

427 West Palm Avenue

Tentative Tract Map No. 83832 (TTM2022-0002), Conditional Use Permit CUP2022-0009, Minor Exception ME2022-0015, and Minor Exception ME2022-0016

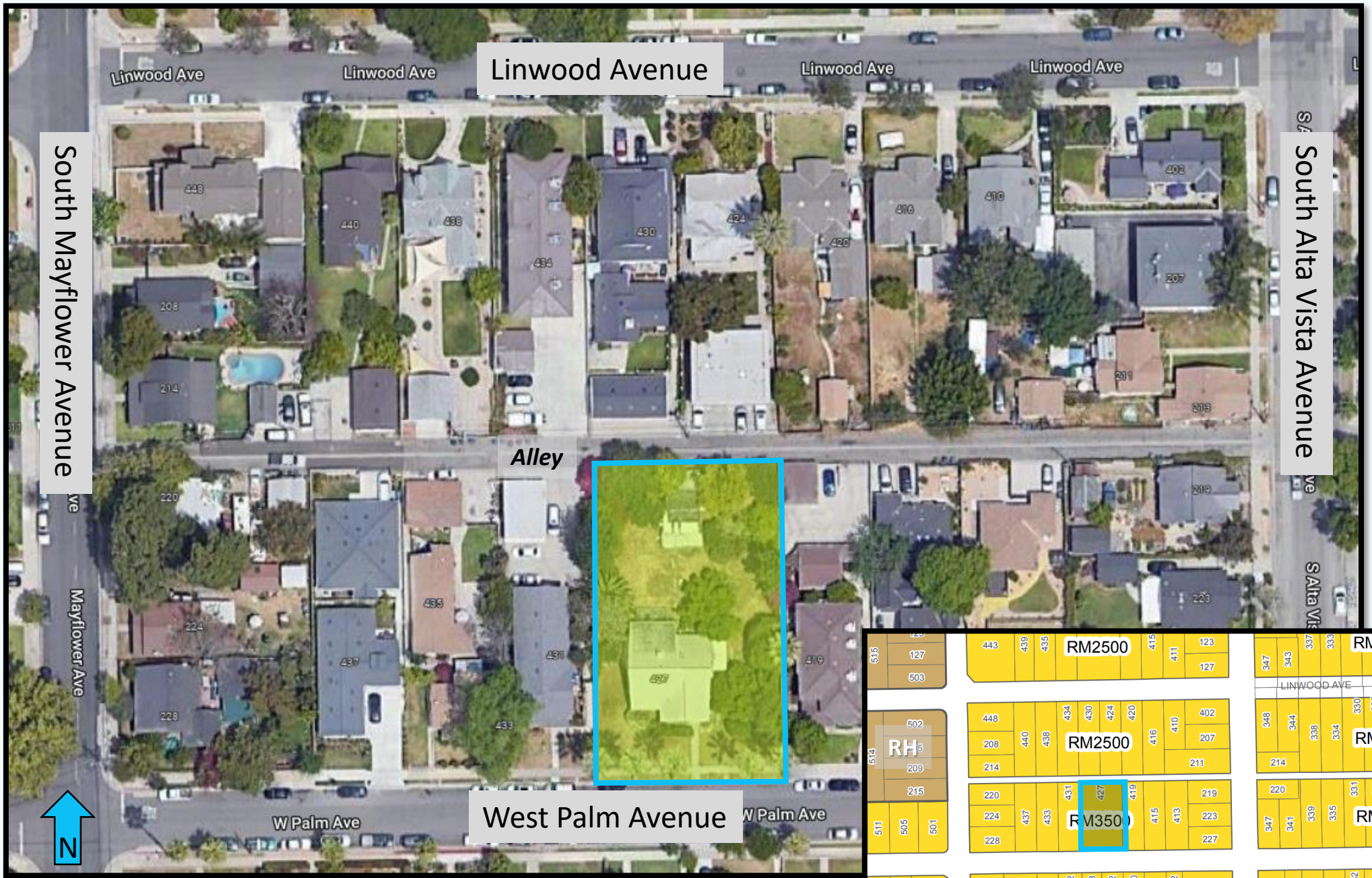
Review of a Tentative Tract Map (TTM83832), Conditional Use Permit, and two Minor Exceptions to construct three new two-story, detached single-family dwelling units and three detached garages in a 4-unit Planned Unit Development (PUD) with preservation of an existing Craftsman Bungalow built in 1913.

Applicant: Bowden Development, Inc. (Gil Mars)

City Council
September 6, 2022



Location



Project Objectives

- **Preservation of 1913 Craftsman Bungalow**
 - Reposition house to allow for additional development and site improvements
 - Remove non-original features/alterations of the house
 - Rehabilitate and restore original features
- **Address deferred maintenance**
 - Overgrown and dead landscape vegetation
 - Trash and debris
 - Dilapidated garage
- **Provide additional parking**
- **Construct new housing units**

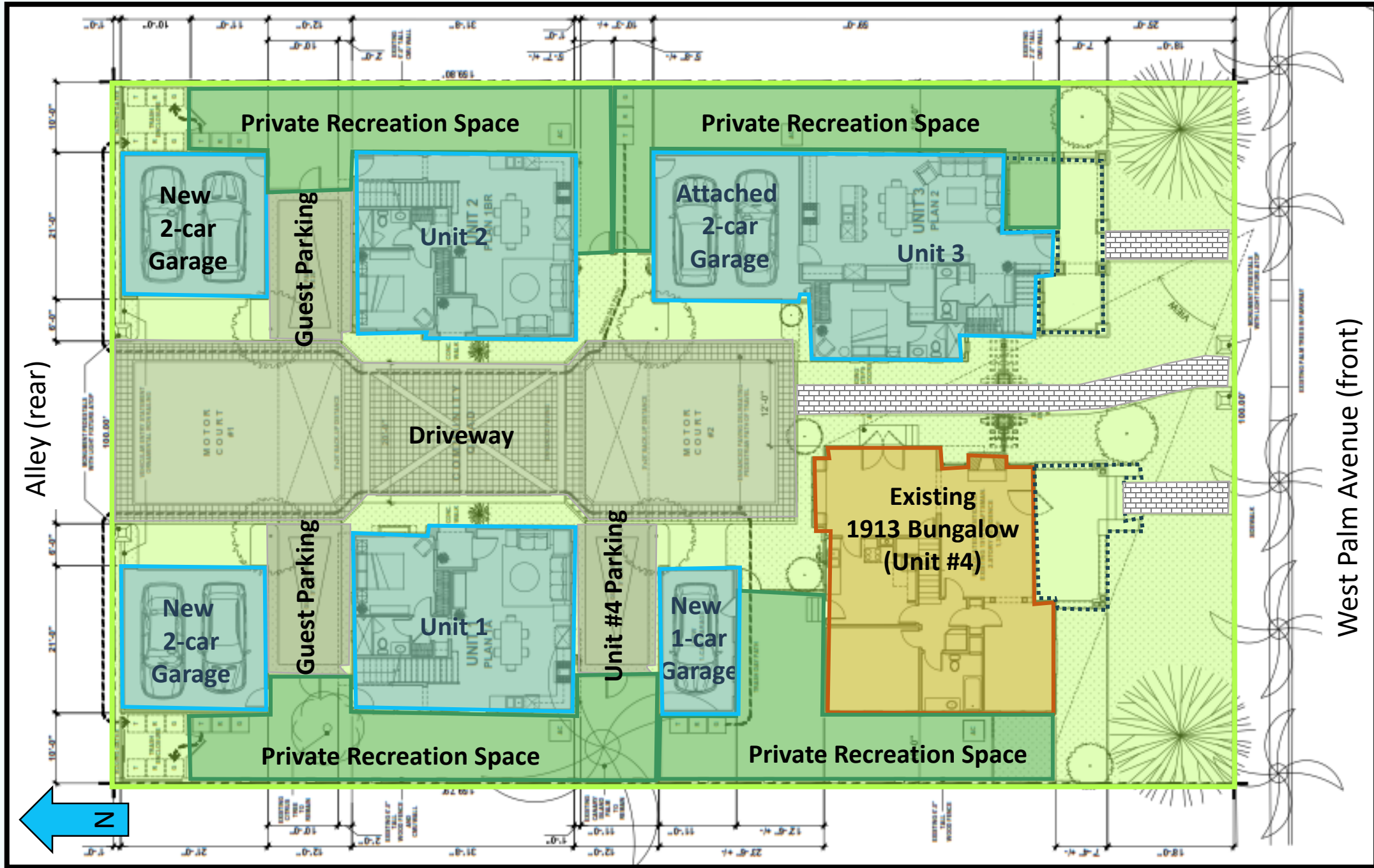
Site Photos



Site Photos



Site Plan



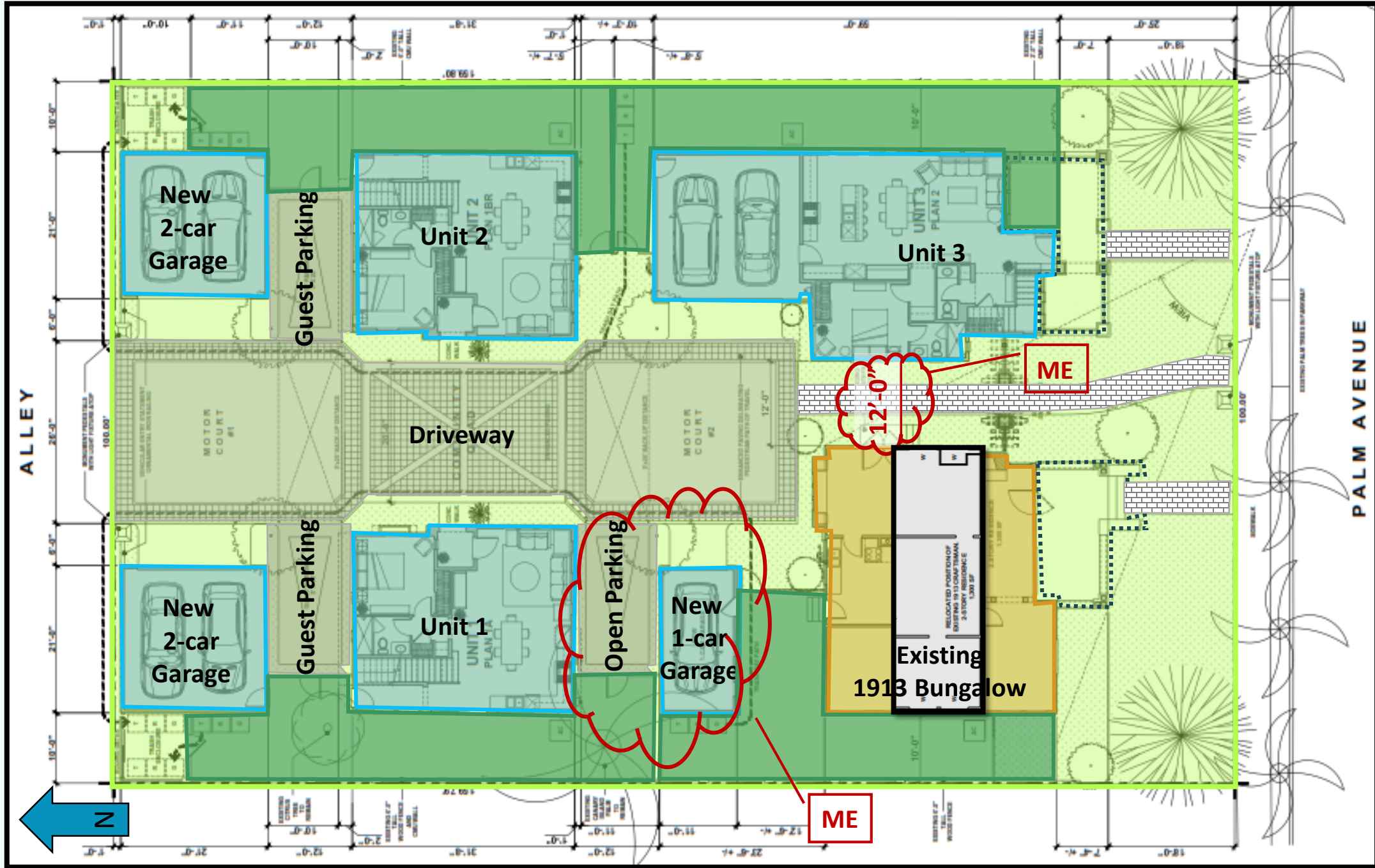
West Palm Avenue (front)

Development Standards

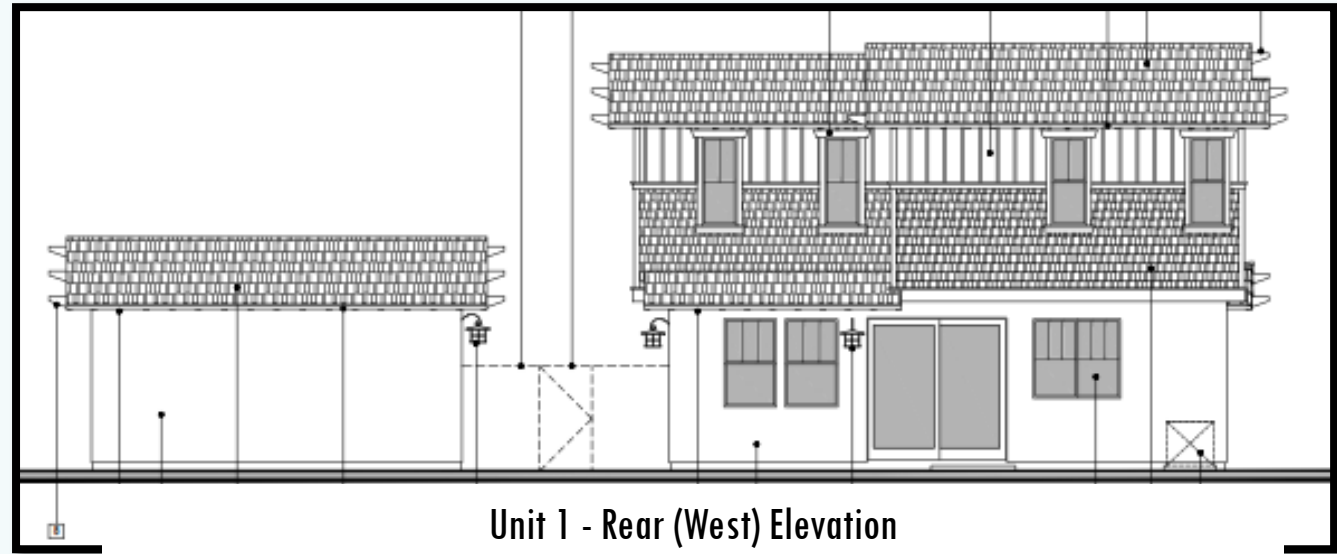
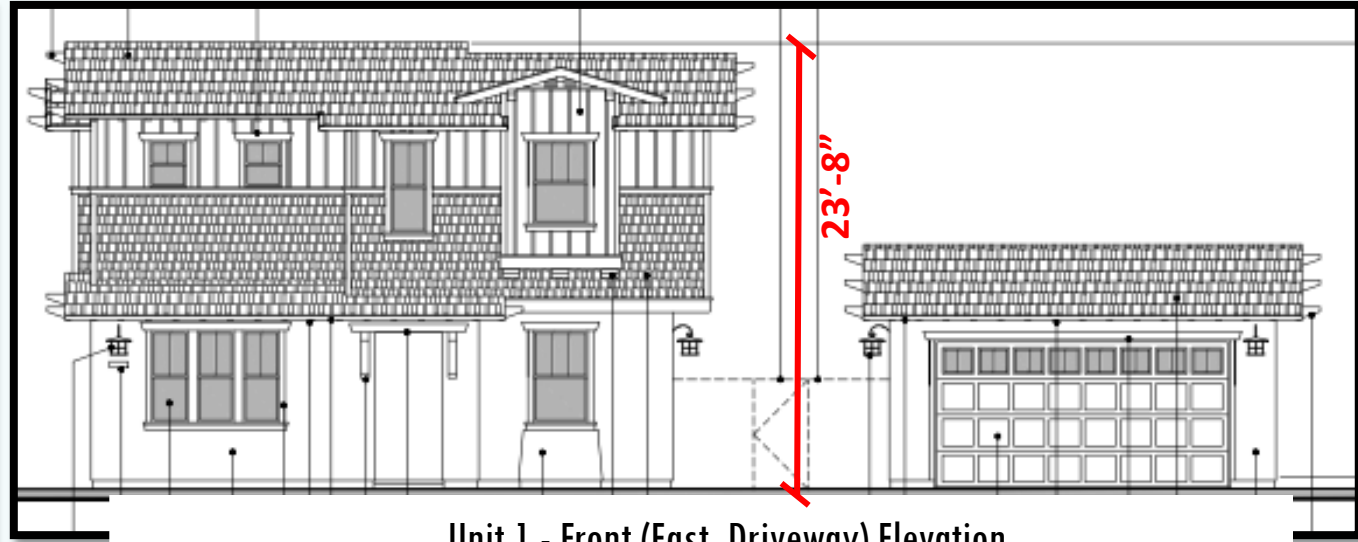
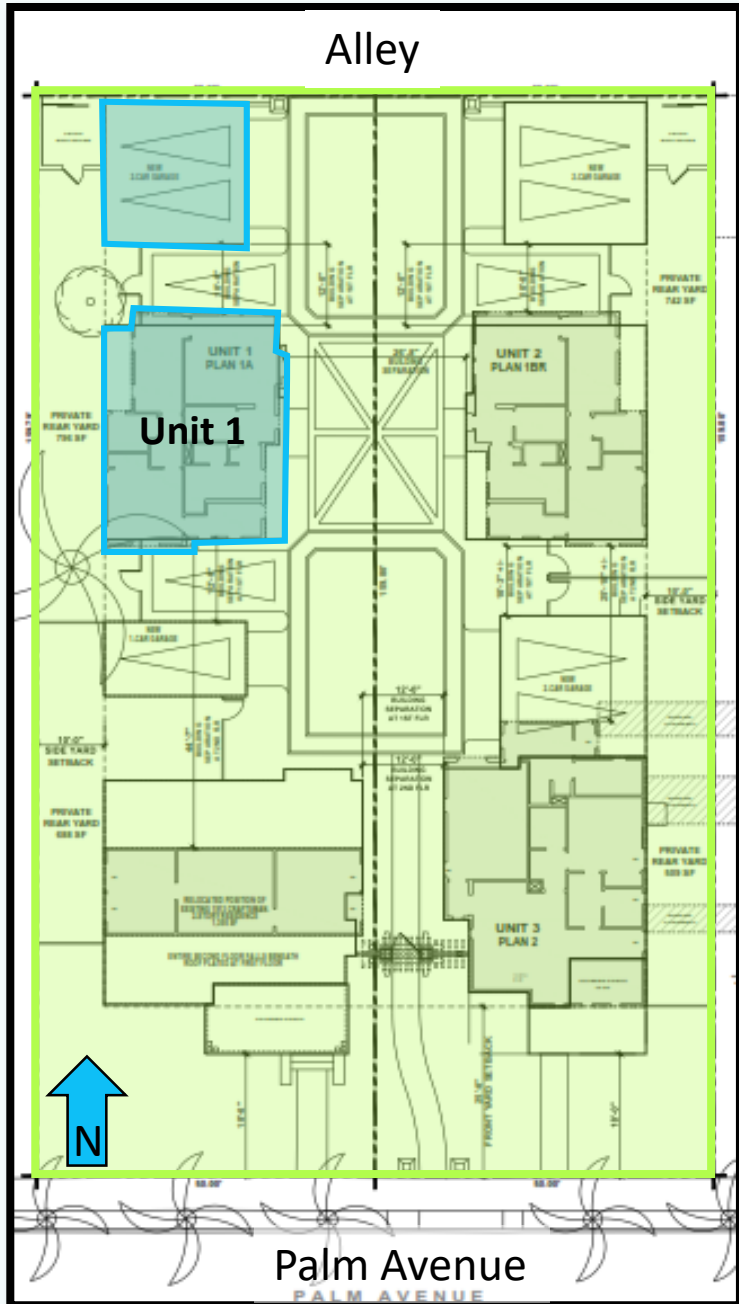


Description	Required/Maximum	Proposed	Standard Met
Density	1 DU/3,500 SF = 4 Units	4 Units	✓
Floor Area Ratio	40% (Dwelling) 20% (Accessory)	39.8% (Dwelling) 8.7% (Accessory)	✓
Front Setback	25' or Block Average	25'	✓
Side Setback	10% Lot Width/10' (first floor) 8' (second floor)	10' (first floor) 10' (second floor)	✓
Rear Setback	20'	34'	✓
Building Separation	10' (first floor) 15' (second floor)	10' (min. first floor) 12' (min. second floor)	ME
Height	27'	23'-8" (max.)	✓
Parking	Two-Car Garage per unit	3 Two-Car Garages and 1 One-Car Garage + 3 Open Parking Spaces	ME
Recreation Space	40% Gross Floor Area per unit = 2,546 SF min.	2,935 SF	✓

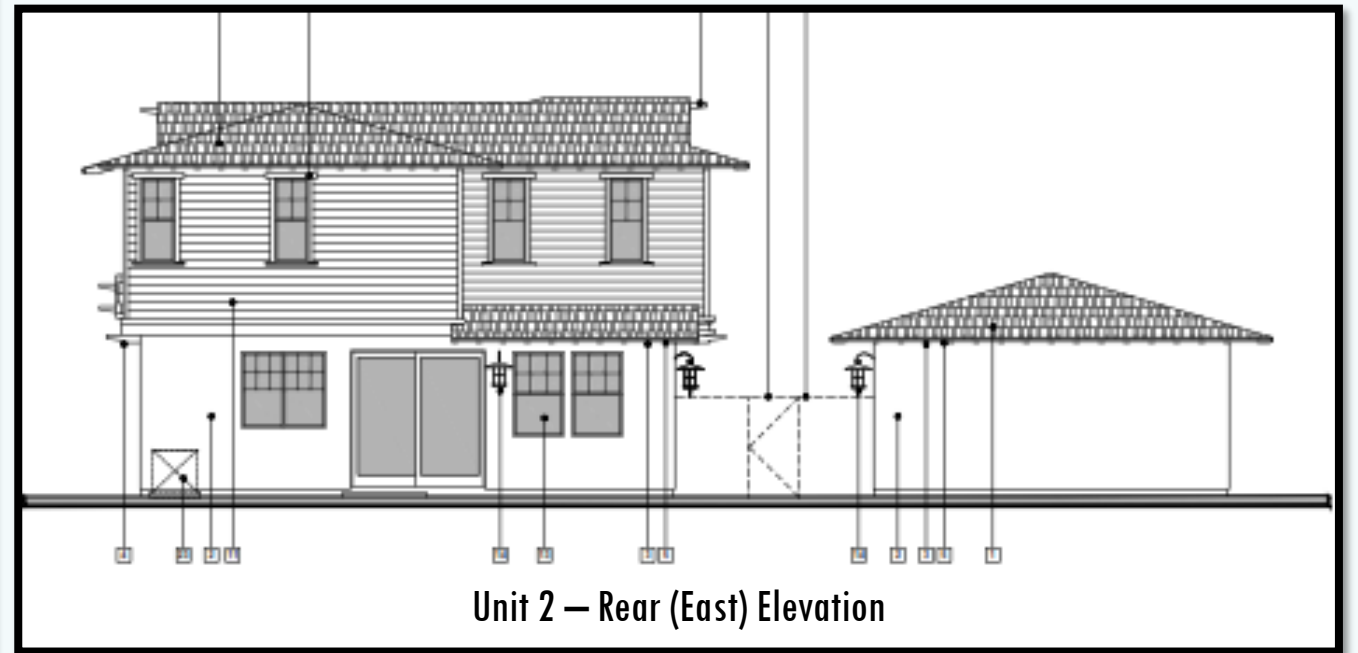
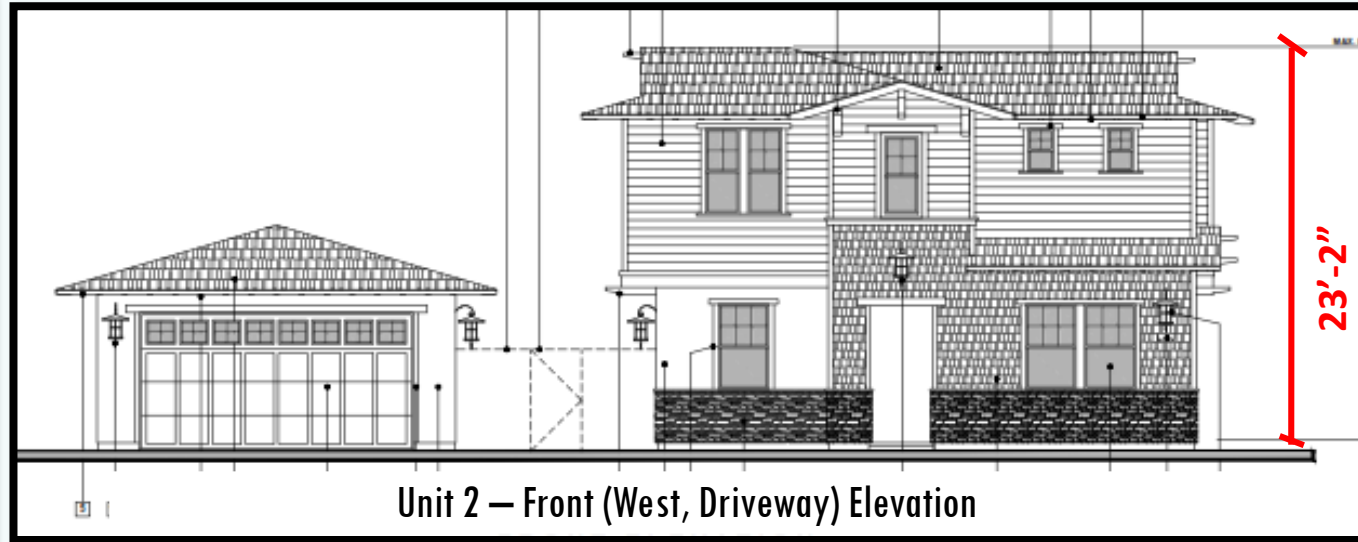
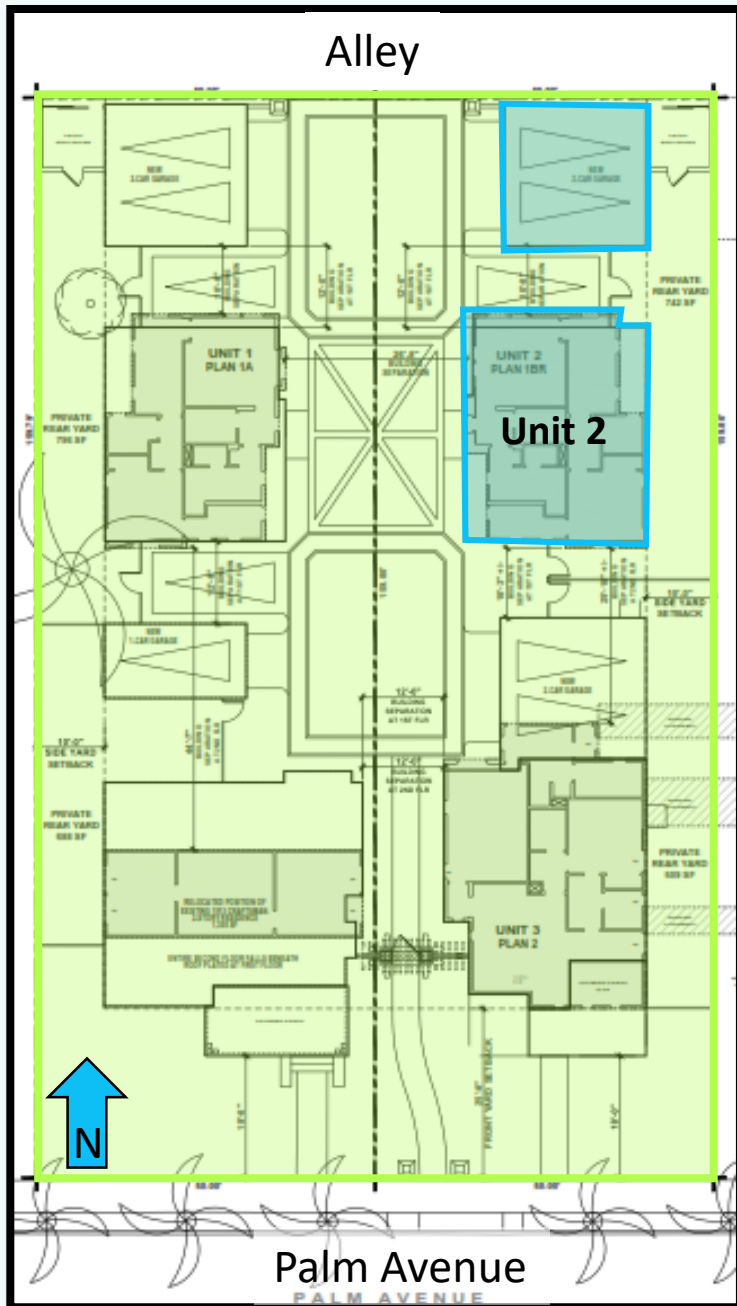
Minor Exceptions



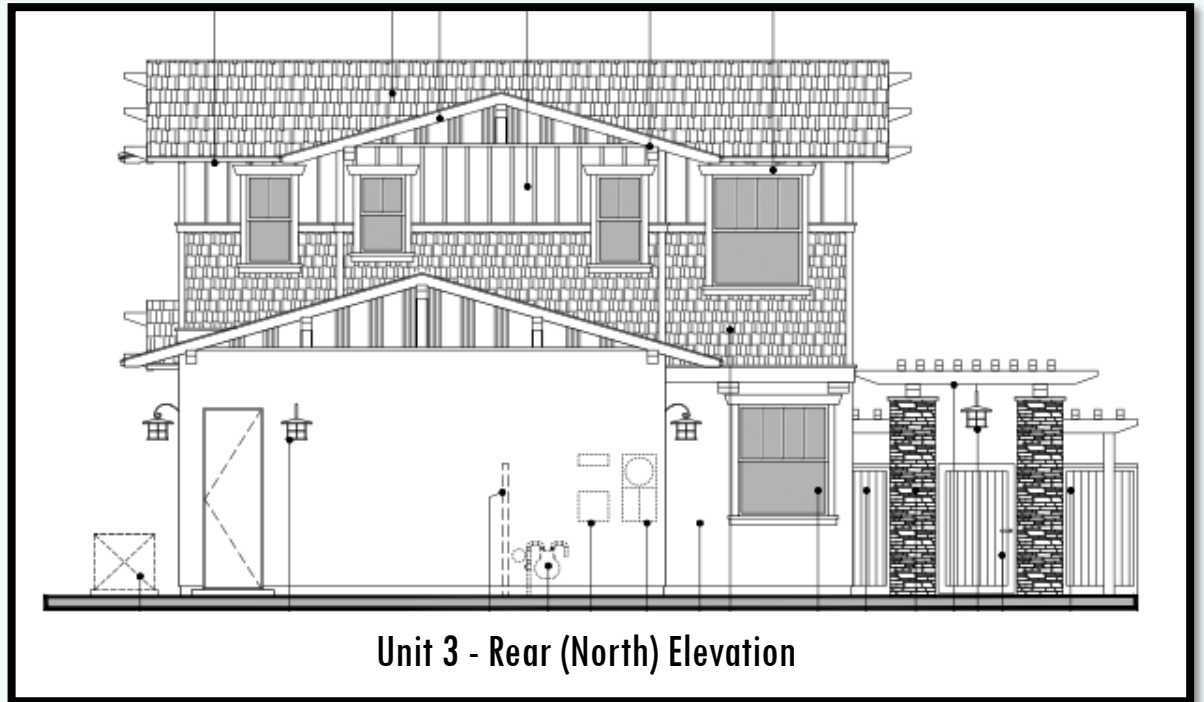
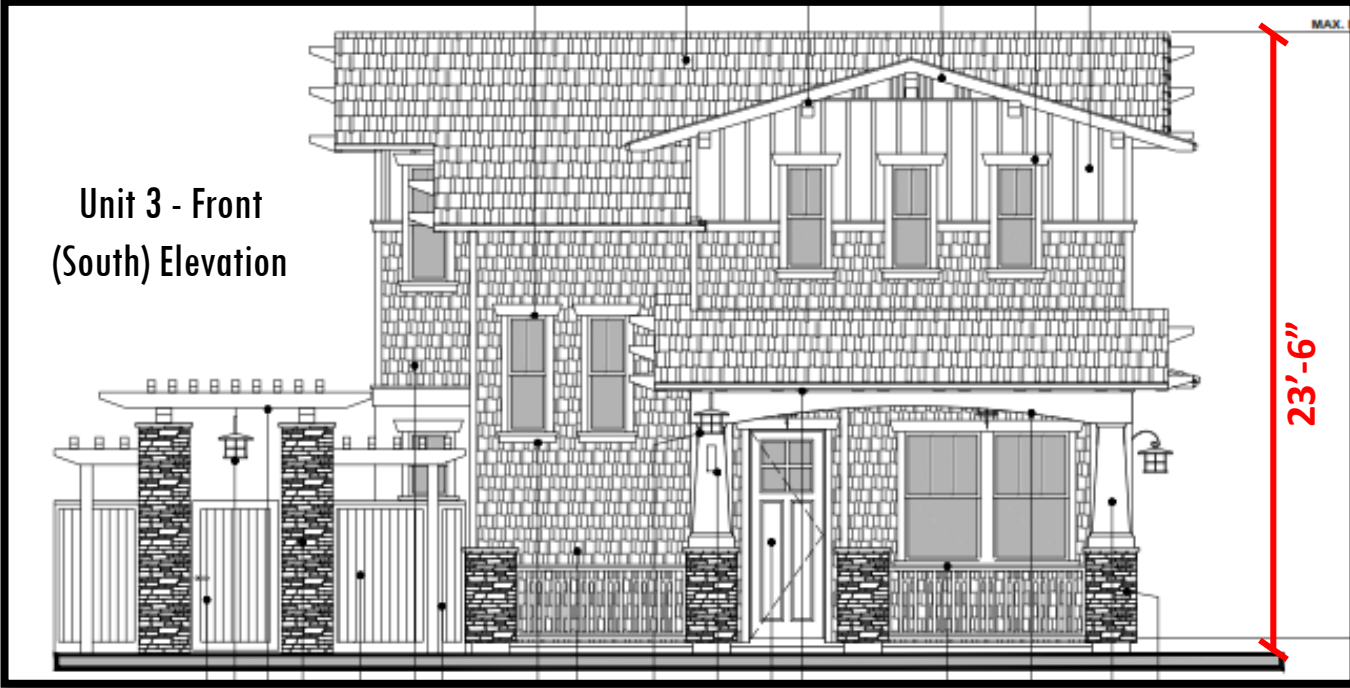
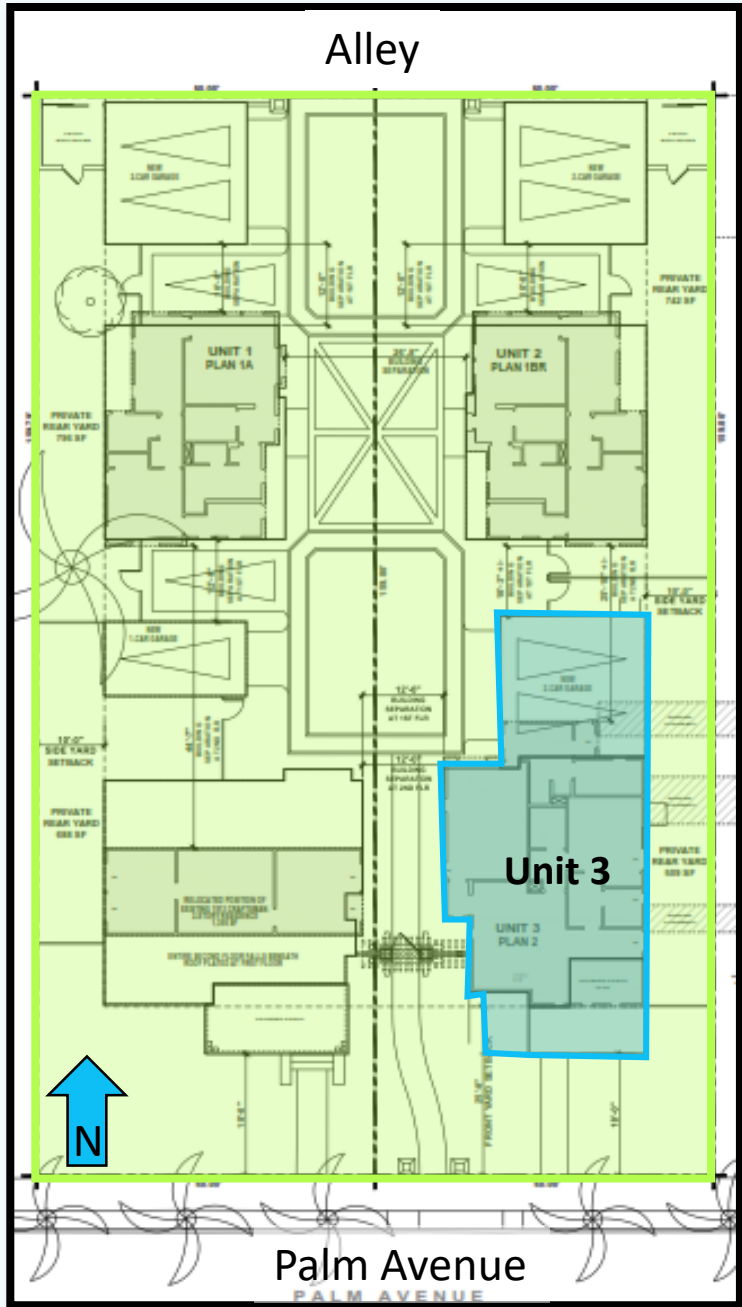
Elevations



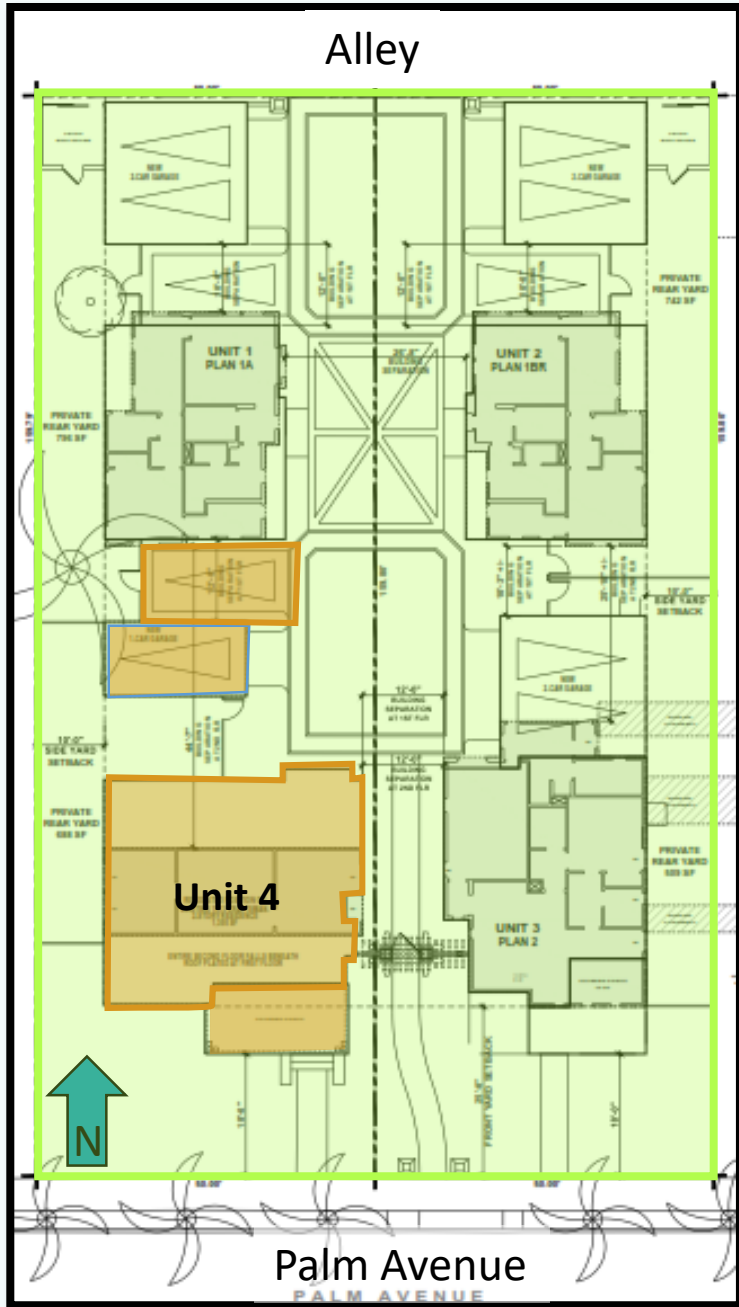
Elevations



Elevations



Elevations



EXTERIOR COLOR & MATERIAL PALETTE SCHEME 1 (UNIT 1 & UNIT 3)



ROOFING :

COMPOSITION ASPHALT SHINGLES
"GAF" CHARCOAL
TIMBERLINE HD REFLECTOR SERIES



SIDING COLOR #1 :

"SHERWIN WILLIAMS" - SW 6187 - ROSEMARY
• SHINGLE SIDING AND ASSOCIATED CORNER BOARDS
• GARAGE DOOR
• SECONDARY DOORS



SIDING COLOR #2 :

"SHERWIN WILLIAMS" - SW 9164 - ILLUSIVE GREEN
• BOARD & BATTENS & ASSOCIATED CORNER BOARDS
• GABLE BACKER BOARDS & TRIM



TRIM COLOR #1:

"SHERWIN WILLIAMS" - SW 7541 - GRECIAN IVORY
• FASCIA, BARGE BOARD & RAFTER TAILS
• OUTLOOKERS & CORBELS
• KNEE BRACES & TRELLIS @ UNIT 1
• PORCH COLUMNS & RAILING @ UNIT 3



TRIM COLOR #2:

"SHERWIN WILLIAMS" - SW 6185 - SHADE-GROWN
• ENTRY DOOR

427 PALM

MONROVIA, CA
BOWDEN DEVELOPMENT
JULY 26, 2022



STUCCO (16/20 SAND FINISH) :

"OMEGA" - 437 ROUGH KHAKI



MANUFACTURED STONE VENEER @ UNIT 3 :

CORONADO STONE PRODUCTS : SIERRA LEDGE - FALMOUTH
MORTAR : "ORCO" MISTY COVE
(STANDARD RAKED JOINTS)



MANUFACTURED STONE CAP @ UNIT 3 :

CORONADO STONE PRODUCTS : LIGHT GREY
MORTAR : "ORCO" MISTY COVE
(STANDARD RAKED JOINTS)

NOTES :

- VINYL WINDOWS (FACTORY FINISH): "MILGARD" WHITE
- GUTTER & DOWNSPOUT (FACTORY FINISH): "L.I. METAL SYSTEMS" LINEN
- GARAGE DOOR WEATHERSTRIP: MATCH GARAGE DOOR COLOR



EXTERIOR COLOR & MATERIAL PALETTE SCHEME 2 (UNIT 2 & 1913 CRAFTSMAN)



ROOFING :

COMPOSITION ASPHALT SHINGLES
"GAF" CHARCOAL
TIMBERLINE HD REFLECTOR SERIES



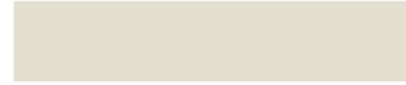
SIDING COLOR #1:

"BEHR" - N320-4 - CAMPING TENT
• SHINGLE SIDING AND ASSOCIATED CORNER BOARDS



SIDING COLOR #2 :

"DUNN EDWARDS" - DE 6225 - PLAY ON GRAY
• HORIZONTAL SIDING AND ASSOCIATED CORNER BOARDS



TRIM COLOR #1 :

"BEHR" - N310-1 - SAND DRIFT
• FASCIA, BARGE BOARD AND RAFTER TAILS
• GABLE BACKER BOARDS, VENT LATTICE & TRIM
• PORCH COLUMNS & RAILING @ 1913 CRAFTSMAN

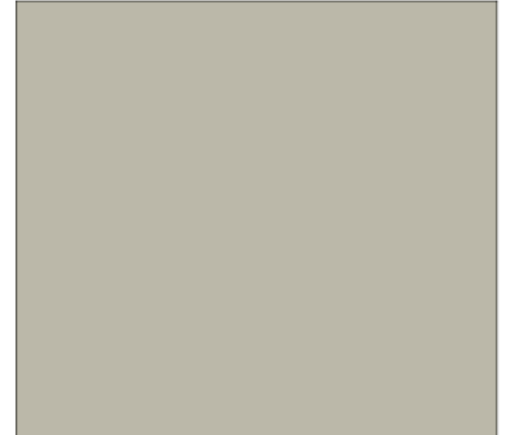


TRIM COLOR #2 :

"BEHR" - "HOME DECORATORS COLLECTION" - HDC-CL-13A -
LIBRARY LEATHER
• ENTRY DOOR
• OUTLOOKERS & CORBELS
• KNEE BRACES
• GARAGE DOOR
• SECONDARY DOORS

427 PALM

MONROVIA, CA
BOWDEN DEVELOPMENT
JULY 26, 2022



STUCCO (16/20 SAND FINISH) :

MATCH "DUNN EDWARDS" - DE 6225 - PLAY ON GRAY



MANUFACTURED STONE VENEER @ UNIT 2 :

CORONADO STONE PRODUCTS : STRIP STONE - FAWN
MORTAR : "ORCO" LATTE
(STANDARD RAKED JOINTS)



MANUFACTURED STONE CAP @ UNIT 2 :

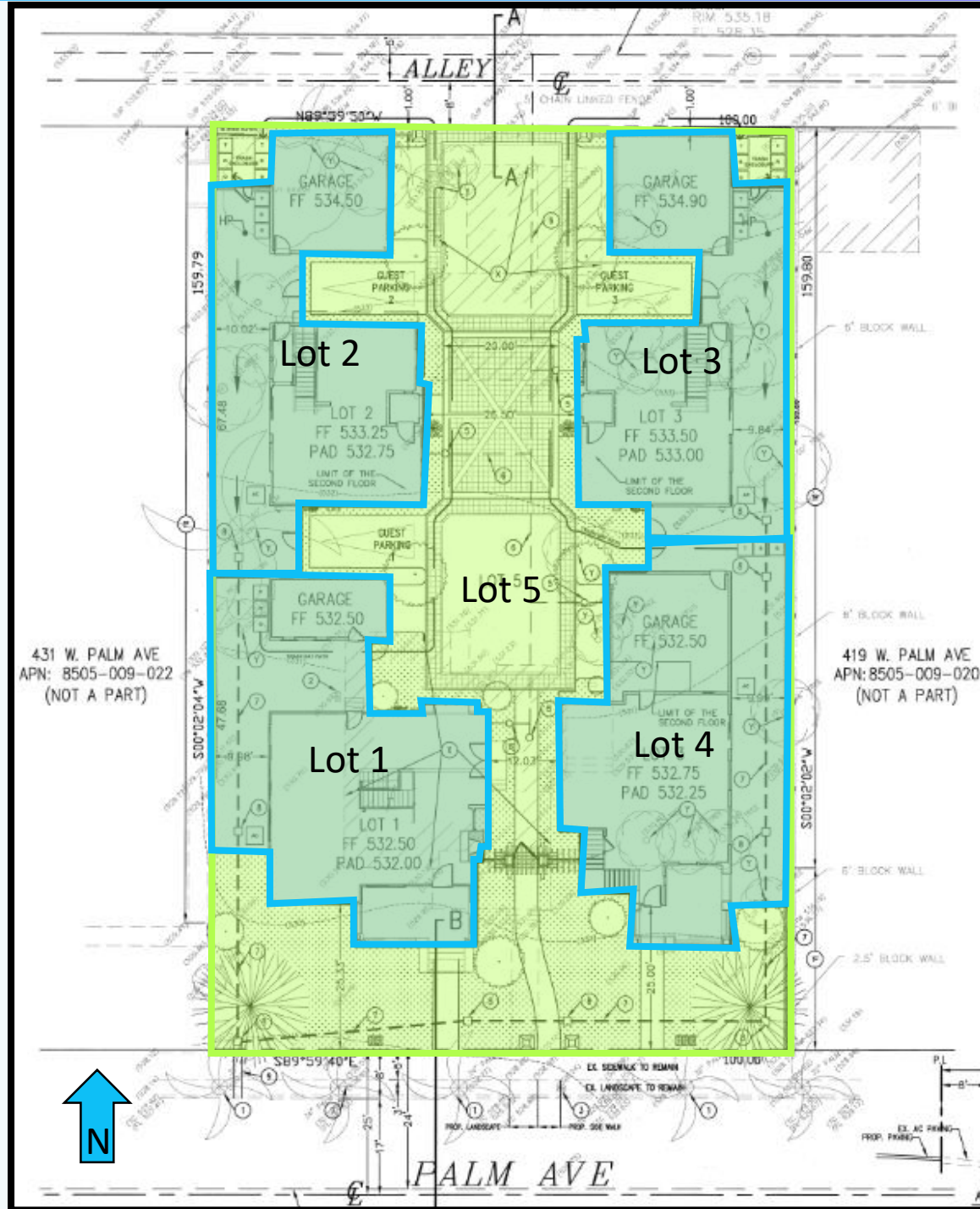
CORONADO STONE PRODUCTS : CARMEL MOUNTAIN
MORTAR : "ORCO" LATTE
(STANDARD RAKED JOINTS)

NOTES :

- VINYL WINDOWS (FACTORY FINISH): "MILGARD" ESPRESSO
- WOOD WINDOWS : "DUNN EDWARDS" - DE 6357 BLACK TIE @ 1913 CRAFTSMAN
- GUTTER & DOWNSPOUT (FACTORY FINISH): "L.I. METAL SYSTEMS" LINEN
- GARAGE DOOR WEATHERSTRIP: MATCH GARAGE DOOR COLOR



Tentative Tract Map



- **Landscape Plan Check Required**
 - Mature landscaping along west property line
 - Palm Trees in public right-of-way
 - *Applicant shall work with staff to use approved alternatives to turf (Amended by Planning Commission on 8/10/22)*
- **Accent Paving for Driveway and Walkways**
- **Lighting directed away from adjacent structures – *no lighting shall be placed on the rear property line wall adjacent to the alley (Amended by Planning Commission on 8/10/22)***
- **Decorative Perimeter Wall** (avoiding double wall conditions)
- **Fire Sprinkler System Required**
- **Grading Plan to be approved by the DRC**
- **CC&Rs and Final Parcel Map approved by City Staff and Attorney's Office**

427 West Palm Avenue

Staff, the Development Review Committee, and the Planning Commission recommend the City Council approve the project and adopt Resolution No. 2022-42.

City Council
September 6, 2022

