that promotes a variety of housing types ranging in size, density, and price. The increase in the intensity of the land use from its current use to add one additional residence will not be significant; thus it is compatible with the objective policies, general land uses and the programs specified in the General Plan. This project will conform to the Municipal Code standards for multifamily residential developments.*

- B. That the site is physically suitable for this type of development. *Taken together, the size of the subject parcels allows for the lot to be subdivided and developed with a new residential planned unit development project without creating detrimental visual or privacy impacts. The lot size and dimensions exceed the minimum RM zoning requirements outlined in the Monrovia Municipal Code. The lots measure approximately 106 feet wide and 154.5 feet deep, resulting in a total lot area of 16,480.52 square feet. The consolidated lot area will allow for the development of four residential units, each with an attached garage and two open compact guest parking spaces. The site has been sensitively designed to minimize impacts on the neighboring properties. Windows on the second story are placed carefully to address privacy and view shed impacts of the properties to the north and west as much as possible. A new 6'-0" tall block wall will be maintained along the interior property lines, and several mature trees will be planted for further buffer. Several second floor windows that face neighboring properties were designed with a higher sill height, and will be placed a minimum of five feet above the second floor in an effort to reduce privacy impacts.*

- C. That the site is physically suitable for the proposed density of development, *specifically the 16,480.52 square foot project site is zoned RM3500 (Residential Medium Density), and is being developed within the maximum density and floor area*

ratio thresholds of the Zoning Ordinance. The proposed development will meet or exceed all of the development standards of the Zoning Ordinance and no variances are requested for the proposed improvements.

- D. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat *in that the two parcels are currently developed with three primary residences, a detached garage and one commercial building. The land surrounding the site is also developed with single-family and multifamily units. Therefore, the proposed subdivision and the proposed site improvements are not likely to cause substantial damage to the environment.*
- E. The design of the subdivision and the type of improvements are not likely to cause serious public health problems, as it will comply with all City design and safety standards, including fire suppression requirements. *The project plans have been routed for preliminary plan check by the Public Works Division and Fire Department. Condition of Approval No. 24 on Data Sheet No. 1 requires the project to comply with the Monrovia Municipal Code, Building Division and Fire Department standards and regulations that are directly related to the project. The City Engineer has reviewed this proposed subdivision relative to the adjacent right-of-way. Access to the site is proposed to be taken from South Alta Vista Avenue. Based on the City Engineer's review, it is determined that the design and construction of the project would preserve public safety and provide adequate access and circulation for vehicular and pedestrian traffic. All necessary public improvements will be made prior to the proposed construction.*
- F. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, *as the public sidewalk incorporated into the design will continue to provide access to the public along that right-of-way, and the City is unaware of any other such easements that exist on the property.*
- G. The City has considered the effect of the subdivision on the housing needs of the region in which the City is situated, and balanced those needs against the public service needs of its residents and available fiscal and environmental resources. *The proposed development removes three residential structures and a commercial structure and the new project adds only one additional residential structure. This change will not significantly increase the demands on available fiscal and environmental resources. The housing needs will be improved in the region by the addition of one more unit. Lastly, by subdividing the land, the opportunity for individual home ownership becomes a possibility.*
- H. The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements of the Regional Water Quality Control Board. *The City Engineer has reviewed the proposed subdivision. Per the Public Works conditions of approval, the existing sewer system will be upgraded to accommodate the project.*

CONDITIONAL USE PERMIT

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. CUP2019-0002 for the development of a 4-unit Planned Unit Development (PUD) located at 401 West Colorado Boulevard and 521 South Alta Vista Avenue is based on the following findings:

- A. The project site is adequate in size, shape and topography for the development of four units. *The site has sufficient width, depth and lot area to accommodate this type of development. The site is rectangular and relatively flat and of sufficient size to accommodate the proposed four unit PUD.*
- B. The project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by this 4-unit development. *The project will be accessed by one ingress and egress access driveway onto South Alta Vista Avenue. The project provides the required residential parking spaces, plus two additional compact guest parking spaces.*
- C. The 4-unit PUD will be compatible with the General Plan and will not adversely impact the objectives of the General Plan, *specifically the Residential Medium designation allows a density of up to four detached units on this 16,480.52 square foot site. Furthermore, Goal 3.3 of the General Plan states, "Blend new medium and high density development with existing neighborhoods by encouraging Planned Unit Developments (PUD)."*
- D. The 4-unit PUD will comply with the applicable provisions of the Zoning Ordinance. *The projected is zoned RM3500 (Residential Medium Density) and meets or exceeds all development standards, including density, setbacks, height, parking, and recreation space.*
- E. The proposed location of the 4-unit PUD and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity, *as the site will be upgraded to include new landscaping, perimeter walls, and architectural amenities. It is on a residential block developed with both single and multifamily residences. The development is consistent with the existing development patterns in the vicinity. There are several multifamily developed parcels within this block of West Colorado Boulevard. The new units will offer a Craftsman design, which is compatible with the existing architecture of the neighborhood, and an application of various quality building materials to convey a sense of permanence in an existing multifamily residential neighborhood.*
- F. The proposed project will not result in the demolition of a residential structure built prior to January 1, 1940, with architectural or know historic value. *The property located at 401 West Colorado Boulevard is currently developed with one primary residence that was built in 1963, as well as one detached garage and one commercial building that was built in 1922. The property located at 521 South Alta Vista Avenue is currently developed with two primary residential structures, one built in 1907 and the other built in 1963. Given that the existing residential*

structures were built within the historic period (50 years of age or older) and are proposed for demolition to make way for new development, the project was required to be reviewed by the Historic Preservation Commission to determine if the property meets the criteria for listing in the California Register of Historical Resources or the local landmark criteria and is not a “historic resource” for the purposes of the California Environmental Quality Act. The Historic Preservation Commission found that none of the existing residences or the commercial building on site have architectural or known historic value and Department of Parks and Recreation (DPR) Forms prepared by McKenna et al., found that the existing developments do not have architectural or known historic value. The DPR Forms were formally approved with a California Historic Status Code of 6Z, a status code that is assigned to properties that do not meet any of the criteria required for landmark designation, by the Historic Preservation Commission on October 29, 2014 and September 27, 2017.

PLANNED UNIT DEVELOPMENT

As required by Section 17.44.050 of the Monrovia Municipal Code, the approval of the 4-unit PUD located at 401 West Colorado Boulevard and 521 South Alta Vista Avenue is based upon the following findings:

- A. *The plan provides as well, or better, for light and air, for public safety and convenience, the protection of property values and the preservation of the general welfare of the community, than if developed in other permitted uses, because the design of the Planned Unit Development has taken into consideration all of those concerns on a parcel that is regular in shape. The site has been sensitively designed to minimize impacts on the neighboring properties. Windows on the second story are were placed carefully to address privacy and view shed impacts of the properties to the east and north as much as possible. A new 6'-0" tall block wall will be maintained along the interior property lines, and several mature trees will be planted for further buffer. Several second floor windows that neighboring properties were designed with a higher sill height, and will be placed a minimum of five feet above the second floor in an effort to reduce privacy impacts. Furthermore, by subdividing the land, the opportunity for individual home ownership becomes a possibility.*

REVISIONS	BY

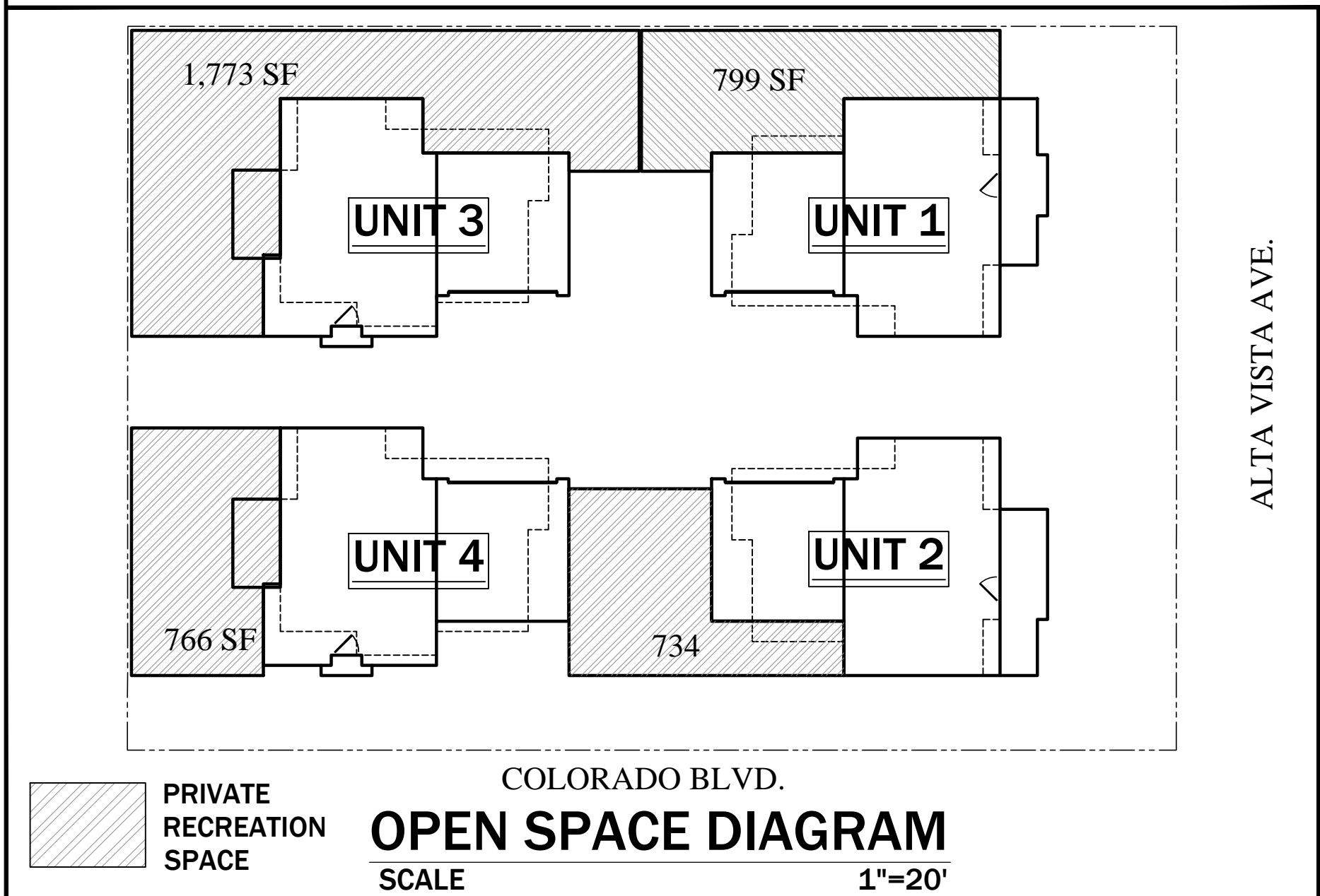
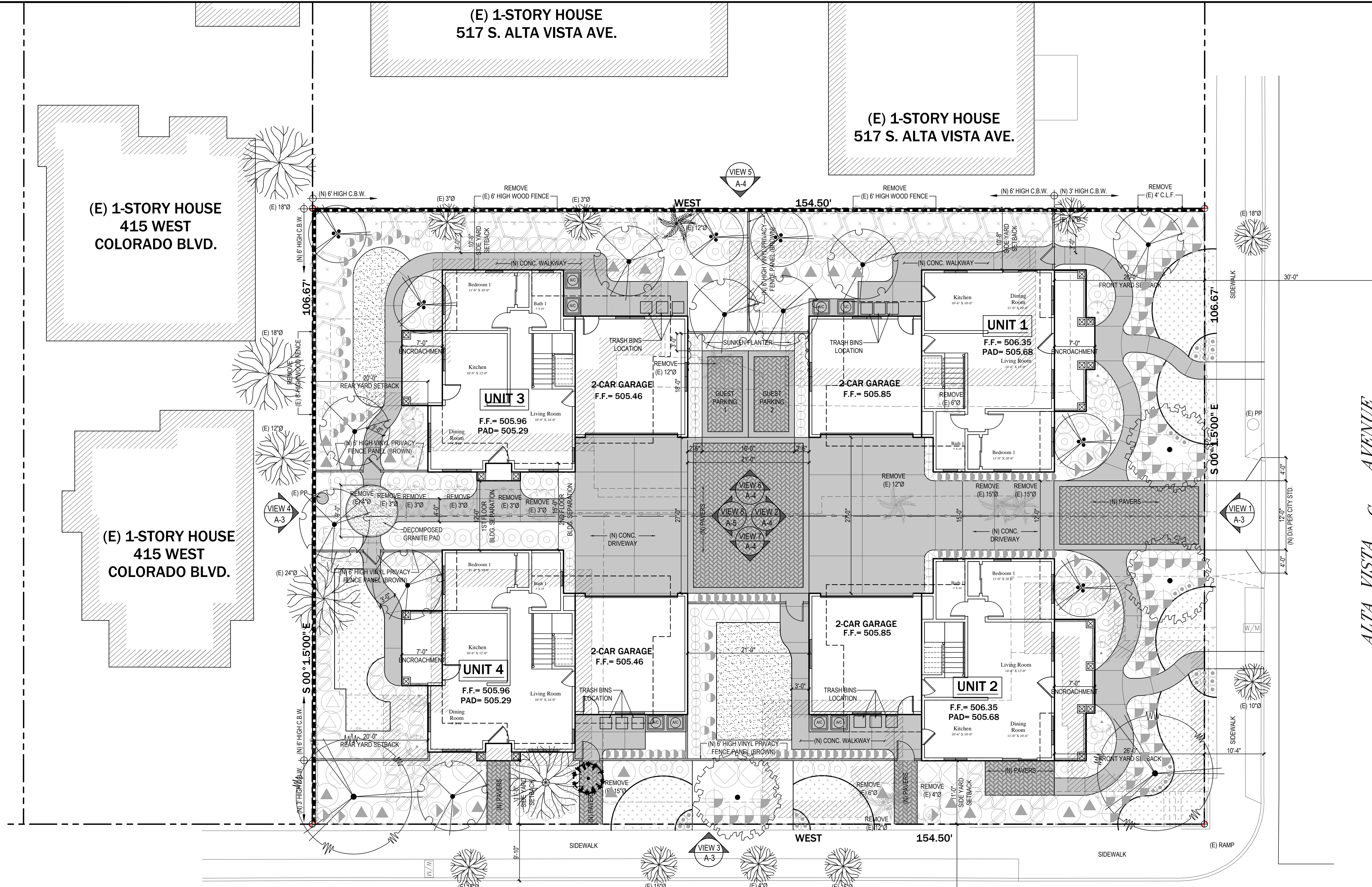
PROJECT INFORMATION

PROJECT NARRATIVE: Proposing a 4-Unit, 2-Story Detached Craftsman Style Condominiums. Each unit will have an attached 2-Car garage, 4 bedrooms & 3 baths.

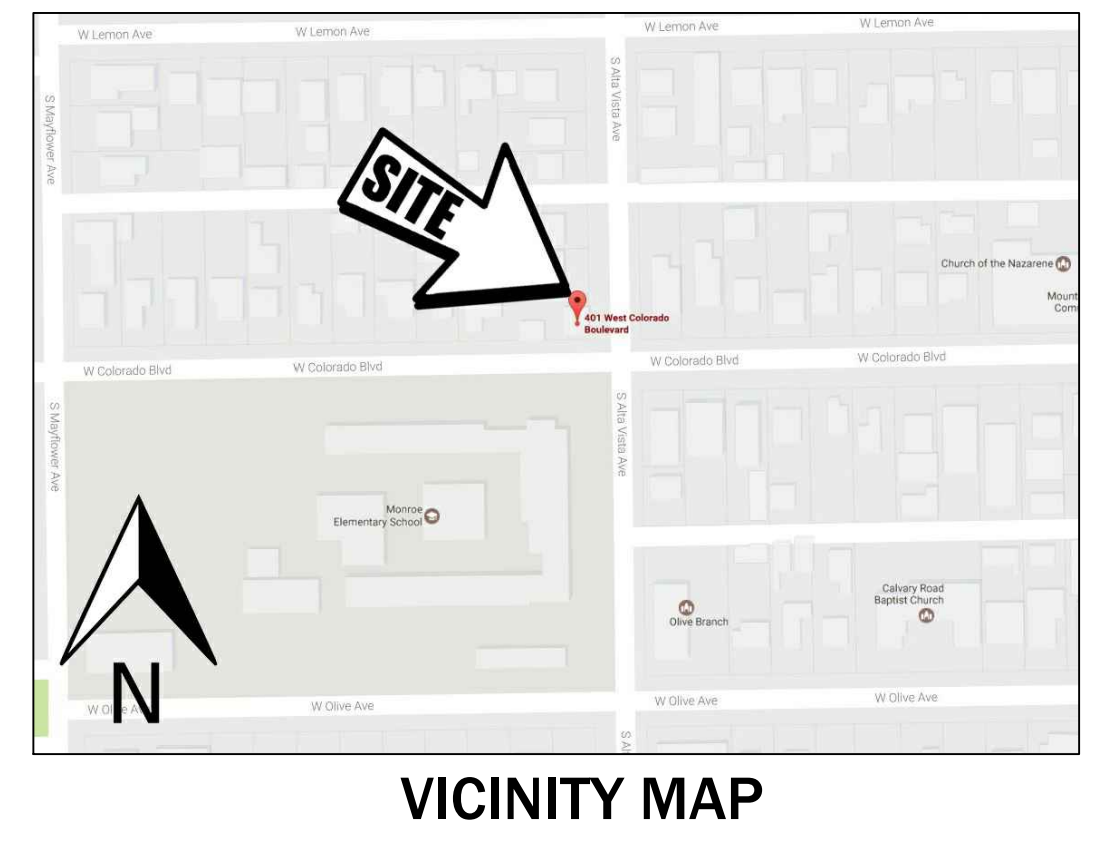
TITLE: NEW 4-UNIT 2 STORY DETACHED CONDOMINIUMS
 JOB ADDRESS: 401 W. COLORADO BLVD. & 521 S. ALTA VISTA AVE., MONROVIA, CA 91016
 APN: 8505-006-019 & 8505-006-018
 OWNER: DAVID H. CHAN
 CONTACT PERSON: JOHNNY LAM (626) 255-7806
 ZONING: RESIDENTIAL MEDIUM (RM) 3500
 LOT SIZE: 16,480.52 SF

DENSITY:	ALLOWED	PROPOSED
	4 UNITS	4 UNITS
MAX. FLOOR AREA:	6,592 SF (0.40 X 16,480.52 SF)	6,580 SF (SEE CHART BELOW)
BUILDING SETBACK:	REQUIRED	PROPOSED
FRONT	26'-0"	26'-0"
SIDE	10'-8" (10%)	10'-8"
STREET SIDE	10'-8" (10%)	11'-0"
REAR	20'-0"	20'-0"
RECREATION SPACE:		
TOTAL	2,632 SF (0.40 X 6,580)	4,072 SF
PRIVATE	329 SF / UNIT (0.20 / EACH UNIT GROSS SF)	(SEE CHART BELOW)
PARKING:	8	8 + 2 GUEST

ADDRESS	FRONTYARD SETBACK
501	25' (EXCLUDED)
509	26'
511	30' (EXCLUDED)
517	26'
401 W. COLORADO BL. 521 S. ALTA VISTA AVE.	SUBJECT PROPERTY
AVERAGE SETBACK: 52 / 2 = 26.00'	
FRONT YARD SETBACK PROVIDED: 26'	



SITE PLAN
SCALE 1" = 10'



UNIT ID	UNIT 1	UNIT 2	UNIT 3	UNIT 4
1ST FLOOR	765	765	788	788
2ND FLOOR	872	872	865	865
TOTAL LIVING AREA	1,637	1,637	1,653	1,653
GARAGE	438	438	435	435
COVERED PORCH	148	159	90	90
PRIVATE OPEN SPACE PROVIDED	799 (49%)	734 (45%)	1,773 (100%+)	766 (46%)

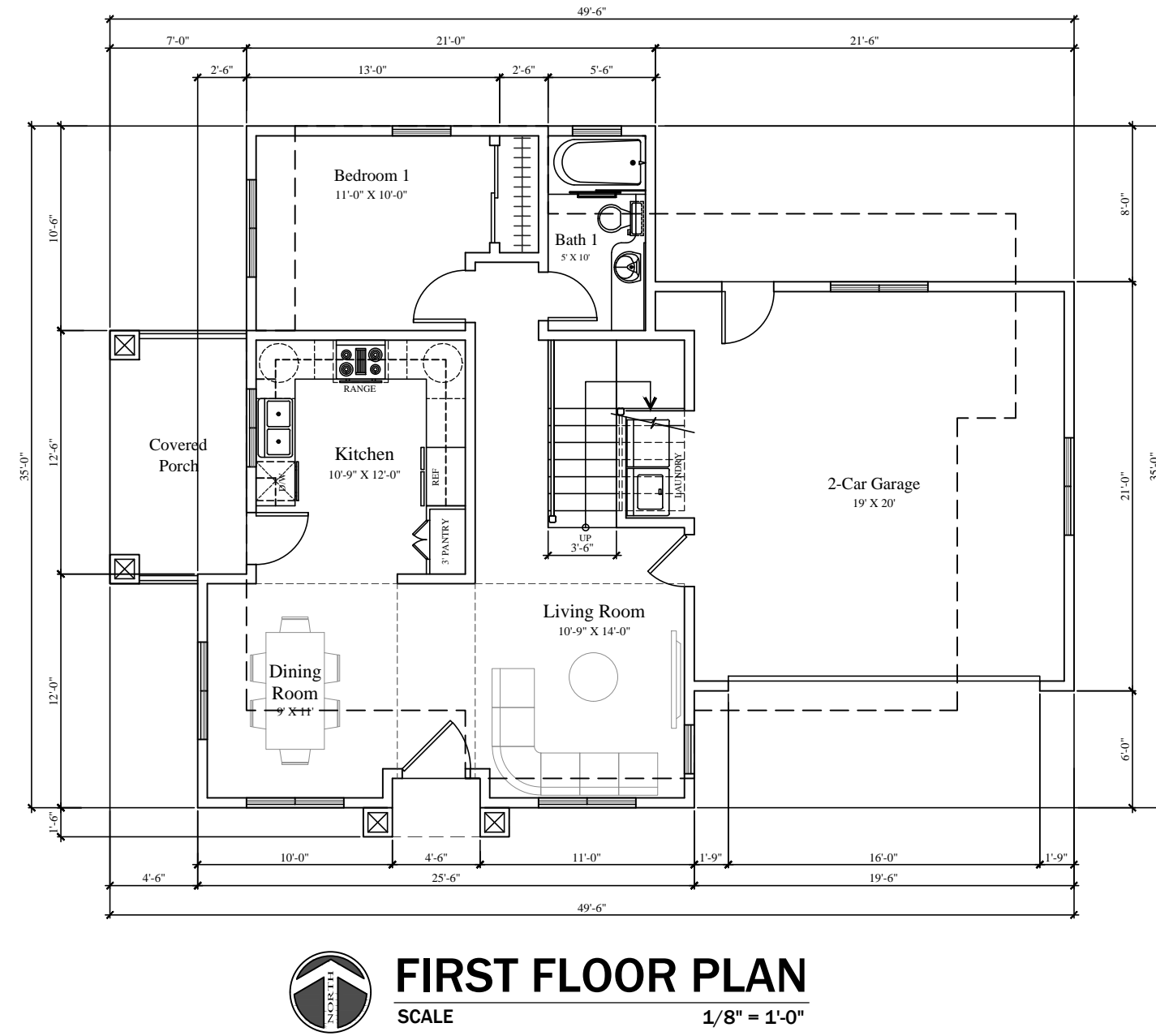
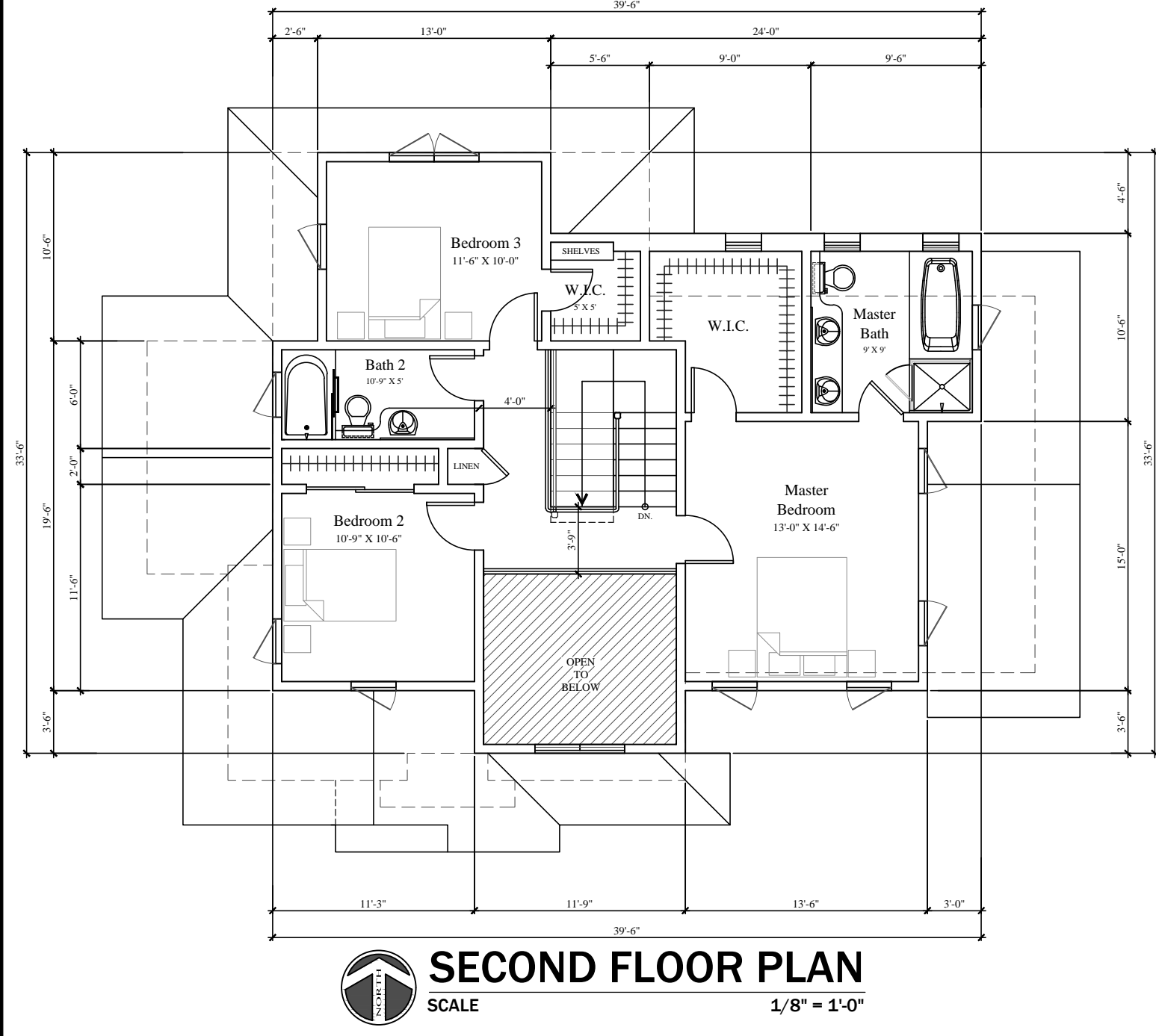
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 TEL: (626) 288-2651 FAX: (626) 288-2654
 EMAIL: kamennette@yahoo.com

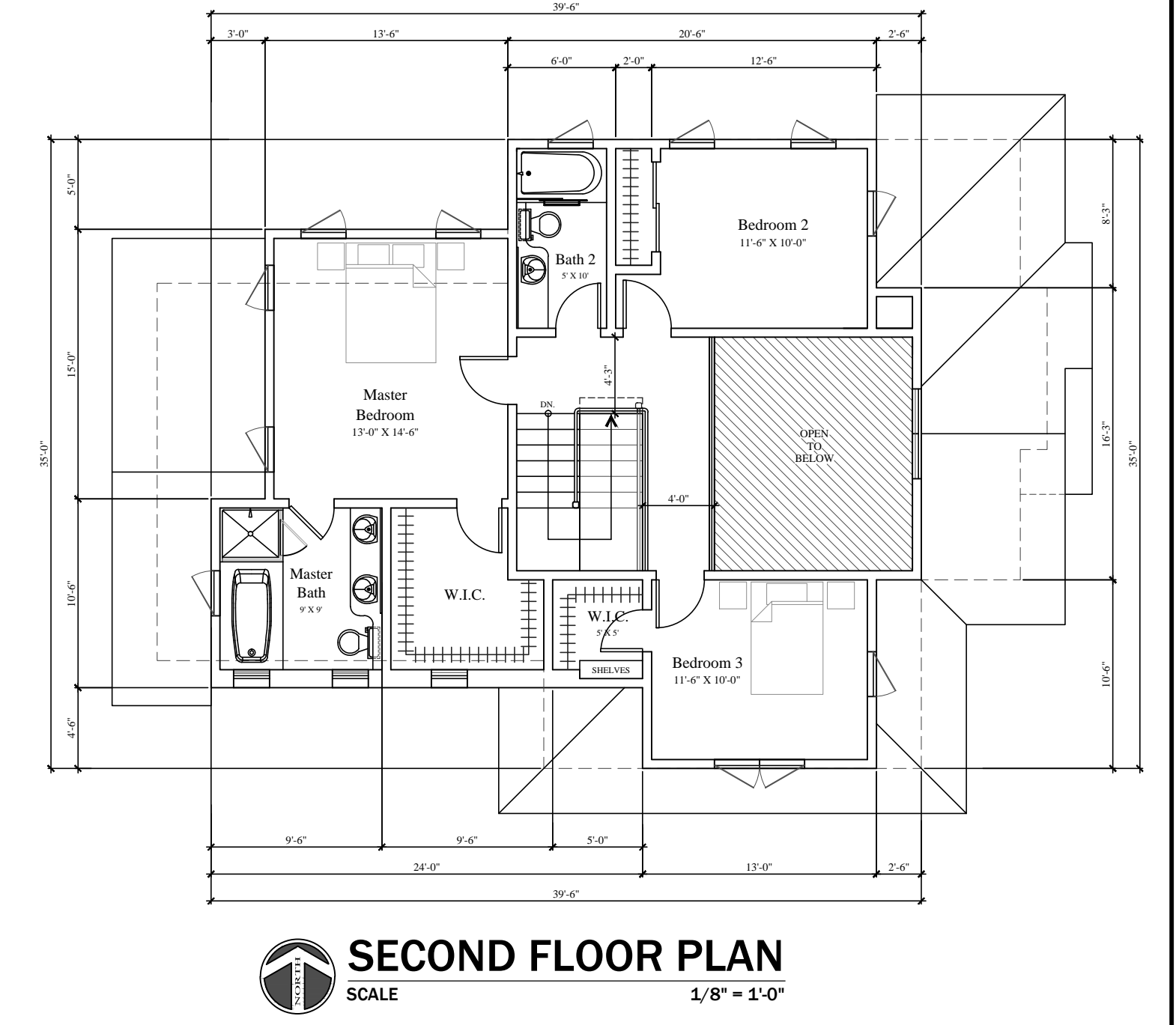
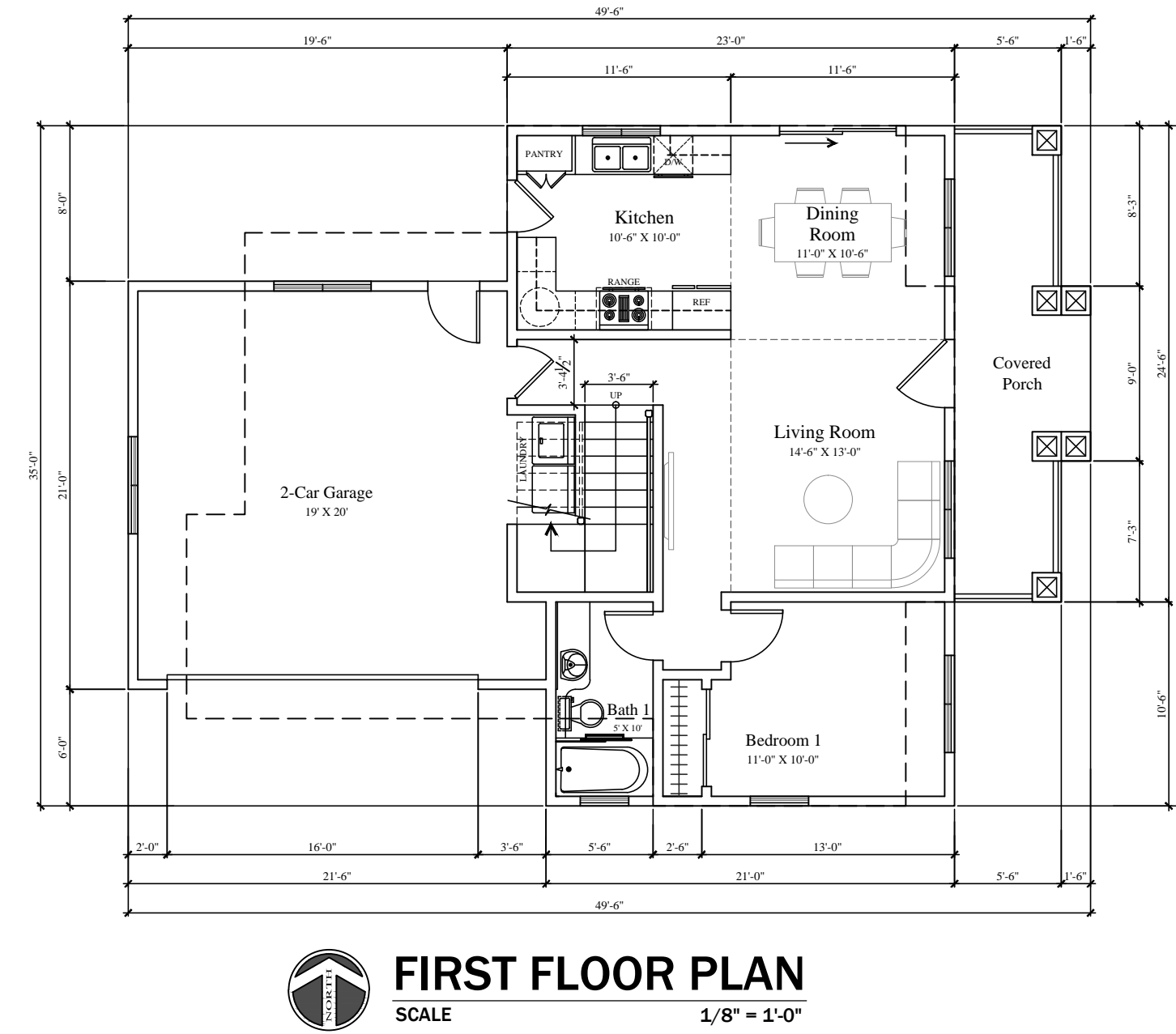
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 MONROVIA, CA 91016

Date: DEC 2016
 Scale: AS SHOWN
 Drawn: WN
 Job No.: 15-0901
 Sheet: **A-1**
 Of: 2 Sheets

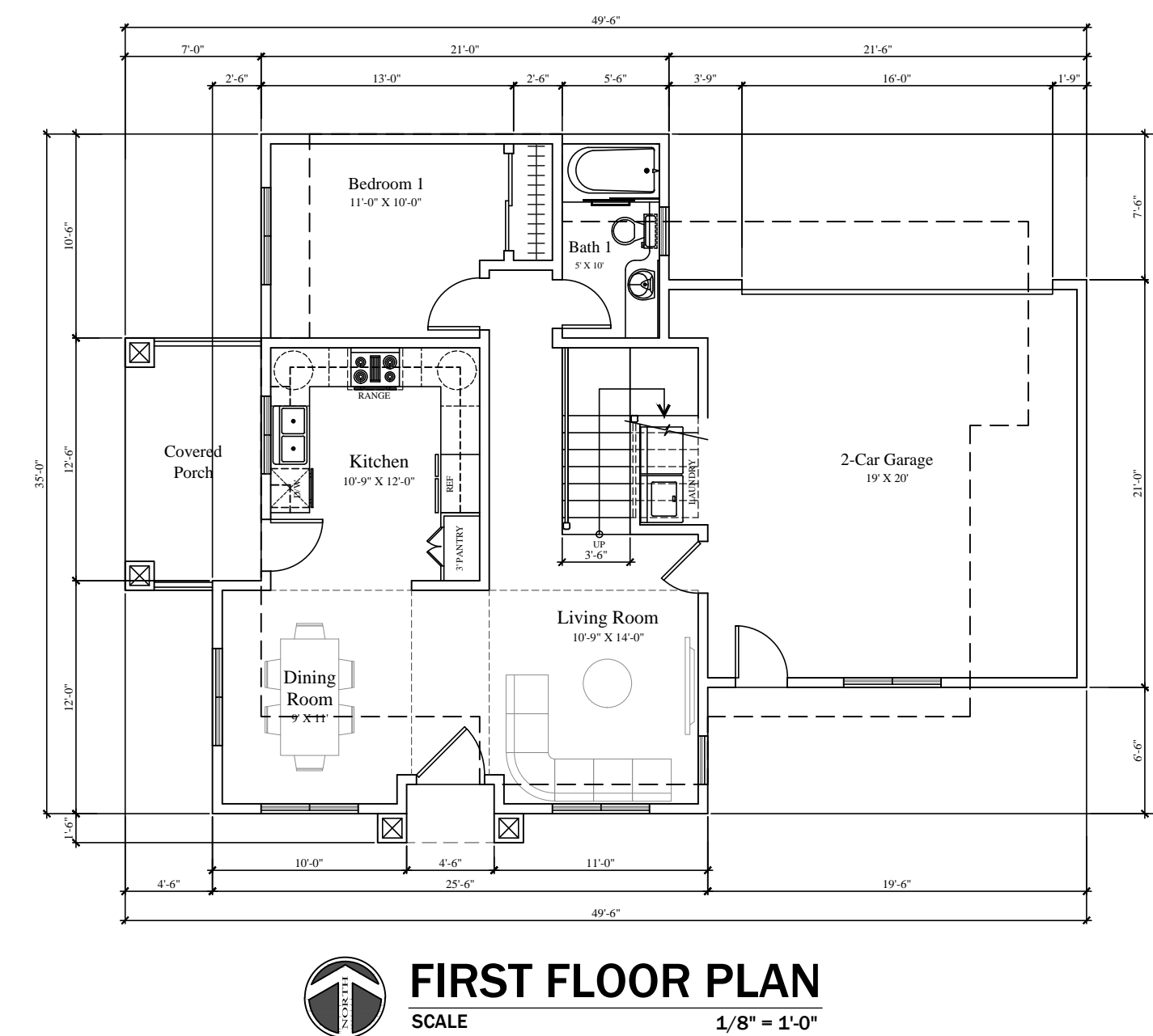
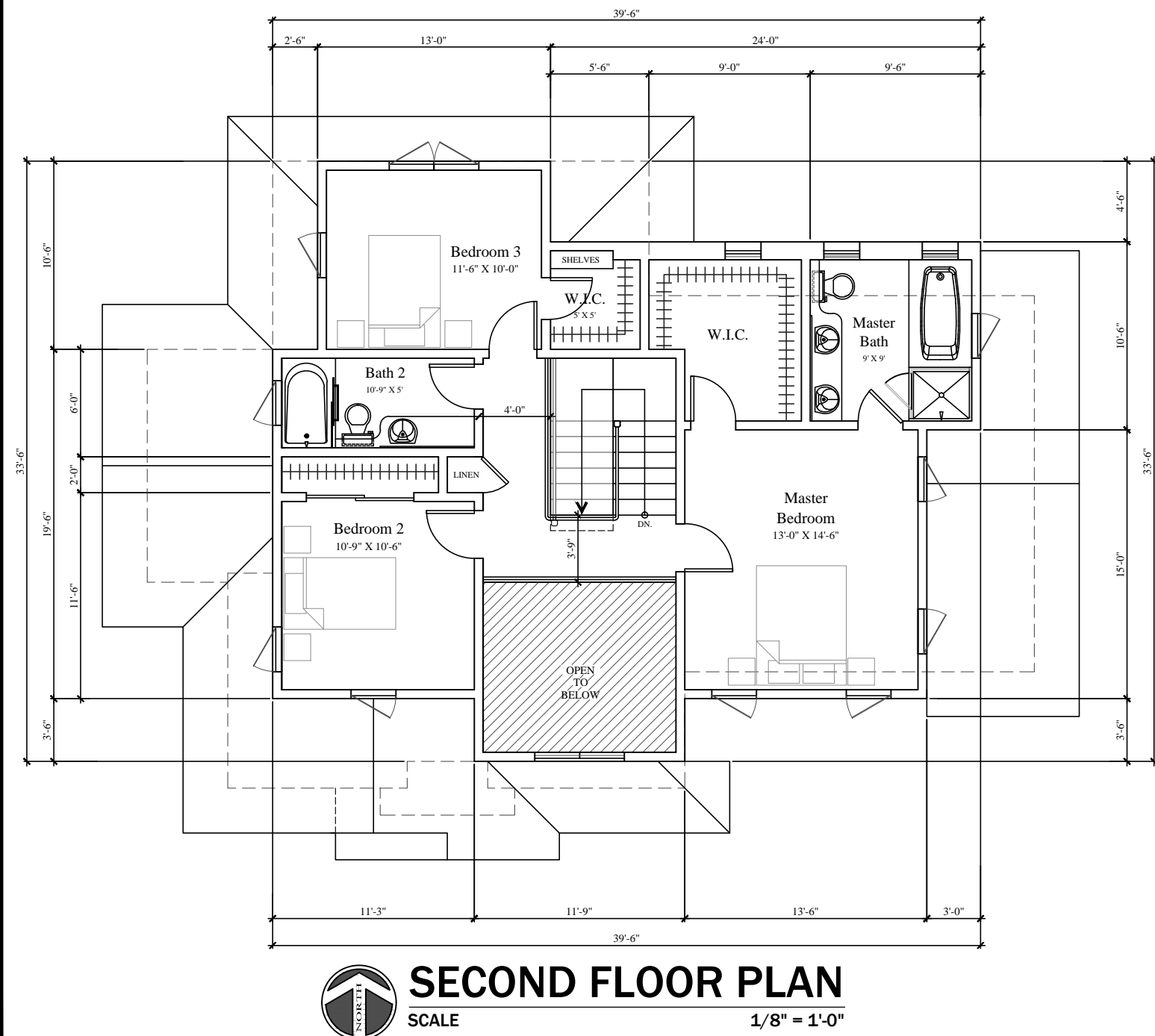
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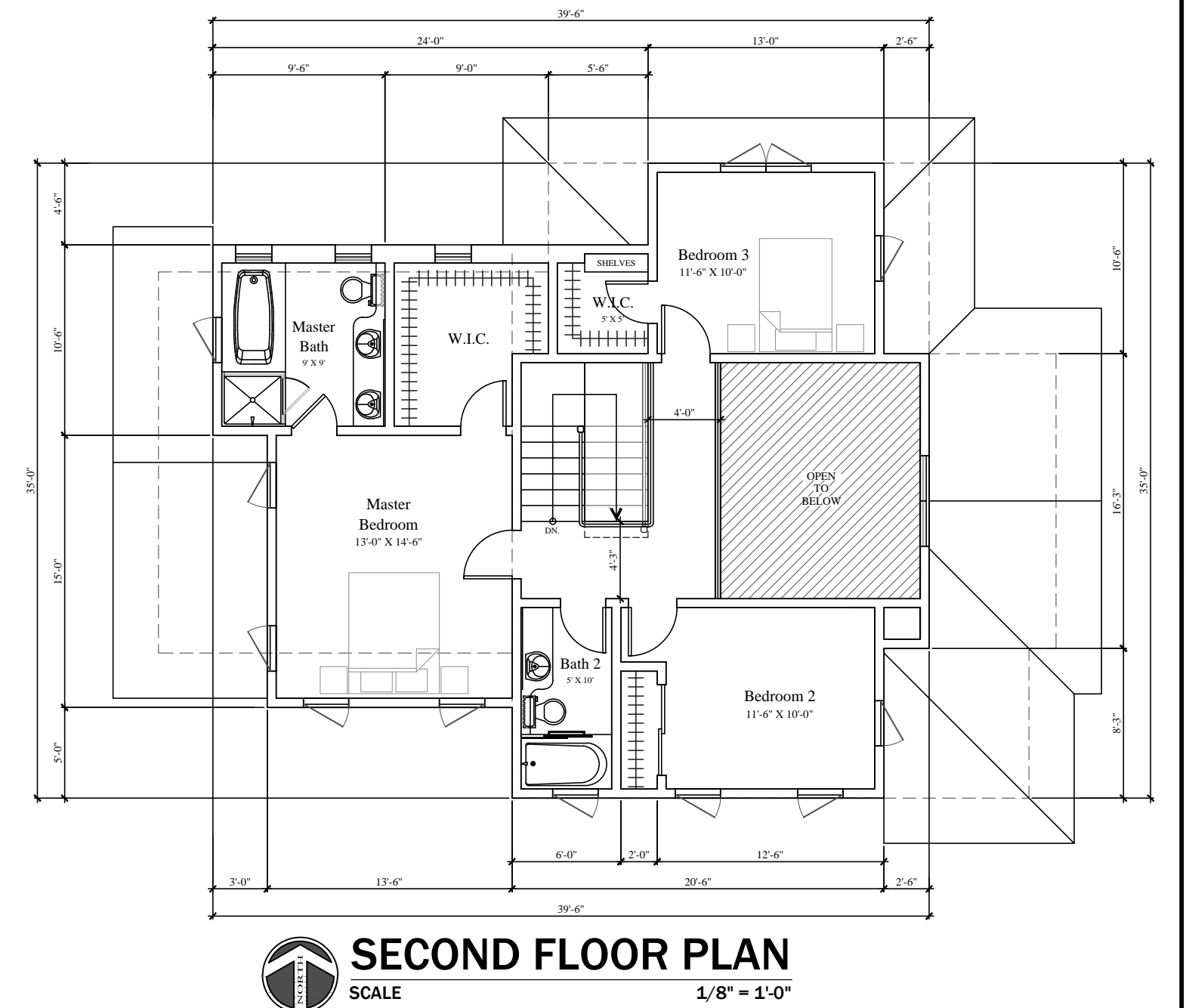
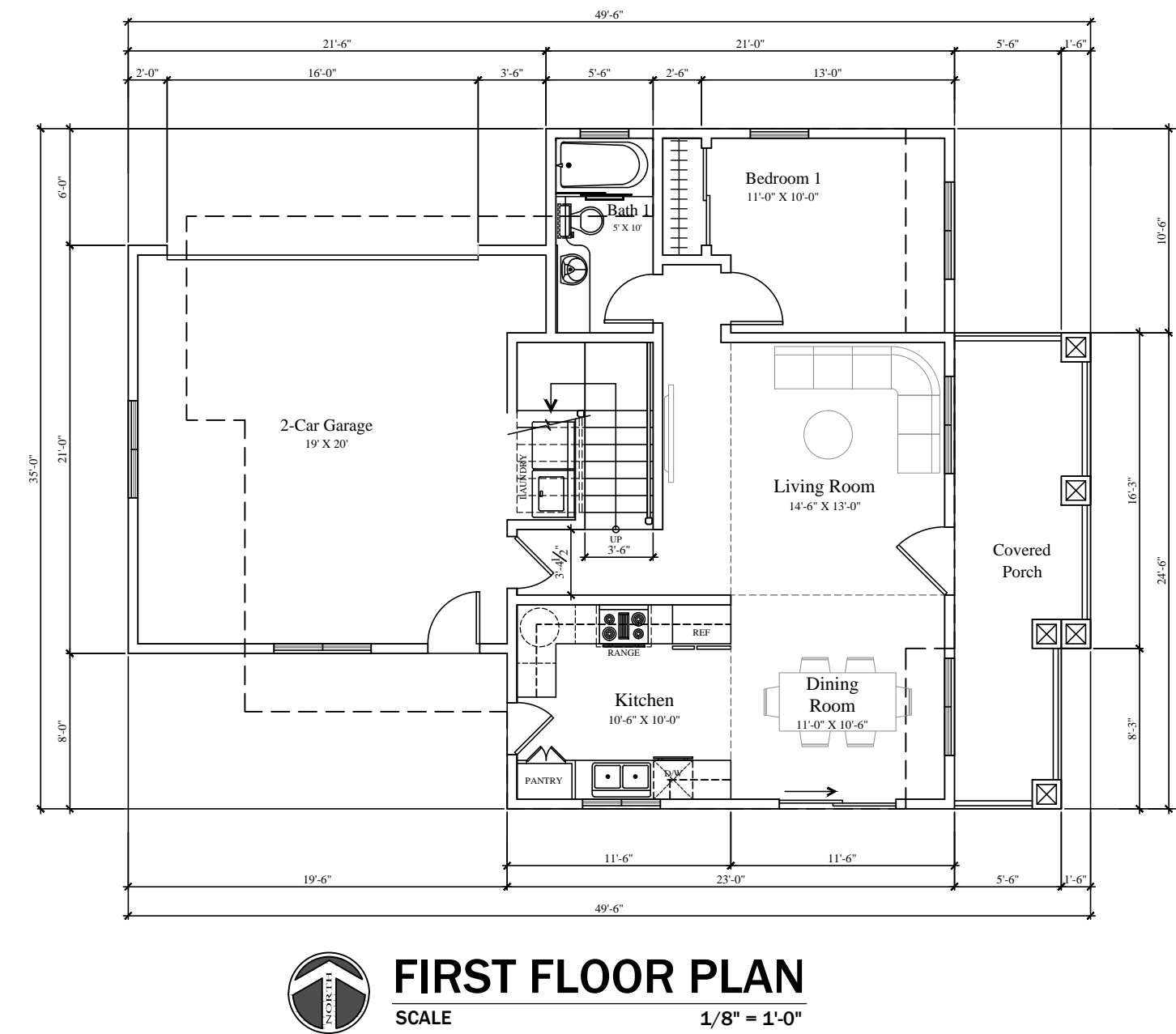
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UNIT 4



UNIT 2



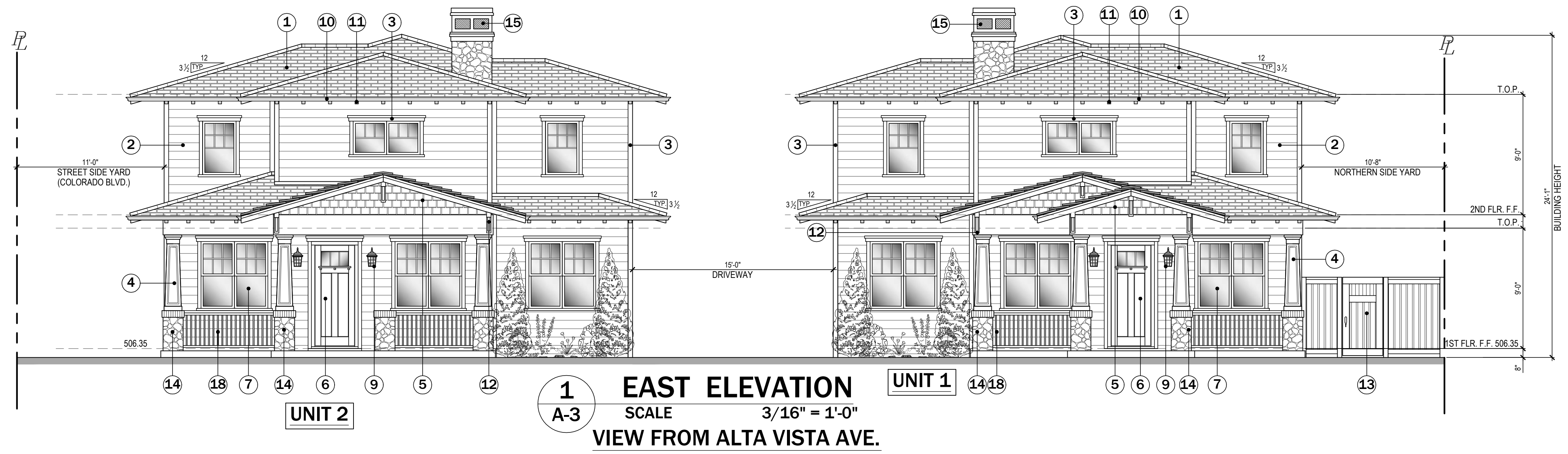
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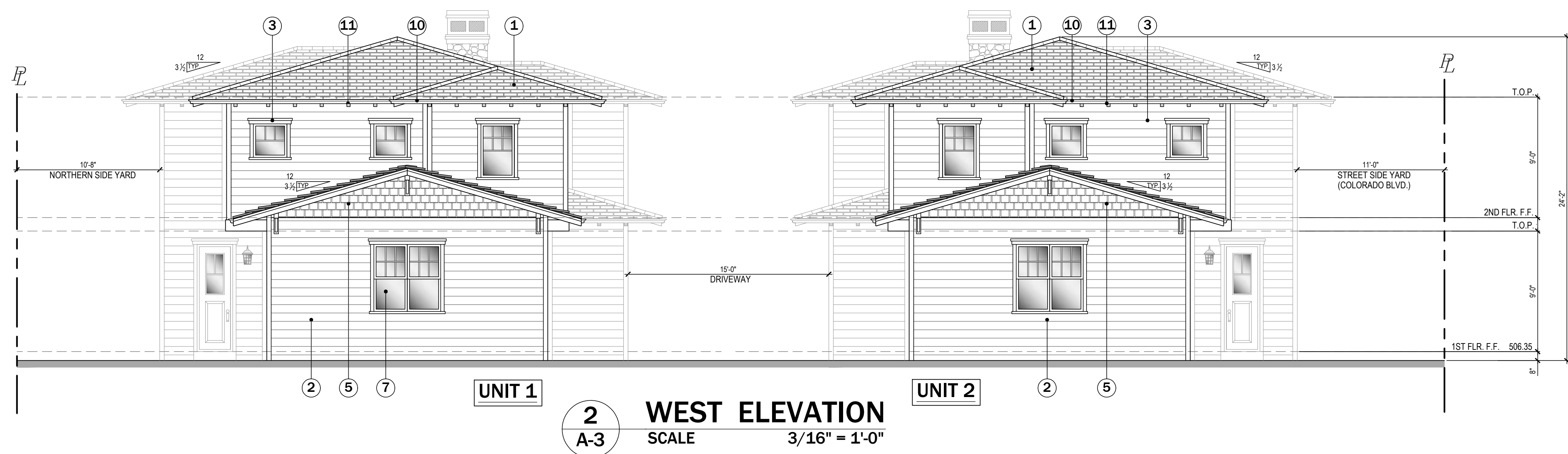
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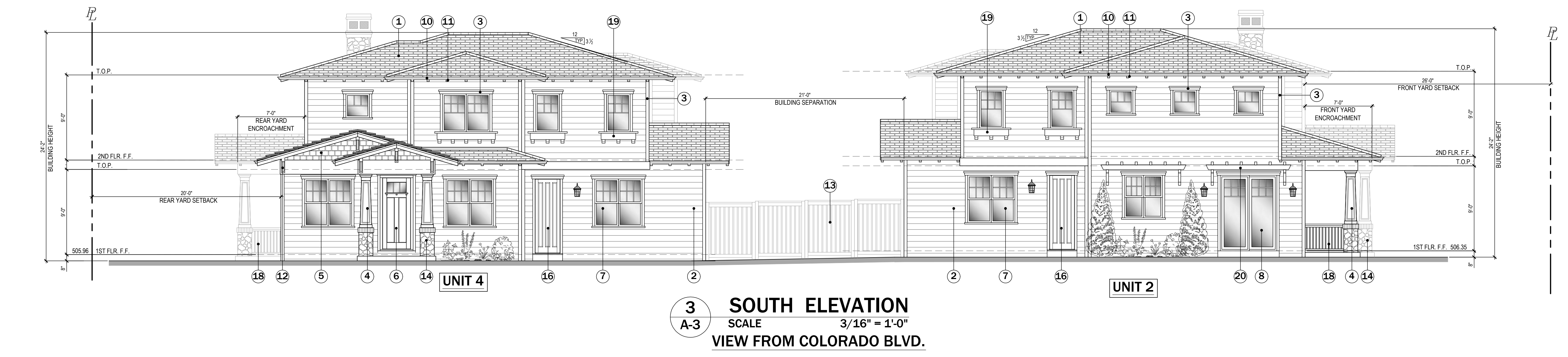
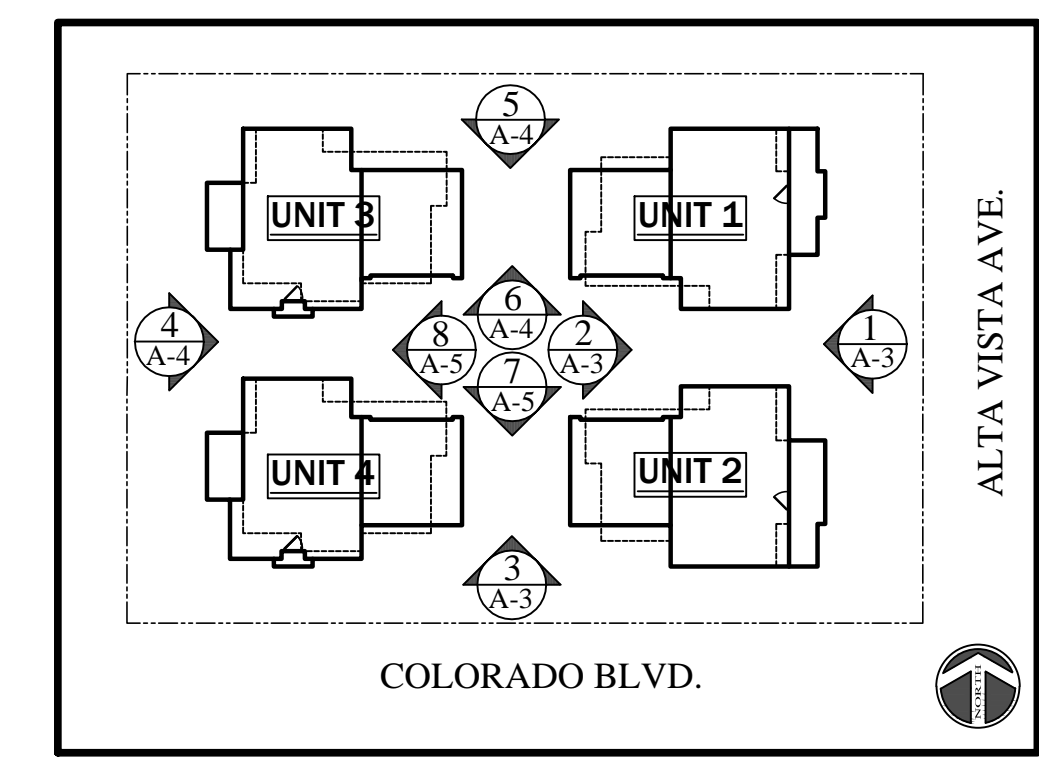


1 EAST ELEVATION
 SCALE 3/16" = 1'-0"
 VIEW FROM ALTA VISTA AVE.

- ELEVATION SPECIFICATIONS**
- ① CONC. ROOF TILE, EAGLE ROOFING PRODUCTS NAME: SIERRA MADRE, PRODUCT NO. 5503, TYPE: PONDEROSA (TYP.)
 - ② JAMES HARDIE HARDIEPANEL® FIBER CEMENT LAP SIDING (SMOOTH), THICKNESS: 5/8", WIDTH: 8.250", EXPOSURE: 7.0", COLOR: KHAKI BROWN
 - ③ JAMES HARDIE HARDIETRIM® FIBER CEMENT TRIM (SMOOTH), THICKNESS: 3/4", COLOR: ARCTIC WHITE
 - ④ JAMES HARDIE HARDIEPANEL® FIBER CEMENT PANEL (SMOOTH), 2 LAYERS OF 5/8" THICK PANELS, COLOR: ARCTIC WHITE
 - ⑤ JAMES HARDIE HARDIESHINGLE® FIBER CEMENT SIDING (STRAIGHT EDGE PANEL) COLOR: KHAKI BROWN
 - ⑥ MAIN ENTRY DOOR, (3'-6" X 8'-0") MMI DOOR COMPANY, SIMULATED DIVIDED LITES 3 LITE CRAFTSMAN 2-PANEL (SHAKER) WITH SHELF, EXT. COLOR: BROWN (OR EQUAL)
 - ⑦ JELD-WEN WINDOWS & DOORS, PREMIUM VINYL WINDOW WITH 7/8" THK. CONTOURED SIMULATED DIVIDED LITES, EXTERIOR COLOR: WHITE
 - ⑧ JELD-WEN WINDOWS & DOORS, 2-PANEL PREMIUM VINYL SLIDING DOOR EXTERIOR COLOR: WHITE
 - ⑨ THE GREAT OUTDOORS WALL LIGHT, MODEL: BRIDGEPORT, COLOR: BLACK FINISH, TEXTURED ETCHED FROSTED GLASS (OR EQUAL)
 - ⑩ RAIN GUTTER, COLOR: GRAY (TYP.)
 - ⑪ EXPOSED RAFTER TAIL PAINTED WITH DUNN EDWARDS PAINTS, WHITE DEW380 (TYP.)
 - ⑫ WOODEN EAVE BRACKET, 18" HEIGHT X 4" WIDTH X 30" PROJECTION, PAINTED WITH DUNN EDWARDS PAINTS, WHITE DEW380 (TYP.)
 - ⑬ VERANDA FAIRFAX WHITE VINYL PRIVACY FENCE GATE
 - ⑭ STONE VENEER, CULTURED STONE BY BORAL, RIVER ROCK IN LAKESHORE
 - ⑮ METAL CHIMNEY SHROUD, COLOR: CHARCOAL GRAY
 - ⑯ GARAGE ACCESS SOLID WOOD DOOR WITH LIGHT GRAY FINISH
 - ⑰ CLOPAY STEEL SECTIONAL GARAGE DOORS MODEL: GALLERY COLLECTION FACTORY COLORED, MOCHA BROWN, TOP SECTION: LONG RECT. GRILLE
 - ⑱ TREX SELECT RAILING IN CLASSIC WHITE
 - ⑲ WOOD PLANTER BOX, DUNN EDWARDS PAINTS, SILVER SETTING DE6359
 - ⑳ DECORATIVE WOOD ARBOR, DUNN EDWARDS PAINTS, WHITE DEW380



2 WEST ELEVATION
 SCALE 3/16" = 1'-0"



3 SOUTH ELEVATION
 SCALE 3/16" = 1'-0"
 VIEW FROM COLORADO BLVD.

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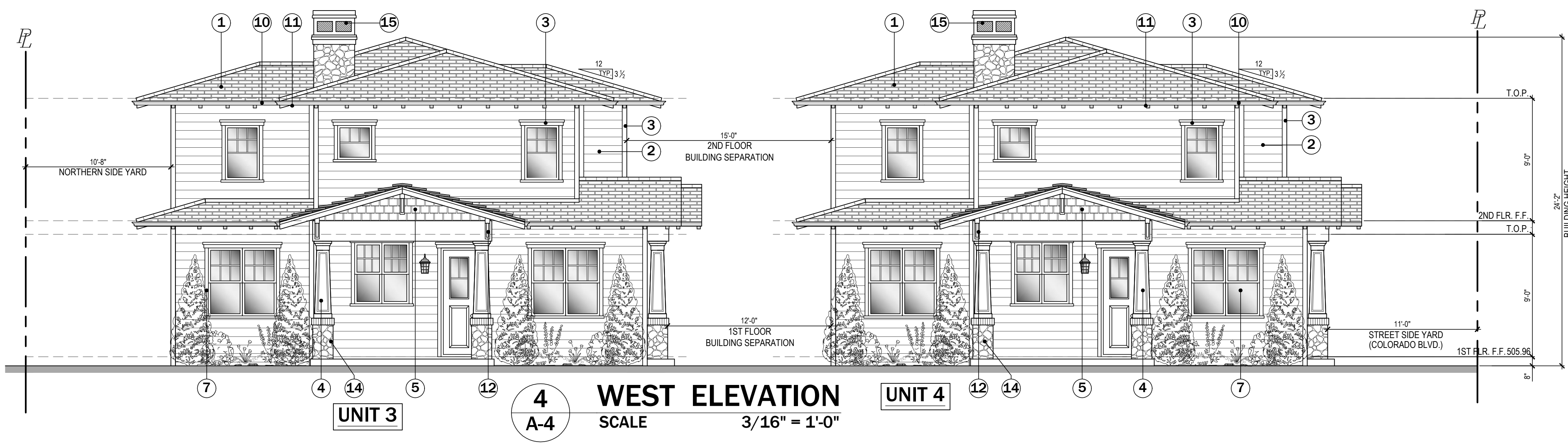
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 MONROVIA, CA 91016

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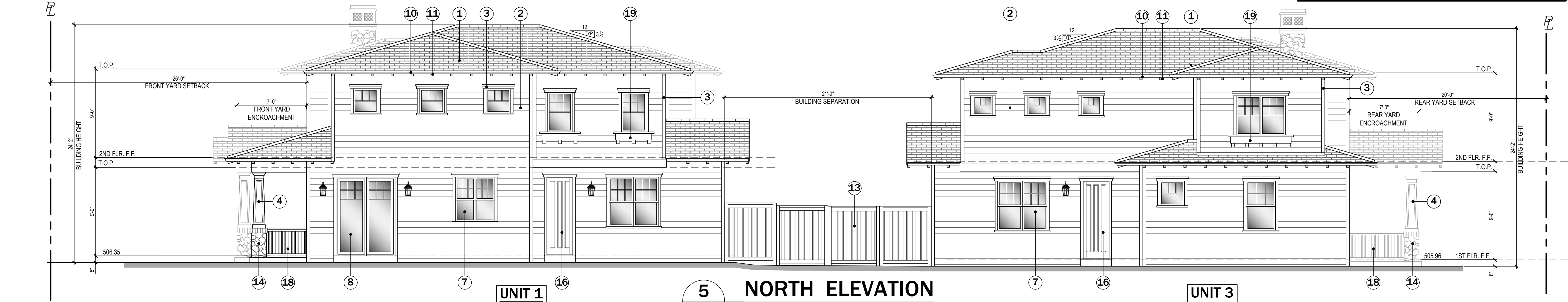
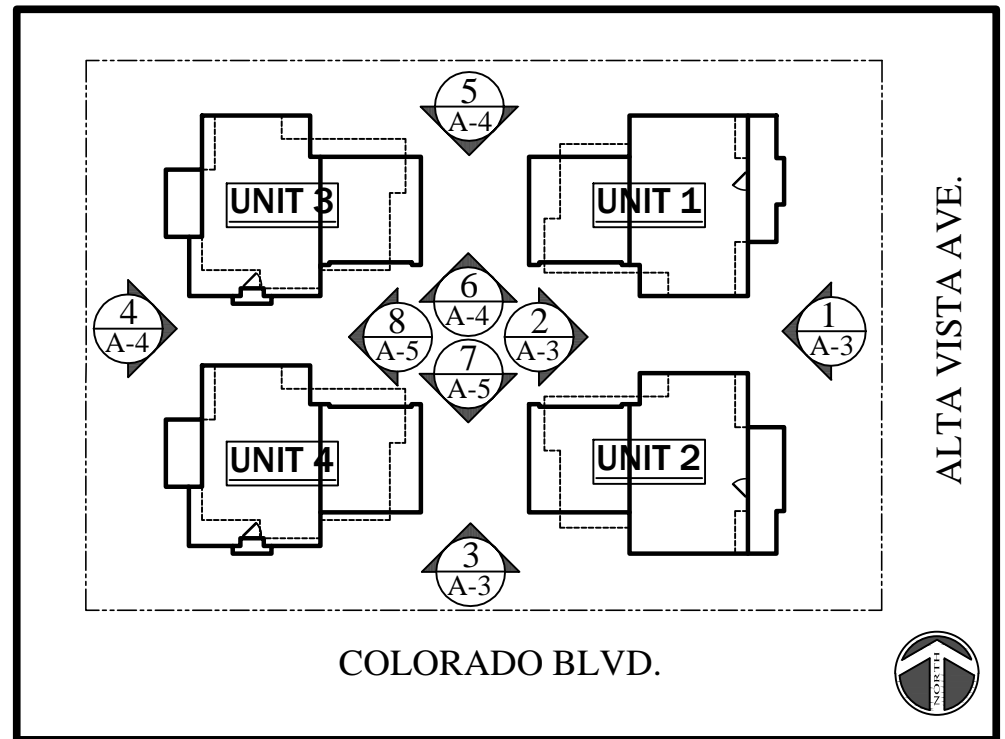
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ELEVATION SPECIFICATIONS

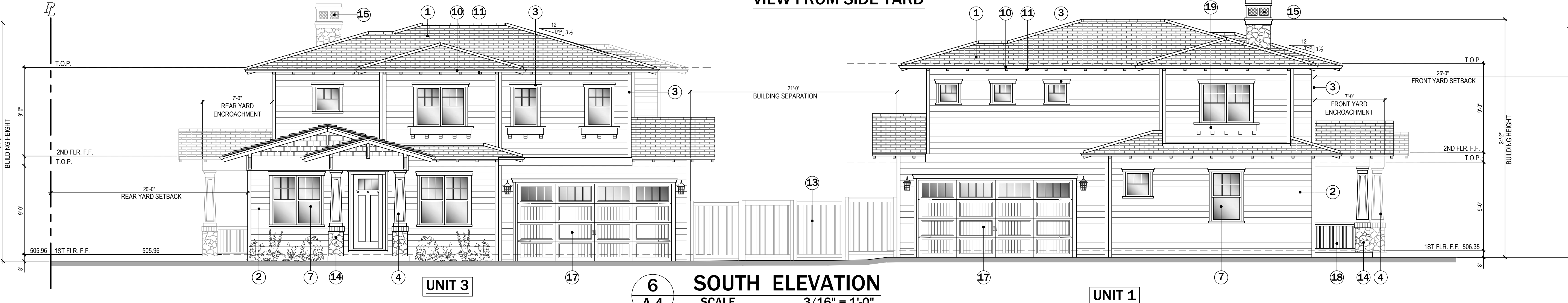
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4 WEST ELEVATION
SCALE 3/16" = 1'-0"



5 NORTH ELEVATION
SCALE 3/16" = 1'-0"
VIEW FROM SIDE YARD



6 SOUTH ELEVATION
SCALE 3/16" = 1'-0"
VIEW FROM DRIVEWAY

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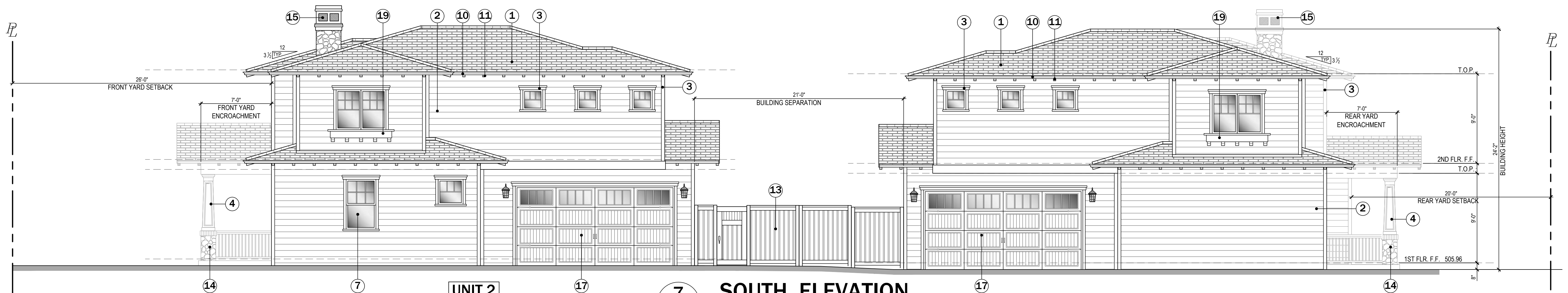
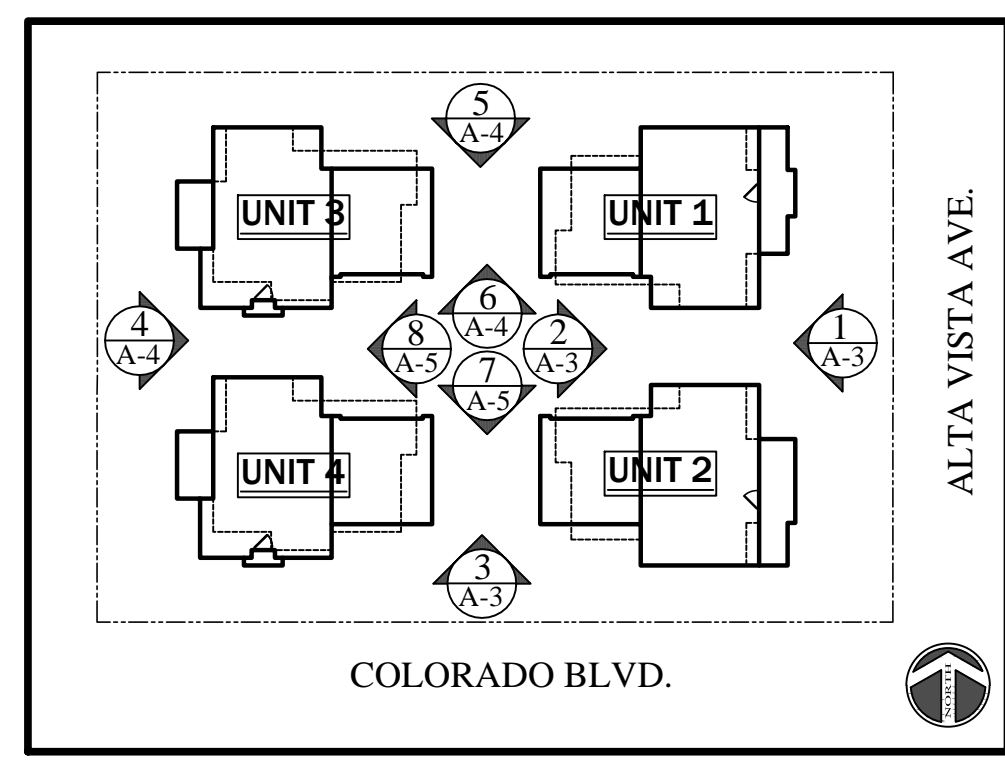
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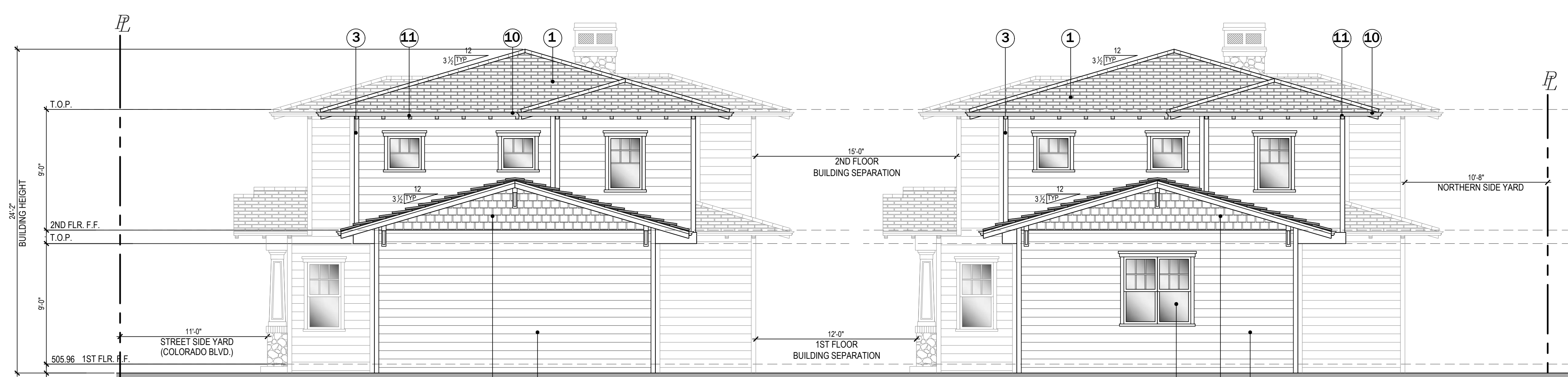
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Of Sheets

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- ### ELEVATION SPECIFICATIONS
- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| ① CONC. ROOF TILE, EAGLE ROOFING PRODUCTS NAME: SIERRA MADRE, PRODUCT NO. 5503, TYPE: PONDEROSA (TYP.) | ⑪ EXPOSED RAFTER TAIL PAINTED WITH DUNN EDWARDS PAINTS, WHITE DEW380 (TYP.) |
| ② JAMES HARDIE HARDIEPLANK® FIBER CEMENT LAP SIDING (SMOOTH), THICKNESS: 3/8", WIDTH: 8.250", EXPOSURE: 7.0", COLOR: KHAKI BROWN | ⑫ WOODEN EAVE BRACKET, 18" HEIGHT X 4" WIDTH X 30" PROJECTION, PAINTED WITH DUNN EDWARDS PAINTS, WHITE DEW380 (TYP.) |
| ③ JAMES HARDIE HARDIETRIM® FIBER CEMENT TRIM (SMOOTH), THICKNESS: 3/8", COLOR: ARCTIC WHITE | ⑬ VERANDA FAIRFAX WHITE VINYL PRIVACY FENCE GATE |
| ④ JAMES HARDIE HARDIEPANEL® FIBER CEMENT PANEL (SMOOTH), 2 LAYERS OF 3/8" THICK PANELS, COLOR: ARCTIC WHITE | ⑭ STONE VENEER, CULTURED STONE BY BORAL, RIVER ROCK IN LAKESHORE |
| ⑤ JAMES HARDIE HARDIESHINGLE® FIBER CEMENT SIDING (STRAIGHT EDGE PANEL), COLOR: KHAKI BROWN | ⑮ METAL CHIMNEY SHROUD, COLOR: CHARCOAL GRAY |
| ⑥ MAIN ENTRY DOOR, (3'-6" X 8'-4") MMI DOOR COMPANY, SIMULATED DIVIDED LITES 3 LITE CRAFTSMAN 2-PANEL (SHAKER) WITH SHELF, EXT. COLOR: BROWN (OR EQUAL) | ⑯ GARAGE ACCESS SOLID WOOD DOOR WITH LIGHT GRAY FINISH |
| ⑦ JELD-WEN WINDOWS & DOORS, PREMIUM VINYL WINDOW WITH 3/4" THK. CONTOURED SIMULATED DIVIDED LITES, EXTERIOR COLOR: WHITE | ⑰ CLOPAY STEEL SECTIONAL GARAGE DOORS MODEL: GALLERY COLLECTION FACTORY COLORED: MOCHA BROWN, TOP SECTION: LONG RECT. GRILLE |
| ⑧ JELD-WEN WINDOWS & DOORS, 2-PANEL PREMIUM VINYL SLIDING DOOR EXTERIOR COLOR: WHITE | ⑱ TREX SELECT RAILING IN CLASSIC WHITE |
| ⑨ THE GREAT OUTDOORS WALL LIGHT, MODEL: BRIDGEPORT, COLOR: BLACK FINISH, TEXTURED ETCHED FROSTED GLASS (OR EQUAL) | ⑳ WOOD PLANTER BOX, DUNN EDWARDS PAINTS, SILVER SETTING DE6359 |
| ⑩ RAIN GUTTER, COLOR: GRAY (TYP.) | ㉑ DECORATIVE WOOD ARBOR, DUNN EDWARDS PAINTS, WHITE DEW380 |



7 SOUTH ELEVATION
SCALE 3/16" = 1'-0"
VIEW FROM DRIVEWAY



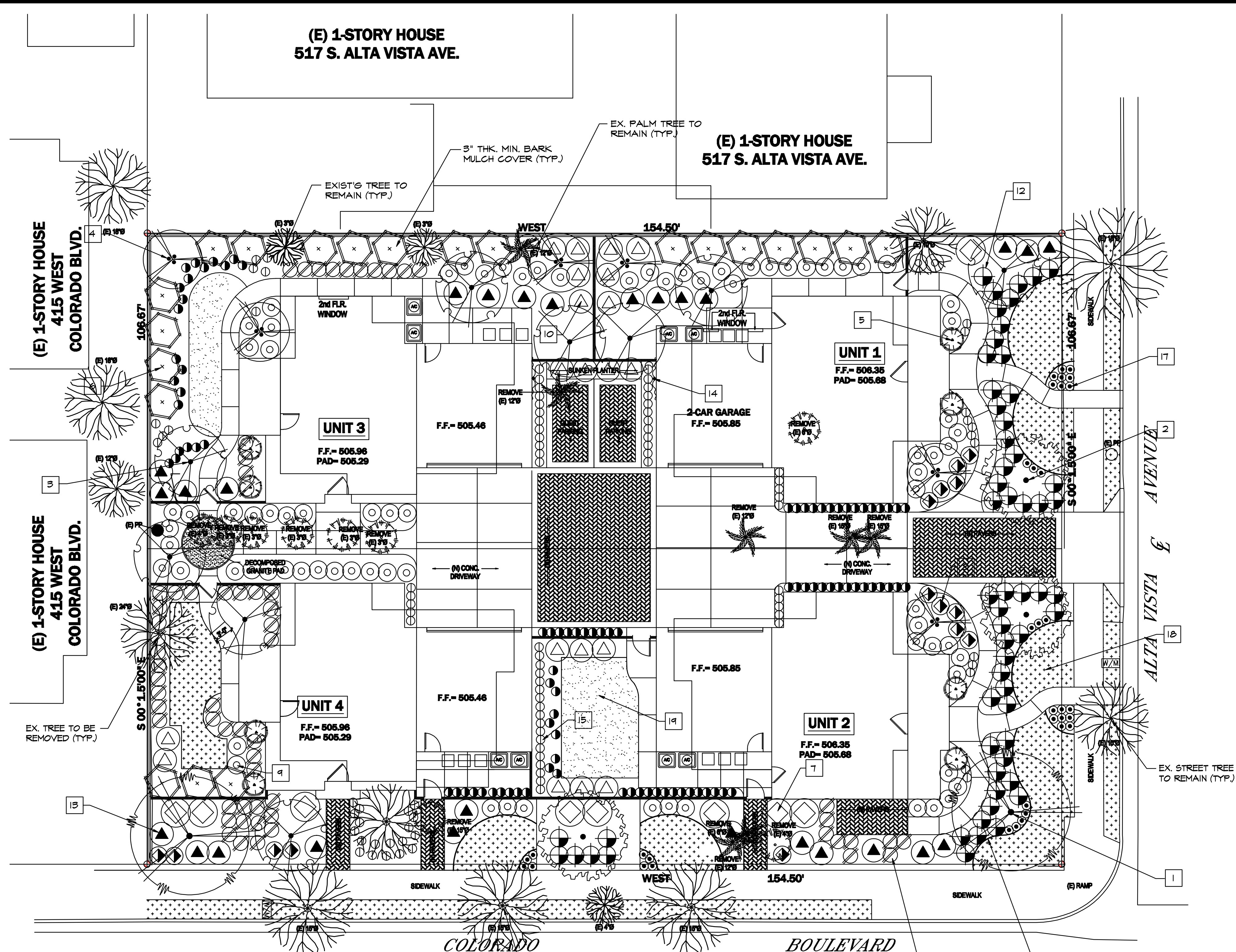
8 EAST ELEVATION
SCALE 3/16" = 1'-0"

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Project Title & Location:
NEW 4-UNIT 2-STORY CONDOMINIUMS
401 W. COLORADO BLVD. & 521 S. ALTA VISTA AVE.,
MONROVIA, CA 91016

Date DEC 2016
Scale AS SHOWN
Drawn WN
Job No. 15-0901
Sheet
A-5
Of Sheets



PLANT LEGEND

SYMBOL	ITEM NO.	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	TYPE	WATER USE
	1	OLEA EUROPAEA 'MONHER'	MAJESTIC BEAUTY FRUITLESS OLIVE	36" BOX	2	TREE	L
	2	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	36" BOX	3	TREE	L
	3	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE GRAPE MYRTLE	24" BOX	4	TREE	M
	4	LAURUS NOBILIS	SWEET BAY	36" BOX	6	TREE	L
	5	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	GREEN COLUMNAR JUNIPER	15 GAL.	8	SHRUB (SPIRAL FORM)	M
	6	PRUNUS CAROLINIANA 'MONUS'	BRIGHT N TIGHT CAROLINA LAUREL	36" BOX	21	SHRUB	M
	7	CISTUS X PULVERULENTUS 'SUNSET'	MAGENTA ROCK ROSE	15 GAL.	4	SHRUB	L
	8	LAVANDULA DENTATA	FRENCH LAVENDER	5 GAL.	15	SHRUB	L
	9	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GAL.	83	SHRUB	M
	10	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL.	21	SHRUB	L
	11	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'	GREEN BEAUTY BOXWOOD	5 GAL.	61	SHRUB	M
	12	ROSA HYBRID 'MEIDLAND'	MEIDLAND ROSE	5 GAL.	54	SHRUB	M
	13	CEANTHUS G. HORIZONTALIS 'DIAMOND HEIGHTS'	VARIEGATED CARMEL CREEPER	5 GAL.	27	SHRUB	L
	14	MACFADYENA UNSUIS-CATI	CAT'S CLAW	5 GAL.	2	VINE	L
	15	AGAPANTHUS AFRICANUS 'BLUE'	BLUE LILY OF THE NILE	1 GAL.	75	GROUND COVER	M
	16	HEMEROCALLIS HYBRID 'STELLA DE ORO'	STELLA DE ORO DWARF DAYLILY	1 GAL.	42	GROUND COVER	M
	17	OSTEOSPERMUM FRUTICOSUM	TRAILING AFRICAN DAISY	1 GAL.	35	GROUND COVER	L
	18	DYMONDIA MARGARETAE '6" C.C.	SILVER CARPET	FLATS	44	GROUND COVER	L
	19	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOD	404 S.F.	LAWN	WST

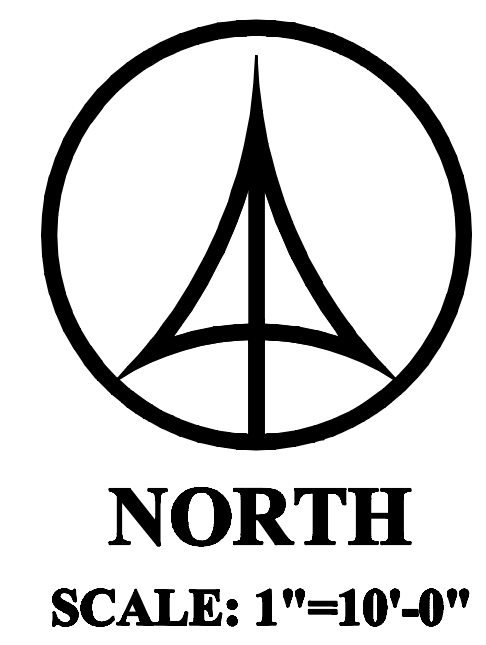
3" THICK MINIMUM IN ALL PLANTING AREAS

EXISTING TREE LEGEND

	EXISTING TREE TO REMAIN (NOT OAK)
	EXISTING TREE TO BE REMOVED (NOT OAK)
	EXISTING PALM TREE TO REMAIN
	EXISTING PALM TREE TO BE REMOVED
	EXISTING TREE TO BE REMOVED (NOT OAK)

- ### NOTES:
- TOTAL LANDSCAPE AREA: 6,055 S.F.
 - EXISTING TREES INDICATE TO REMAIN SHALL BE PRESERVED & PROTECTED DURING THE COURSE OF CONSTRUCTION.
 - PROVIDE ROOT BARRIERS ON ALL TREES WITHIN 5 FEET OF ALL PAVED AREAS AND FOUNDATIONS.
 - CONTRACTOR/ DEVELOPER TO MAINTAIN ALL PRIVATE YARDS WITHOUT ANY WEEDS OR DEBRIS BEFORE THE UNIT SOLD.
 - CITY TO APPROVE PLANTING MATERIALS PRIOR TO INSTALLATION.
 - CONTRACTOR TO VERIFY WITH CITY PLANNING DIVISION AND PARK DIVISION MANAGERS FOR STREET TREES PLANTING REQUIREMENT.
 - NO EXISTING OAK TREES ON SITE OR OFF SITE.
 - ROOT BARRIERS SHALL BE PROVIDED ON ALL TREES WITHIN 5 FEET OF ALL PAVED AREAS AND FOUNDATIONS.
 - ALL PAVING AREAS SHALL BE KEPT CLEAN AND FREE OF DUST, MUD, OR TRASH.
 - ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND HEALTHY CONDITION.
 - SHREDDED WOOD CHIPS 1"-3" LENGTH, 3/8"-5/8" DIAMETER- 3 INCHES THICK MIN., DISPENSER EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT TURF AREA.

CONCEPTUAL LANDSCAPE PLAN



PREPARED BY:
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PROJECT:
4-UNIT DETACHED CONDOMINIUMS
 401 W. COLORADO BLVD. & 521 S. ALTA VISTA AVE.
 MONROVIA, CA 91016
 APN: 8505-006-019 & 8505-006-018

REVISIONS:
2 - 16 - 19
2 - 19 - 19

Sheet Title	
CONCEPTUAL LANDSCAPE PLAN	
Date	12 - 21 - 17
Scale	1" = 10'-0"
Drawn	B.L.
FILE NO.	3140

Sheet
L - 1



