

# MONROVIA CITY COUNCIL

## Item PH-1

### **Six-unit Townhouse Development/CUP2019-0020/Tentative Tract Map TTM2020-02 910 South Ivy Avenue**

TJ Build/Design, applicant

Planning

Department of Community Development





**Location:**

910 S Ivy Avenue

**Neighborhood:**

Multi-Family/Light Industrial

**Zoning:**

RM/RH (Residential Medium/High)

**Lot Size:**

16,005 Square Feet

**Status:**

Developed w/ Two Units

# 910 South Ivy Avenue

Proposed Six-Unit Multi-Family Development

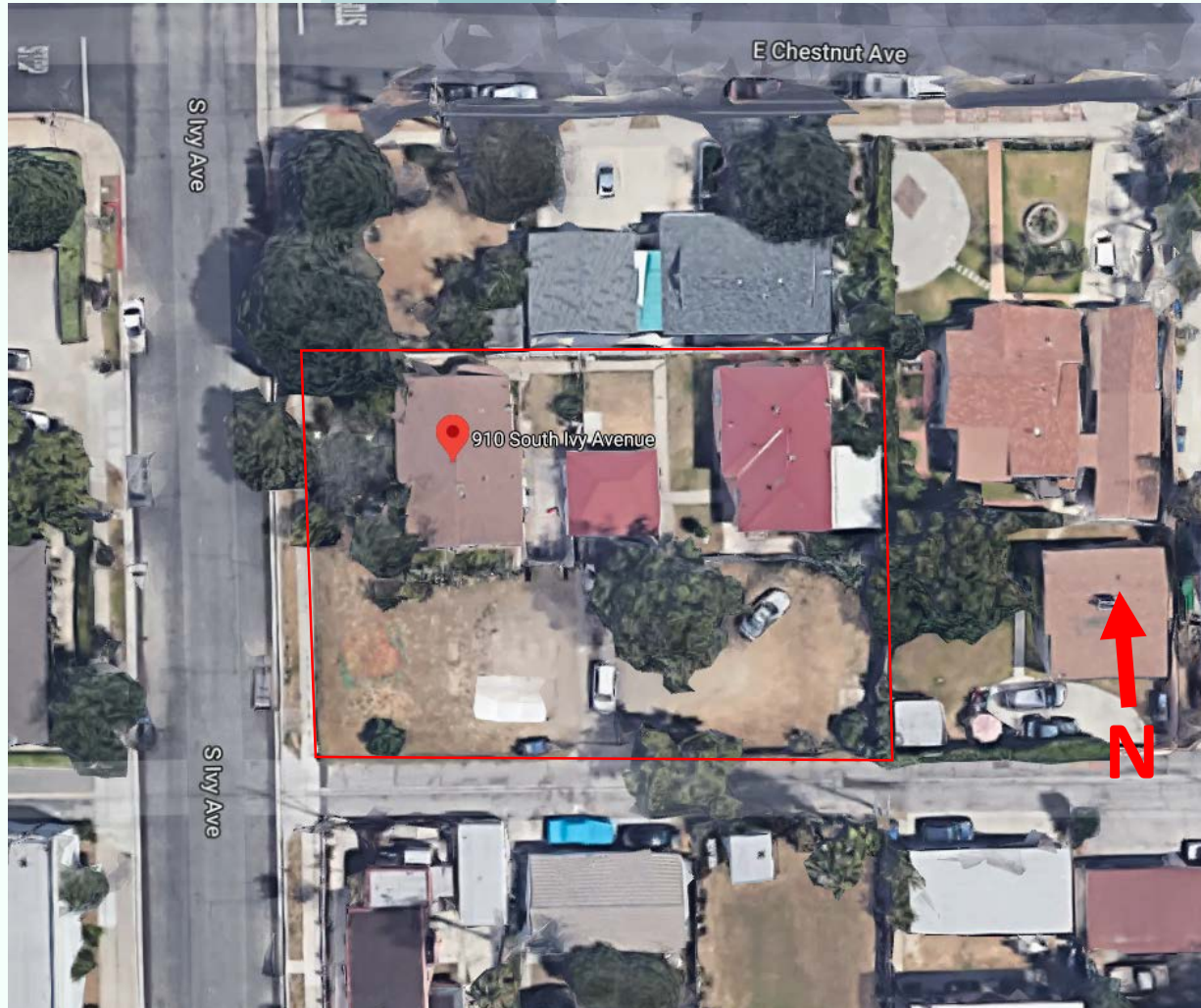


**Project Location**



# 910 South Ivy Avenue

Proposed Six-Unit Multi-Family Development



**Aerial Photo**



# Neighborhood Context

## Proposed Six-Unit Multi-Family Development





# Neighborhood Context

## Proposed Six-Unit Multi-Family Development





# 910 South Ivy Avenue

Proposed Six-Unit Multi-Family Development





**Proposal:**

Townhouse Condo Development

**Units:**

6 Units, All Three-Bedroom Units  
1,426 sf to 1,688 sf each

**Total Size:**

9,108 Square Feet  
58% Floor Area Ratio (FAR)

**Parking:**

2-Car Garage, each unit  
3 Guest Spaces

# Proposed project

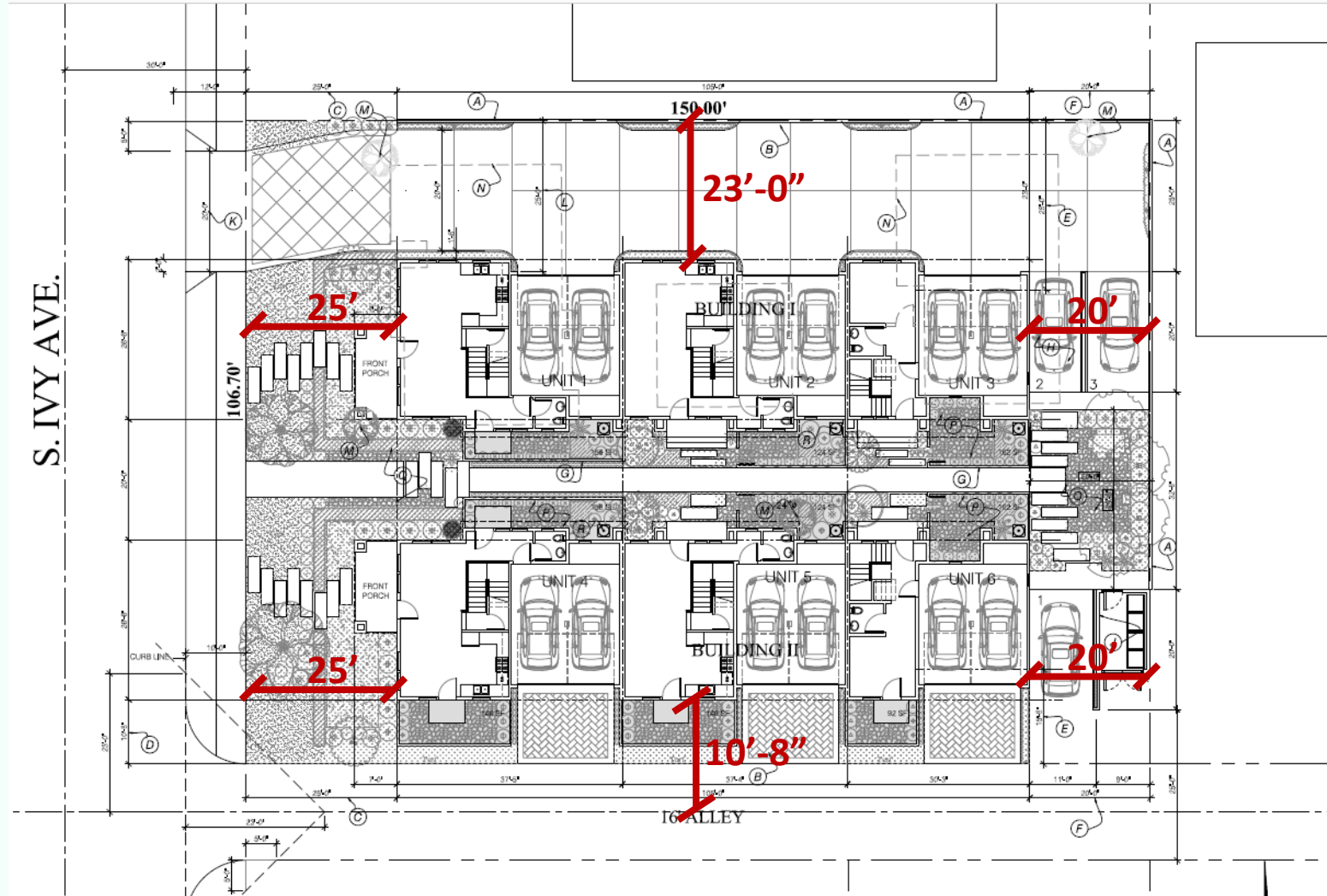
## Proposed Six-Unit Multi-Family Development





# Site Plan

## Proposed Six-Unit Multi-Family Development

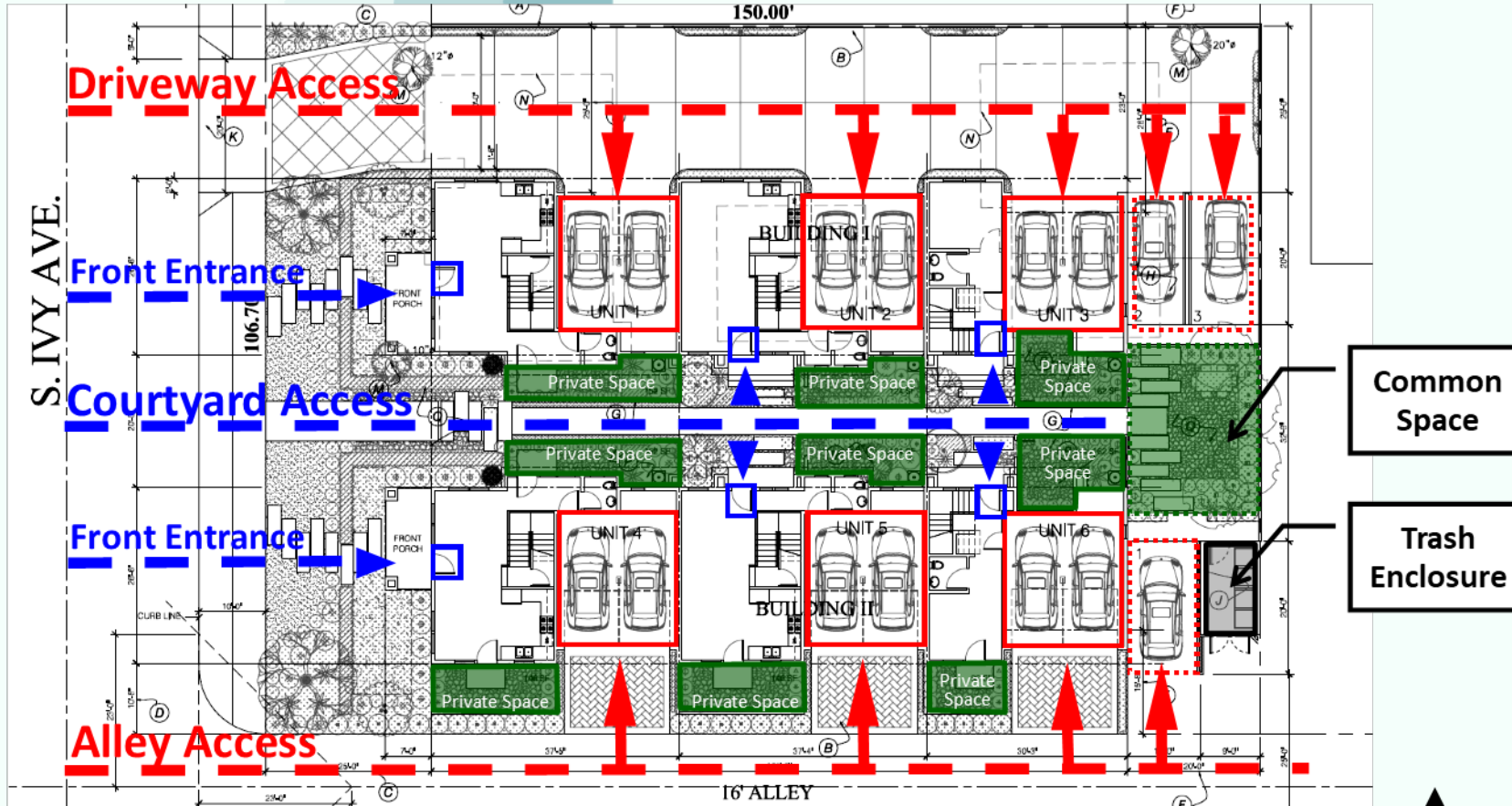






# Site Plan

## Proposed Six-Unit Multi-Family Development



### Legend

- Parking
- Main Entrances
- Recreation Areas





# Courtyard

Proposed Six-Unit Multi-Family Development





# Elevations

## Proposed Six-Unit Multi-Family Development





# Elevations

## Proposed Six-Unit Multi-Family Development



③ BUILDING I SIDE (SOUTH) COURT YARD ELEVATION.  
SCALE: 1/8"=1'-0"



**CEQA:**

Categorically exempt from CEQA under Class 3  
Construction of limited numbers of new, small  
facilities or structures

**RECOMMENDATION:**

Planning Commission recommends approval  
Adopt Resolution 2020-59

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