MADISON SPECIFIC PLAN STUDY

PREPARED FOR:
CITY OF MONROVIA
HILLSIDE ADVISORY COMMITTEE

PREPARED BY:
THE PLANNNG ASSOCIATES
3151 Airway Avenue, Suite R-1
Costa Mesa, California 92626

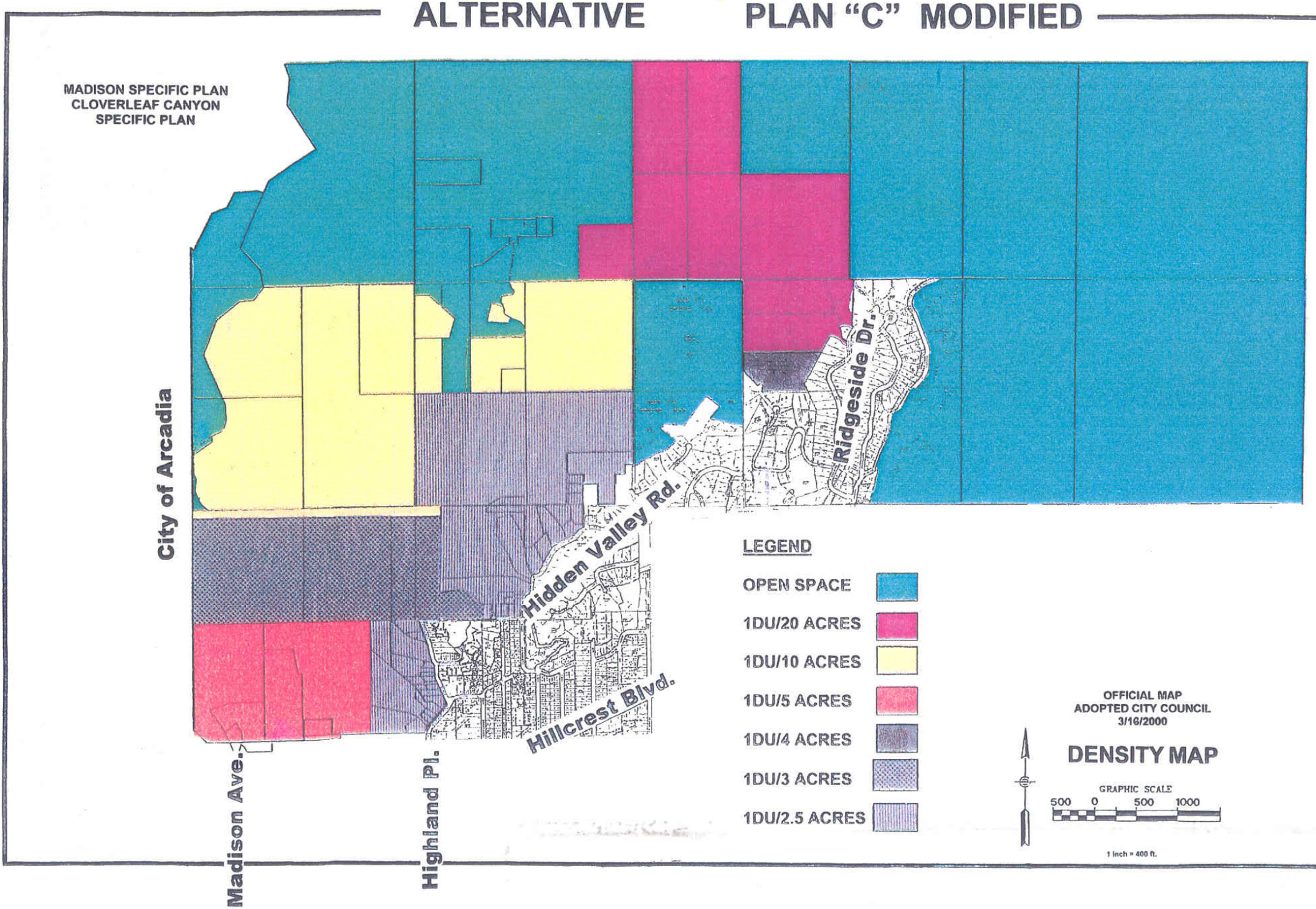
Phone: 714/556-5200

April 15, 1997
April 23, 1999 revised (City of Monrovia)

Adopted by the City Council on March 16, 2000 and voter approved by July 11, 2000

Official Density Map
Alternative Plan "C" Modified
Adopted 3/16/2000

ALTERNATIVE PLAN "C" MODIFIED



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MADISON SPECIFIC PLAN
LIST OF EXHIBITS

PART I: INTRODUCTION

A. PURPOSE AND CONTENT

The Madison Specific Plan, when adopted by City Ordinance, serves both a planning and a regulatory function. The Specific Plan is the device for implementing the Monrovia General Plan and Hillside Development Policies and Standards for the Madison Planning Area. The Specific Plan contains all applicable land use regulations and thus constitutes the zoning for the Madison Planning Area.

The purpose of the Specific Plan document is to address in adequate detail the land use issues associated with development within the Madison Specific Plan Area and to ensure that the Specific Plan Area develops in a comprehensive and coordinated fashion with adequate consideration for infrastructure, facilities and services. This approach has been selected over the alternative of developing the subject property in a piece-meal fashion. This effort has been based on substantial studies, including but not limited to geotechnical, biological, civil engineering, hydrology, etc. Information relative to these studies are contained in the Madison Specific Plan Area Master Environmental Assessment & Addendum and the Madison/Cloverleaf Environmental Impact Report on file with the City of Monrovia.

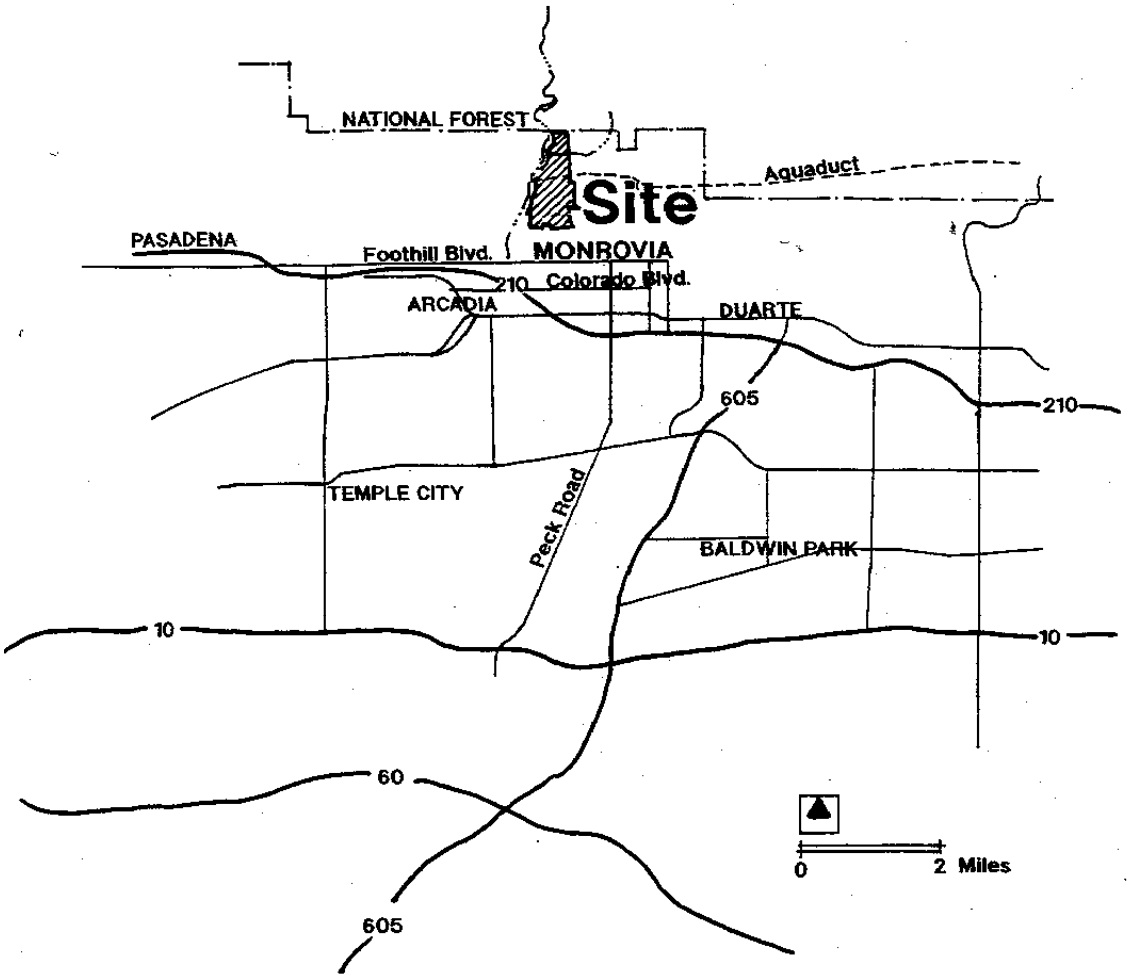
In both text and illustration, this document depicts the character and configuration of the various components comprising the Specific Plan and establishes a foundation document that will govern further entitlements and development activity. It is in this capacity that the Specific Plan document will serve to refine the City of Monrovia's General Plan designation relative to the planning area in terms of appropriate land uses, density, intensity of use, open space dedication and development standards.

It is important to note that the Madison Specific Plan planning process involved a multi-year collaborative effort between City Staff, the Hillside Advisory Committee (HAC), property owners and the Consultant Team. This resulted in the compilation of a study which embodies the Hillside Development Policies and Standards, providing a balance between low density single-family residential development and natural open space protection. This comprehensive planning strategy has produced a land plan study providing substantial mitigation of typical development impacts when compared to traditional development activities.

B. LOCATION

The Madison Planning Area encompasses 450 acres of which 320 acres are privately owned. Of these, approximately 285 acres have some level of development potential. The subject land area is situated in the foothills of the San Gabriel Mountains within the extreme northern portion of the City of Monrovia in Los Angeles County. The City of Monrovia is located approximately 20 miles northeast of downtown Los Angeles.

REGIONAL LOCATION

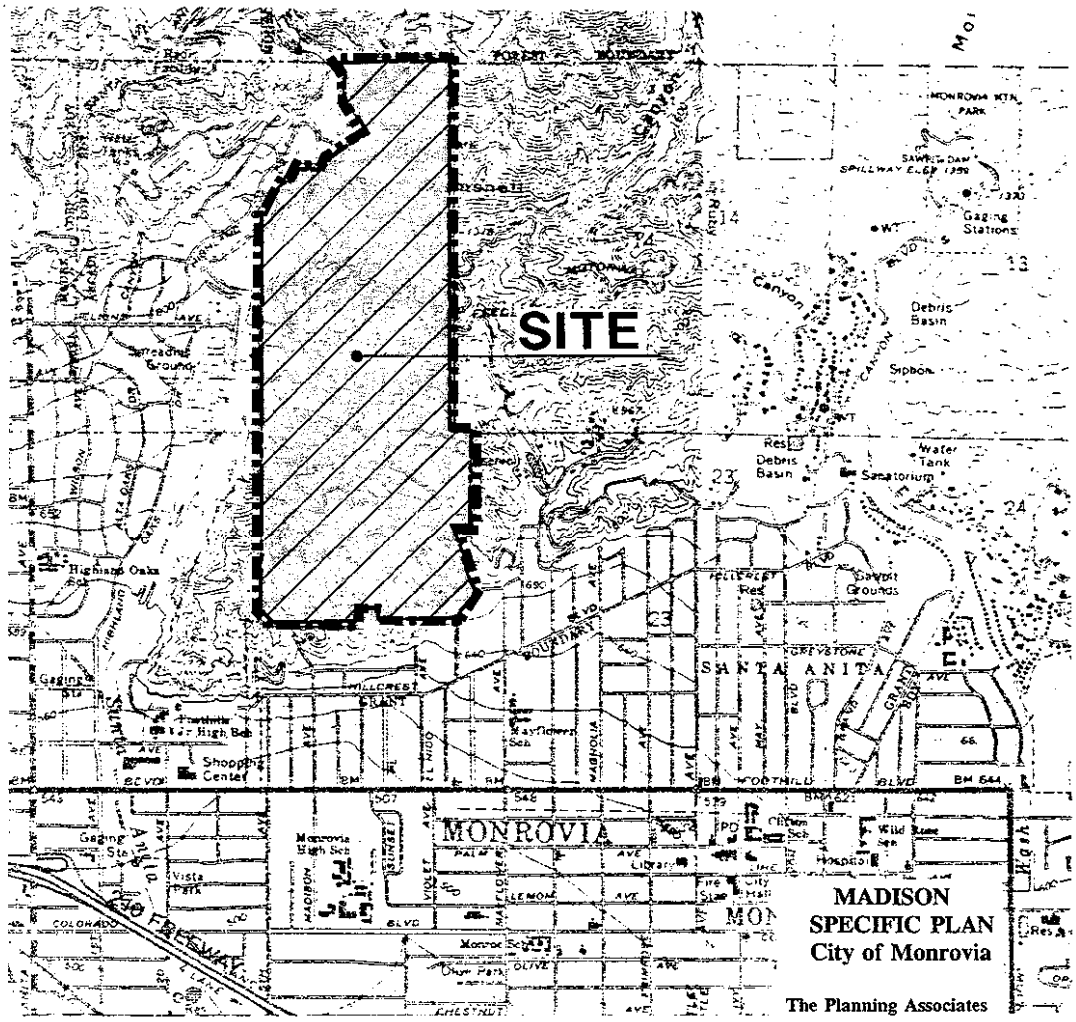


MADISON
SPECIFIC PLAN
City of Monrovia

The Planning Associates

EXHIBIT 1

VICINITY MAP



SOURCE: USGS (1"= 2000')

EXHIBIT 2

The project area consists of mountainous terrain. Topographically, the southern boundary of the planning area is characterized by the steep hillside terrain transition to the level floor of the San Gabriel Valley. Elevations in the southern part of the planning area range between 800 to 1,200 feet above sea level. The western portion of the planning area is defined by the Santa Anita Wash. The eastern boundary is defined by the Cloverleaf Specific Plan Area which is characterized by mountainous terrain with existing land uses limited to scattered large lot residential. The northern portion of the planning area is extremely mountainous with elevations exceeding 2,000 feet above sea level. The northern portion of the planning area borders the Angeles National Forest.

C. PLANNING PROCESS

The planning process began with the development of a concept land use/circulation plan for both the Madison and Cloverleaf planning areas. Concurrent with the Concept Plan development, a Master Environmental Assessment (MEA) was prepared to serve as a baseline environmental data base to assist in guiding the land planning efforts. The Hillside Development Policies and Standards adopted in 1991 served as a guiding criterion in the preparation of the Concept Plan for both the Madison and Cloverleaf areas.

The Concept Plan and the MEA, prepared in 1993, were developed in coordination with the City of Monrovia staff, Hillside Advisory Committee (HAC) and project area property owners. The result of the Concept Plan development was a conceptual land use plan for 175 lots (included existing development) covering the Madison (83 lots) and Cloverleaf (92 lots) planning areas. Lots were accorded an evaluation of their propensity to meet the Hillside Ordinance in both planning areas. The 175 lots represented a broad brush approach. The Specific Plan preparation for the Madison planning area was the next logical step in the Hillside planning process. The number of lots were reduced through the detailed analysis provided as a function of the Specific Plan preparation. The resulting Land Plan (Alternative "A") provided a total of 74 single family lots. The Hillside Advisory Committee recommended Alternative "A" and transmitted the plan to the Planning Commission to commence hearings.

The Planning Commission held public hearings on January 20, 1999, and February 3, 1999. At the February 3rd meeting, the Planning Commission directed staff to address specific issues raised at the public hearings and requested staff to address specific issues and develop an alternative plan. Based on the study contained in the original plan and public hearing input, a Land Plan Alternative "B" was presented at the June 23, 1999 Planning Commission meeting which contained a total of 52 new lots divided between Highland Place (41), and Madison Avenue (5). Under this plan, there were 6

additional lots permitted in the northerly Madison area but would require an alternative ingress/egress other than Highland Place. Actual density under Plan " B" based on meeting development standards, access requirements, environmental constraints and fire safety issues, it is estimated that approximately 37-38 total dwelling units may access the Madison area from Highland Place. The Planning Commission held additional public hearings on September 29, 1999, November 3, 1999 and at their meeting of November 17, 1999 recommended Alternative Plan "B" to the City Council.

After taking public input at two (2) public hearings regarding Alternative Plan "B", the City Council directed staff to further reduce the density and prepare a Land Plan Alternative "C" Plan. Land Plan Alternative "C" contained a total of 46 dwelling units divided between Highland Place (41) and Madison Avenue (5). This Plan primarily reduced the density in he lower elevation areas. Actual density under Plan "C" based on meeting development standards, access requirements, environmental constrains and fire safety issues, it was estimated that approximately 31-32 total dwelling units may access the Madison area from Highland Place. At the conclusion of the February 29, 2000 public hearing, the City Council directed staff to further modify Plan "C".

The direction was to take the best of Plan "B" and Plan "C" and develop a "C modified" Plan. Consequently, staff developed a "C modified" plan that contained all the elements of Plan "C" but re-established the density on the Miller Madison property. As a result, this density was changed from 1du/4 acres to 1du/4 acres to 1du/3 acres, resulting in a total of 28 possible dwelling units (an increase of 6 units from Plan "C") for the subject property. Actual density under Plan "C modified", based on meeting development standards, access requirements, environmental constraints and fire safety issues, is estimated that approximately 38 dwelling units. The City Council adopted the "C modified" plan at their meeting of march 16, 2000. In addition, the City Council unanimously voted to place several related hillside measures on the July 11, 2000 ballot. A special election would decide the following measures: (1) a parcel tax to acquire hillside open space (2) a new "Hillside Wilderness Preserve" and "Hillside Recreation" general plan and zone classification to establish lands designated as such as open space for perpetuity and (3) the re-adoption of the "C modified" Plan which would result in a cap on development that only could be changed by a vote of the people.

D. AUTHORITY AND SCOPE

The California Government Code authorizes cities to adopt specific plans by resolution as policy or by ordinance as regulation. Hearings are required by both the Planning Commission and City Council after which the Specific Plan must be adopted by the City Council to be in effect.

The adoption of the Madison Specific Plan by the City of Monrovia is authorized by California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457.

The Specific Plan is a legal document and planning tool that provides the City of Monrovia and the land owners or their successors in interest with guidelines for development based upon the plans and standards set forth therein. The Specific Plan in this context will serve to refine the City of Monrovia's General Plan designation applied to the Specific Plan property. In this regard, the plan establishes a pattern and density of land use as articulated in the land use component of this Specific Plan document. The Specific Plan establishes a circulation plan whereby roads are located and sized based on traffic patterns, peak hour demands and topography. A public facilities plan is provided indicating what facilities are needed to accommodate the Madison Specific Plan Area and the most appropriate area within the plan to locate said facilities. A landscaping plan for the community is another element of the Specific Plan, prepared in conjunction with an open space conservation plan that designates certain areas as natural/passive open space.

The Madison Specific Plan is a regulatory plan which will serve as the zoning ordinance for this property. Proposed development plans or agreements, tentative tract or parcel maps and any other development approval must be consistent with this Specific Plan. Projects which are found consistent with the Specific Plan will be deemed consistent with the General Plan.

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

This Specific Plan is accompanied by a focused EIR which addresses potential impacts of the proposed project. The EIR is in conformance with the most recently adopted guidelines of the State of California and the City of Monrovia and is prepared from a baseline Master Environmental Assessment (MEA).

Prior to adoption/approval of the Specific Plan, a Final Environmental Impact Report (FEIR) must be certified by the City of Monrovia, acting in the capacity as the lead agency. The final EIR will be prepared in accordance with the California Environmental Quality Act (CEQA), evaluating potential environmental impacts associated with the development of the Madison Specific Plan Area as proposed. This effort will also provide measures by which to mitigate these impacts to the greatest extent possible. The FEIR document will also discuss potential project alternatives, such as increased scope, decreased scope and the mandatory no-project alternative. Impacts associated with each of these alternatives in turn will also be evaluated in a summarized format. The FEIR will also identify all remaining unavoidable adverse environmental impacts for which a statement of overriding consideration from the lead agency will be required, if any such unavoidable significant impacts are identified, and the project is adopted despite the unavoidable significant impacts.

The Environmental Impact Report will evaluate the ultimate impacts of the development of the Madison Specific Plan based upon the most definitive project data available at the time the Final EIR is certified. Pursuant to the State EIR guidelines, subsequent project activities, such as subdivision maps and other discretionary approvals, must be evaluated against the previously

certified FEIR through the initial study/environmental assessment process. The initial study/environmental assessment shall determine if a negative declaration, and or subsequent and/or supplement EIR shall be required.

F. EXISTING CONDITION

The Madison Specific Plan Area encompasses 450 acres (320 acres are privately owned) of predominately undeveloped land situated in the foothills of the San Gabriel Mountains.

The Specific Plan Area contains defined development constraints and abundant natural resource values. The Madison Specific Plan Area Master Environmental Assessment prepared for the City of Monrovia provides a cataloging of these constraints and resource values. The following text provides an overview of the information contained in detail in the Madison MEA on file with the City of Monrovia.

1. Earth Resources

The southern boundary of the study area contains hillside land forms which are approximately 600 to 800 feet above sea level. Proceeding north, the hills ascend into two peaks which reach a little over 1,000 feet above sea level. Further north the eastwest trending major ridgeline reaches elevations between 1,200 and 1,800 feet above sea level. The topography then drops, descending into Clamshell Canyon then rises sharply again to elevations 2,000 feet above sea level.

Seismic features within the planning area include the Sierra Madre fault zone, the Clamshell-Sawpit fault zone and the Raymond Hill fault zone. Given the steep mountainous terrain, the planning area is susceptible to landslides, mudslides, debris flows and erodible soils.

2. Water Resources

The planning area is located in the Lower Canyon Hydrologic unit of the Los Angeles Basin. The slopes and canyons drain from north to south. All waterways are intermittent, i.e., occur only during periods of rainfall. Based on the high soil erosion rates, flood hazards and potential mudflow problems, the planning area is known to contain a drainage deficiency.

3. Biological Resources

The planning area consists of distinct topographical features which contain valuable biological resources. Among the distinctive topographical features are Clamshell Creek which arcs across the northwestern portion of the study area following a very steep canyon draining the San Gabriel Mountains; the floodplain of Santa Anita Creek on the northwest includes: a broad shallow pond backing up behind a concrete spillway, another substantial (but unnamed) canyon arising west of the Cloverleaf Tank Reservoir draining to the west along very steep-sided slopes into Santa Anita Creek, and rugged hilly terrain in the southwest overlooking the valley floor.

Numerous types of vegetation and wildlife habitat are contained within the planning area: most notably Southern Sycamore/Adler Riparian Woodland and Mule-fat Scrub along the canyons and Coastal Sage Scrub, Chaparral and southern Coast Live Oak Woodland within the rugged hillsides and canyon sides. The rich biological setting provides habitat to a wide range of amphibians, reptiles, birds and mammals including numerous sensitive species.

4. Cultural Resources (Archaeological, Historical, Paleontological)

The cultural resource value of the planning area is limited. Mitigation will be provided through monitoring of grading activity.

5. Aesthetics

The planning area contains numerous aesthetic resources. Key aesthetic features include prominent ridges which serve as a backdrop to the City of Monrovia, scenic vistas which are elevated above adjacent areas, view corridors which are visible to the community, visually sensitive hillside areas and "blue line" streams. The planning area and the natural features contained within provide a significant viewshed amenity to the residents of Monrovia.

6. Land Use

The planning area consists of generally undeveloped open space land with a minimal amount of residential hillside development along the southern perimeter. To the west are hillside residential areas and residential subdivisions in the City of Arcadia. To the east are large lot hillside residential neighborhoods and open space, the Angeles National Forest lies to the north, developed portions of the City of Monrovia lie to the south of the planning area and are characterized by low density (increasing to medium to high density further south) residential parcels atop the valley floor arranged in a modified grid street pattern.

7. Traffic and Circulation

Existing public street access for the planning area is provided by Madison Avenue, Highland Place and lower Clamshell Truck Trail via Cloverleaf Drive and Hidden Valley Road.

Major access to the periphery is provided by the Foothill Freeway (I-210), Hillcrest Boulevard, Foothill Blvd., Myrtle Avenue (I-210 interchange) and Mayflower Avenue.

8. Open Space/Recreation

The rugged mountain terrain contains visual and biotic resource values. The planning area provides an opportunity for passive recreational pursuits such as hiking, and biking trail use.

9. Public Health and Safety

The rugged hillside setting coupled with the highly combustible natural habitat pose a high fire hazard risk.

10. Public Services/Utilities

Utilities will need to be extended into the planning area to accommodate development.

G. PLANNING OBJECTIVES

The key planning objective is to provide implementation of the City's Hillside Development Policies and Standards within a distinct hillside planning area.

The Specific Plan document provides an opportunity to establish a comprehensive neighborhood subdivision based on the objectives contained in the Hillside Development Policies and Standards.

1. The Environment

Preservation of the natural character of the foothill area, taking special care to protect environmentally sensitive and valuable ecosystems.

2. Quality of Life

Creation of an attractive hillside residential area while preserving the quality living environment of the larger adjacent neighborhood and Monrovia community.

3. Land Use

Balancing land use between low density single family residences and natural open space.

4. Design

Creation of an attractive, hillside residential area while preserving existing native amenities and natural features.

5. Public Safety

Provision of a safe environment for foothill residents and protection against property loss and damage.

6. Public Utilities

Provision of adequate water, sewer, gas, telephone and electric systems.

7. Public Facilities

Provision of schools and recreational facilities with adequate capacity within a reasonable distance of foothill residents.

8. Neighborhood Access and Foothill Trail System

Provision of a network of neighborhood streets and trails throughout the foothill area. Provision of a safe circulation system (streets and trails) that utilizes the emergency access system to integrate the system. The foothill street system shall be designed to avoid channeling traffic onto any single street system between Foothill Boulevard and the foothill area.

New hillside development shall be designed to ensure that, from the standpoint of traffic impacts, it interfaces in a reasonable way with existing hillside neighborhoods.

9. Hillside Planning

Development of planning studies incorporating the intent and purposes of these objectives, wherever significantly large parcel(s) of land can and should be considered for development as comprehensive neighborhoods within the Madison Specific Plan Area.

10. Community Involvement

Participation of the HAC to insure compliance with the intent of the Hillside Development Policies and Standards.

11. Community Impact

Provision that any proposed project shall not be detrimental to the public health, safety or welfare or to properties or improvements in the vicinity.

PART II: PROJECT DESCRIPTION

A. LAND PLANS

(1) ALTERNATIVE "A"

This alternative is based on the premise of concentrating development opportunities in topographically appropriate locations, thereby reducing hillside grading and preserving the natural features associated with the planning area such as hillside land forms and large groupings of native oak trees.

Density based on actual private land ownership (properties reviewed for potential development under this scenario) of approximately 251 acres, results in a density of one dwelling unit per 3.3 acres (based on a total of 74 dwelling units)

The land plan (Alternative "A") needs to be viewed in conjunction with the concept grading plan. The land plan identifies residential units by enclave. The concept grading plan identifies limits of grading and a building pad for each enclave residential unit for a total of 74 building pads.

- Approximately 31 lots denoted for Oak Canyon, Oak Knoll and Lower Clamshell\ (E-1 through E-31) represent a future development opportunity. These lots have been designated but exact lotting will be determined based on additional study. This general area may also contain some additional potential development opportunity. Again, the actual location and number of lots is subject to additional technical studies and public review. The conceptual lot layout for these three enclaves was included in this Specific Plan to provide a comprehensive analysis of development issues within the overall study area.

- Approximately 16 lots fall into the category of Potential Candidate Lots. In order for the "Potential Candidate Lots" to be converted to "Candidate Lots" and be placed on the tentative tract map and final tract map, the developer must prove that exceptional design features have been incorporated in the design.

The establishment of the building pad area is the primary factor controlling structure siting. No residential or auxiliary structures can be built outside the building pad. Each tentative tract map shall denote building pad locations for each lot. Lot area that serves to combine open space in "greenbelt linkages" and exceeds the minimum lot size requirements and consists of the balance of the undeveloped area of each parcel area shall be deeded as open space. Open space area shall be indicated on the tentative tract or parcel maps by use of a conservation easement or other City approved mechanism. Upon tentative tract and parcel map submittal, the Planning and Public Works Departments shall review each tentative tract and parcel map for consistency with the concept grading plan prior to Planning Commission consideration and report their findings to the Planning Commission.

The Specific Plan Land Use Plan (Alternative "A") identifies 8 enclaves containing a total of 74 parcels reserved for large lot single family residential development. The 8 enclaves and parcels per enclave are as follows:

Enclave	Parcels	Total
North Madison Avenue	P-1 through P3*	3
South Peak	B-1 through B-7	7
North Highland Place	M- 1 through M- 11 & M32	12
Shady Canyon	M-12 through M-22 & 1/2EM	12
Reservoir Hill	M-23 through M-31	9
Oak Canyon**	E-1 through E-8	8
Oak Knoll**	E-9 through E-14	6
Lower Clamshell**	E-15 through E-31	17
	Total Parcels/Dwelling Units	74

* Parcel P-1 Represents Existing Developed Lot
** Conceptual Approval Only

a. COMPELLING, COUNTERVAILING, CONSIDERATIONS FOR POTENTIAL CANDIDATE LOTS

The owner/developer/engineer or consultants are cautioned to proceed with an environmentally sensitive grading plan that is consistent with the intent of this document and follows the grading (cut and fill) guidelines in the absence of compelling countervailing considerations. Grading that deviates from the cut and fill guidelines must be justified based on an evaluation of the existing land form design and environmental amenities when compared to the proposed land form design and environmental amenities. Deviation from the cut and fill guidelines is justified where compelling countervailing considerations exist such as the following:

1. Pre-existing hillside damage that is deemed dangerous to life and property (i.e. Madison Specific Plan area, illegally graded roadway).

2. Proposed project is consistent with the intent and purpose of this document or exceeds the imagination and vision outlined in this document.

3. Proposed project provides exceptional design features and/or amenities.

Examples of exceptional design features and/or amenities include, but are not limited to the following:

- Recreates the prominent natural features such as knolls, valley creeks (dry or active) or other unique topographic features or viewscapes which reinforce the rural character of the site.

- Oak and sycamore groves shall be enhanced or recreated, riparian areas to be extended or recreated and creek beds to be features in the development areas.

- Use of specimen trees, large boulders, pedestrian bridges, vegetation indigenous to the area to emphasize the overall natural environment.

- Recreates animal habitat areas.

Those lots that are designated under the Compelling Countervailing Considerations (CCC's) classification are as follows:

South Peak:		7 lots (B 1, 2, 3, 4, 5, 6, 7)
North Madison Avenue:		1 lot (P3)
Lower Clamshell:		1 lot (E 16)
Reservoir Hill:		7 lots (M26, 27, 28, 29, 30, 31, 32*)
	Total:	16 lots

* Lot M32 is not in a sensitive viewshed area but exceeds the 30' cut/fill criteria.

Lots noted for Compelling, Countervailing, Considerations (CCC's) will be required to provide additional graphic and narrative information as part of the Tentative Tract Map submittal.

2. Plan Proposal –Alternative “A” - Summary

   a. Development of 8 residential enclaves containing a total of 74 single family detached units.

   b. The lots identified as parcels E-1 through E-31 (Oak Canyon, Oak Knoll and Lower Clamshell) represent conceptual approvals only. Prior to tentative tract map approval, additional environmental studies will be conducted by the land owner. The studies shall address biological values including a comprehensive tree study. The results of the studies will be used to determine lot viability, location and number of lots. This area may also contain some additional development opportunity. The actual location and number of additional lots are subject to further technical studies and public review. However, the maximum number of lots shall not exceed the number contained in this Specific Plan without a Specific Plan Amendment.

   c. The land use plan – Alternative “A” denotes the location of each lot.

   d. The land use plan plus enclave exhibits, in concert with the concept grading plan, defines the limit of construction (grading) for each lot in that no residential or auxiliary structures can be built outside the building pad denoted on the subdivision tract map.

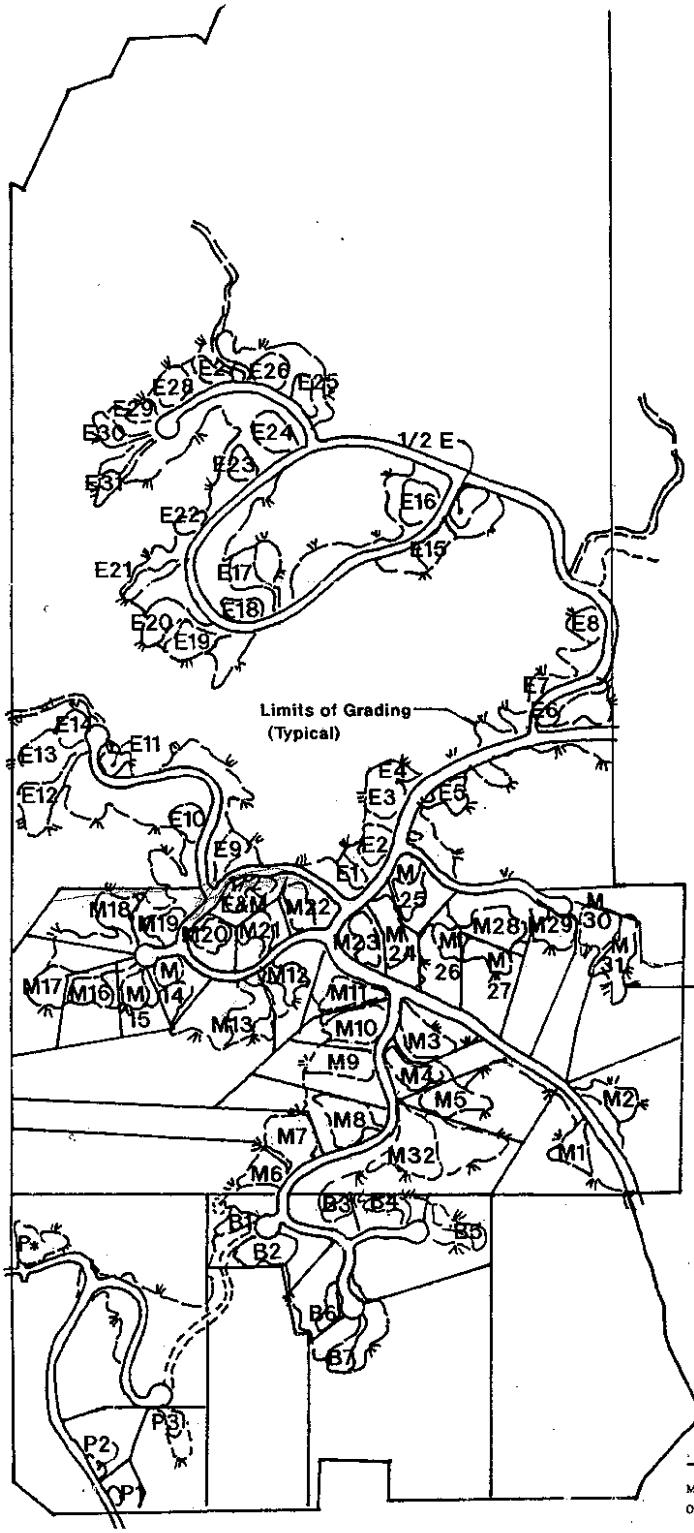
   e. Prior to approval of any parcel or subdivision map, the Planning Division shall make a positive finding that the tentative tract map building pad placement and individual pad size for each lot is in substantial conformance with the concept grading plan.

   f. As a condition of tentative tract map approval, each enclave shall include the establishment of a landscape maintenance district (LMD) or homeowners association (HOA) responsible for maintaining all landscape areas considered as common area for the development, and/or areas deemed visually significant to the development and any private roads or trails. In addition, all lot area indicated on the tentative or parcel maps as open space shall be recorded as such through the placement of a conservation easement or other approved City mechanism.

g. The following lots shall be limited to ten foot cut and fill due to their ridgeline location and high visibility (P3) North Madison Avenue, (B2, B6 and B7) South Peak, (M26 through M31) Reservoir Hill and (El6) Lower Clamshell, unless compelling, countervailing considerations are demonstrated during tract map review stage, as identified in Part VI Administration and Implementation.

h. Access road from Madison to Lot P3 is preliminary. Final road configuration shall require additional design and engineering. Maximum cut and fill will be limited to grading standards. However, exceptions can be granted by the Planning Commission when compelling, countervailing considerations are met, as identified in Part VI - Administration and Implementation.

LAND PLAN
ALTERNATIVE "A"



DEVELOPABLE ACREAGE: Lot No.	Property Owner	Approx. Gross Acres	Dwelling Units	Density (Du/Ac)
B1-B7	Butcher	27	7	0.26
E1-E31	Elkins	124	31	0.25
M1-M32	Miller	90	33	0.36
P1-P3	S. Pokrajac	10	3	0.30
Subtotal:		251	74	0.29
UNDEVELOPED AREA:				
Other/Open Space		329	-	-
TOTAL:		580	74	0.13

Date: March, 1996

0' 500'

MADISON SPECIFIC PLAN
City of Monrovia

* Exist. Residence of Nick Pokrajac

Monrovia RNOP
October 24, 1996

EXHIBIT 3
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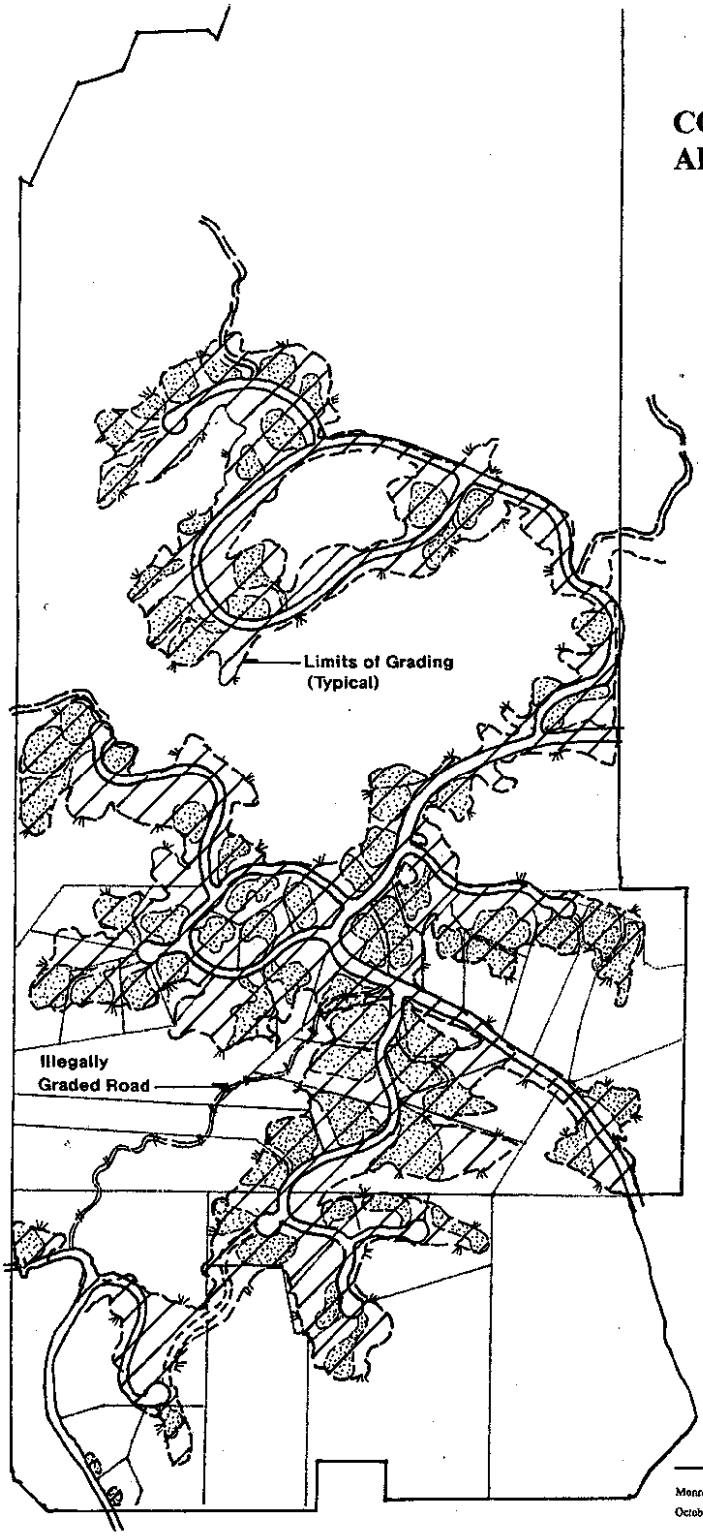
CONCEPT GRADING PLAN
ALTERNATIVE "A"



CONCEPTUAL AREAS OF GRADING

Graded Pad Area (Typical)

Date: March, 1996

0' 500'

MADISON
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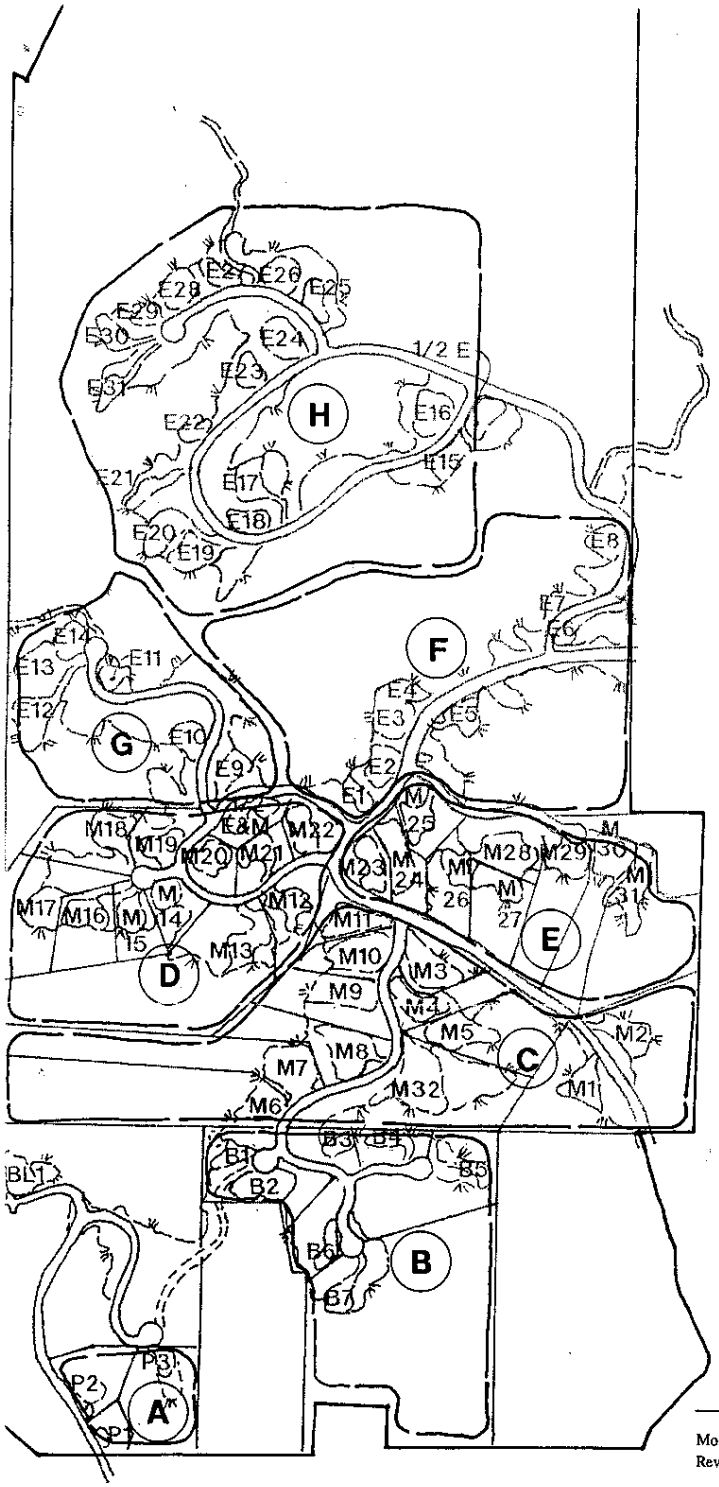
Monrovia IINOP
October 24, 1996



ENCLAVE PLAN ALTERNATIVE "A"

- **A** North Madison Avenue
- **B** South Peak
- **C** North Highland Place
- **D** Shady Canyon
- **E** Reservoir Hill
- **F** Oak Canyon
- **G** Oak Knoll
- **H** Lower Clamshell

Date: March, 1996

0' 500'

MADISON SPECIFIC PLAN
City of Monrovia

The Planning Associates

EXHIBIT 5
PAGE II-8

Monrovia IV\Madison Specific Plan
Revised February 19, 1997

(1) ALTERNATIVE "B"

This alternative is based on the premise of concentrating development in previously disturbed and non-sensitive environmental areas. This alternative examines the development potential of all privately owned land contained in the Madison Specific Plan boundary area and provides development densities based on a "dwelling unit per acre" formula. The proposed land use densities range from 1DU/2 acres to 1DU/10 acres. The land use densities for land area within the Madison Specific Plan boundary are determined by a variety of factors including: access, topography, and environmental considerations. Lastly, based on traffic evaluations, the maximum number of new dwelling units that can access Highland Place for ingress/egress is also established.

This approach results in the following plan elements:

- A map indicating the designated land use density for all privately owned properties in the Madison Specific Plan boundary area. The density map will take the form of "dwelling units per acre".
- The total number of potential dwelling units permitted. The number of dwelling units indicated will represent the maximum development.
- Individual lotting will not be indicated, thereby not "guaranteeing" any lots. Each lot will need to be evaluated for compliance with the hillside development standards at the Tentative Tract Map stage.
- A backbone circulation/street system will be indicated. This circulation system will be located only in areas where development is feasible based on access, topography, environmental factors and development standards.
- The maximum number of new dwelling units that can access Highland Place for ingress/egress is established.
- Non-developable and/or sensitive environmental areas are mapped.

Based on the density designations ranging from 1DU/2 acres to 1DU/10 acres on private property (privately owned properties with some potential for development in the Madison Specific Plan area) of approximately 285 acres, results in a total of 52 potential new dwelling units. This translates into a density of one dwelling unit per 5.2 acres. The percentage breakdown of proposed land use densities and potential new dwelling units is as follows:

Proposed Density	Acres	Ownership	Potential New DU's	Madison Access	Highland Access
1DU/10 acres	144	Elkins(12), Emigh (2)	14	0	8*
1DU/5 acres	109	Miller (12), Butcher (5), S. Pokrajac (2), Bluth (3)	22	5	17
1DU/2 acres	32	Miller (16)	16	0	16
TOTAL	285 acres		52	5	41**

*8 DU's represent the maximum number of new dwelling units permitted without an alternate point of ingress and egress. Note: 14 dwelling units represents potential development opportunity with alternate ingress/egress.
** 41 DU's represent the maximum number of new dwelling units that can use Highland Place for ingress and egress.

a- Plan Proposal – Alternative “B” - Summary

1. The proposed plan provides for land use densities ranging from 1 DU/2 acres to 1 DU/10 acres. The range of designated densities are based on access, topography and environmental factors.
2. Circulation/street system access is divided between Madison Ave. ingress/egress (5 dwelling units) and Highland Place ingress/egress (41 dwelling units).
3. The Madison Ave emergency access road connecting Madison Ave. to the extension of Highland Place is eliminated. This restricts development based on a maximum cul-de-sac length of 800 ft.
4. 41 dwelling units represents the maximum number of new dwelling units that can use Highland Place for ingress/egress.
5. A maximum number of 8 dwelling units can be developed at the 1DU/10 acre density without providing an approved alternate ingress/egress (other than Highland Place.) and additional environmental study. If alternative access is provided, in no case shall development within the 1du/10acre land use designation exceed 14 dwelling units.
6. Development opportunities are located in previously disturbed or non-sensitive land area.
7. The proposed land use density shall apply to the designated properties; however, no less than 1 DU is permitted for each existing lot of record subject to meeting all hillside development standards.

LAND PLAN - ALTERNATIVE "B"

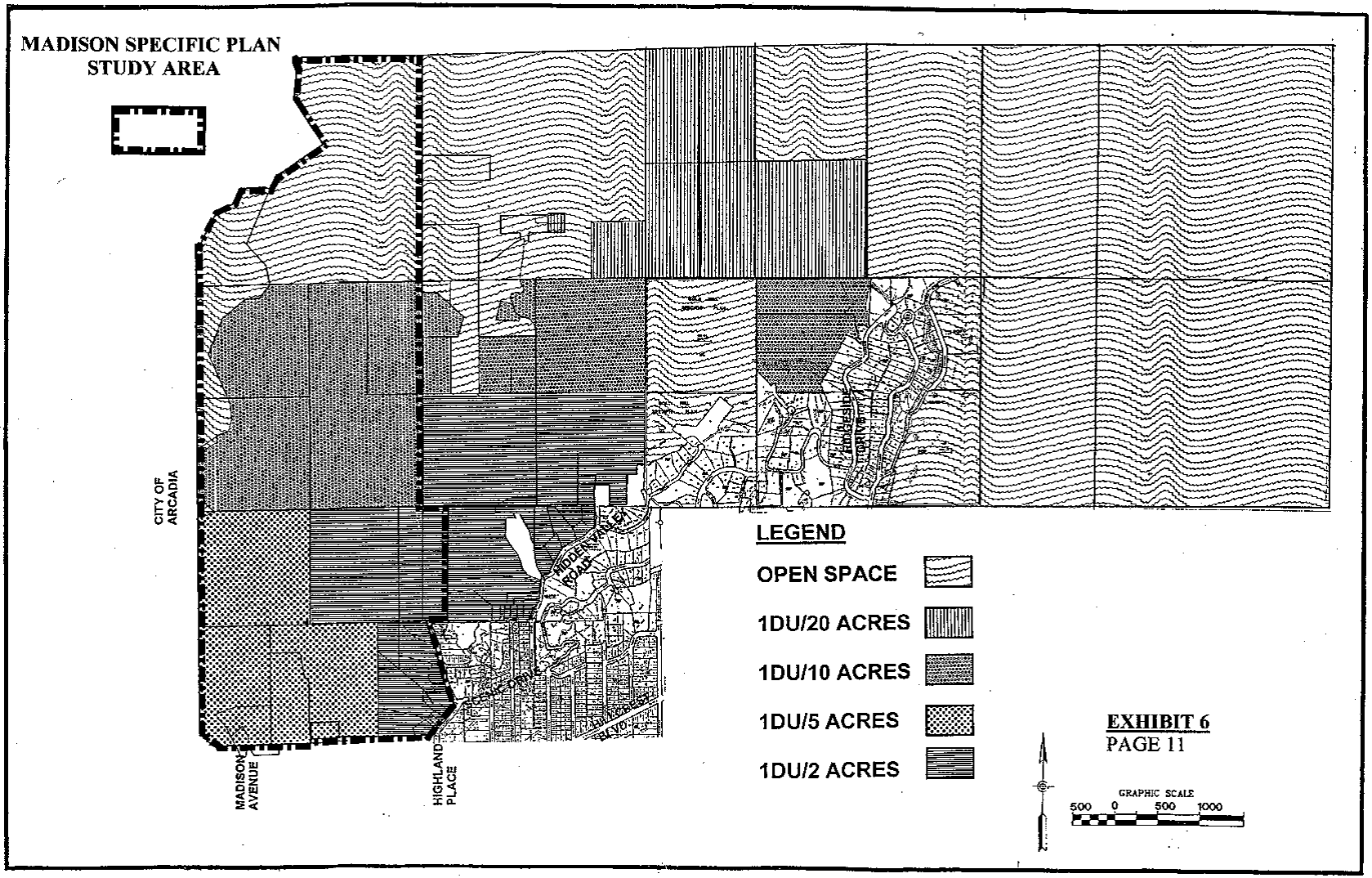


EXHIBIT 6
PAGE 11

(2) ALTERNATIVE "C MODIFIED" (APPROVED BY VOTERS 7/11/00)

This alternative is based on the premise of concentrating development in previously disturbed and non-sensitive environmental areas. This alternative examines the development potential of all privately owned land contained in the Madison Specific Plan boundary area and provides development densities on a "dwelling unit per acre" formula. The proposed land use densities range from 1DU/3 acres to 1DU/10 acres. The land use densities for land area within the Madison Specific Plan boundary are determined by a variety of factors including: access, topography, and environmental considerations.

This approach results in the following plan elements:

- A map indicating the designated land use density for all privately owned properties in the Madison Specific Plan boundary area. The density map will take the form of "dwelling units per acre".
- A cap is placed on the permitted number of potential dwelling units. The number of dwelling units indicated will represent the maximum development.
- Individual lotting will not be indicated, thereby not "guaranteeing" any lots. Each lot will need to be evaluated for compliance with the hillside development standards at the Tentative Tract Map stage.
- A backbone circulation/street system will be indicated. This circulation system will be located only in areas where development is feasible based on access, topography, environmental factors and development standards.
- Non-developable and/or sensitive environmental areas are mapped.

Based on the density designations ranging from 1DU/3 acres to 1DU/10 acres on private property (privately owned properties with some potential for development in the Madison Specific Plan area) of approximately 285 acres, results in a total of 52 potential new dwelling units. This translates into a density of one dwelling unit per 5.4 acres. The percentage breakdown of proposed land use densities and potential new dwelling units is as follows:

Proposed Density	Acres	Ownership	Potential New DU's	Madison Access	Highland Access
1DU/10 acres	154	Miller (1), Elkins (12), Emigh (2)	15	0	15
1DU/5 acres	51	Butcher (5), S. Pokrajac (2), Bluth (3)	10	5	5
1DU/3 acres	80	Miller (27)	27	0	27
TOTAL	285 acres		52	5	47*

- 37-38 dwelling units represent the actual yield based on estimates of those dwelling units that can comply with development standards and environmental limitations.

a. Plan Proposal – Alternative "C modified" – Summary

1. The proposed plan provides for land use densities ranging from 1DU/3 acres to 1DU/10 acres. The range of designated densities are based on access, topography and environmental factors.
2. Circulation/street system access is divided between Madison Avenue ingress/egress (5 dwelling units) and Highland Place ingress/egress (47 dwelling units).
3. The Madison Avenue emergency access road connecting Madison Avenue to the extension of Highland Place is eliminated. This restricts development based on a maximum cul-de-sac length of 800 ft.
4. 47 dwelling units represents the maximum number of new dwelling units that can use Highland Place for ingress/egress.
5. 37-38 dwelling units represents estimated actual yield (Highland Place ingress/egress) based on complying with development standards and environmental limitations.
6. Development opportunities are located in previously disturbed or non-sensitive land area.
7. The proposed land use density shall apply to the designated properties; however, no less than 1DU is permitted for each existing lot of record subject to meeting all hillside development standards.

B. CIRCULATION/STREET COMPONENT

The circulation plan includes a hierarchy of streets. Through streets provide connections between points outside of the Madison planning area. Connector streets provide access between individual areas. Neighborhood streets provide internal access. Hillside streets provide access to individual lots in unique topographical settings. Emergency access ways are provided as a means of secondary access and double as part of the trail network. All streets have been designed with sufficient capacity to accommodate anticipated traffic based on intensity of projected and planned land use. Traffic control measures, including turn lanes, lane striping, and signage to ensure City streets and roads function within their capacity, will be provided as needed, upon individual tentative tract map review.

The Specific Plan includes an effective street classification system that serves the various traffic needs in the area. The safe operation of traffic will be provided by adhering to state and national standards and uniform City practices. The street design discourages through traffic from using residential streets. The circulation concept emphasizes north/south flow and utilizes a traffic minimization emergency access only east/west approach which discourages through traffic in adjacent neighborhoods.

The safety of pedestrians and bicycles will be provided by adhering to state and national standards and uniform City practices. The trail network illustrated in the Specific Plan provides a multi-use trail along Through, Connector and Neighborhood streets. A major east/west trail

connection is provided in the northern part of the Specific Plan area. Emergency access roads will extend trail use between developments and within open space areas. Streets rights-of-way will provide for bicycle use.

The formation of an homeowners association or assessment district will be required for the maintenance of new private streets**,** if designated as such. The City Council will determine whether or not streets within the Madison Specific Plan area will be publicly or privately maintained. There may be a combination of public and private street maintenance. However, regardless of street ownership, access to public open space areas and trails will be provided for the public.

1. Vehicular Circulation

a. Goals

(1) Provision of a safe network of neighborhood streets which creates minimum disturbance of the natural terrain and environmental resources.

(2) Utilization of street designs and improvements which serve to minimize grading impact and harmonize with the natural contours and character of the specific plan area.

(3) Traffic minimization approach, embodied in Specific Plan design, which emphasizes north/south flow thereby reducing traffic influx within adjacent neighborhoods.

b. Objectives

(1) Provision of a safe circulation system that utilizes the emergency access system to integrate the system.

(2) Establishment of a street system which is designed to avoid channeling traffic onto any single street system between Foothill Blvd. and the Foothill area.

c. Policies

(1) A split street (14'-18') may be used for more efficient use of the existing terrain or minimization of the scarring effects of development on a hillside.

(2) Streets shall have grades of not more than fifteen percent or steeper than ten percent (10%) for twenty-five feet (25') on either side of a hydrant. Where impractical to keep within such limit based upon input from the Fire Chief, the Planning Commission may approve a steeper grade in limited circumstances.

(3) Cul-de-sac streets shall be limited to a length of eight hundred feet (800') unless provided with an emergency access connector, or design solution approved by the Fire Chief and Director of Public Works.

(4) Connector roads without parking lanes shall be provided with emergency parking areas adequate to contain two vehicles and spaced at a maximum distance of six hundred feet (600'), such stalls to be posted for "Emergency Parking Only".

(5) Vertical curves in the roadway shall have a radius of not less than fifty feet (50'). Where impractical to keep within such limit, the Fire Chief and Director of Public Works may approve a lesser standard.

(6) Horizontal curves shall meet the minimum stopping sight distance for the particular design speed.

(7) If a foothill street is private, a maintenance/assessment district shall be formed to provide for maintenance.

(8) Private gated developments shall not be permitted.

d. Plan Proposals

(1) Streets shall have minimum widths as follows:

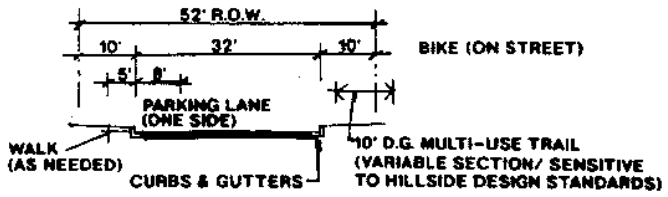
Street Type	R.O.W. Width	Paved Width	Sidewalk	Curbs & Gutters	Street Parking
Through (A)	52	32	as needed	yes	w/1 side parking
Connector (B)	40	24	as needed	yes	no parking
Neighborhood (C)	40	30	as needed	yes	w11 side parking
Hillside Street (D)	32	26	None	rolled	w/1 side parking

(2) Street Types A-D shall be provided as identified in the Transportation/Circulation Exhibit.

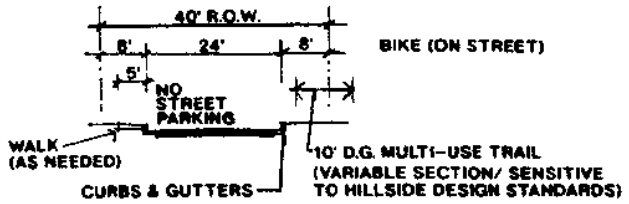
PART II: PROJECT DESCRIPTION

CIRCULATION PLAN

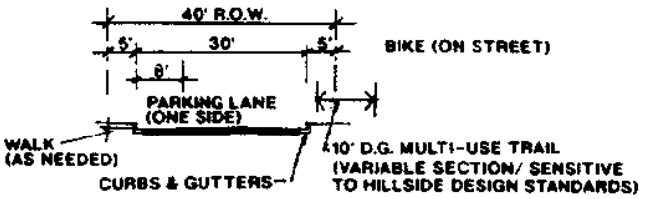
THROUGH (52' R.O.W.)



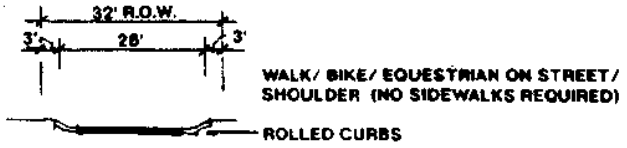
CONNECTOR (40' R.O.W.)



NEIGHBORHOOD (40' R.O.W.)

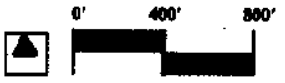


HILLSIDE STREET (32' R.O.W.)



EMERGENCY ACCESS

Date: March, 1996



MADISON
SPECIFIC PLAN
City of Monrovia

(3) Except as provided in the street lighting plan approved by the Public Works Director and in accordance with the Subdivision Ordinance, street lights shall not be provided except as necessary to ensure highway safety.

(4) Private drives providing access between the street and individual pads shall be built in accordance with Planning, Public Works and Fire Department standards.

2. Emergency Access

a. Goal

Provision of a safe environment for Specific Plan residents and protection against property loss and damage.

b. Objective

Emergency access provisions shall be incorporated into the circulation system.

c. Policies

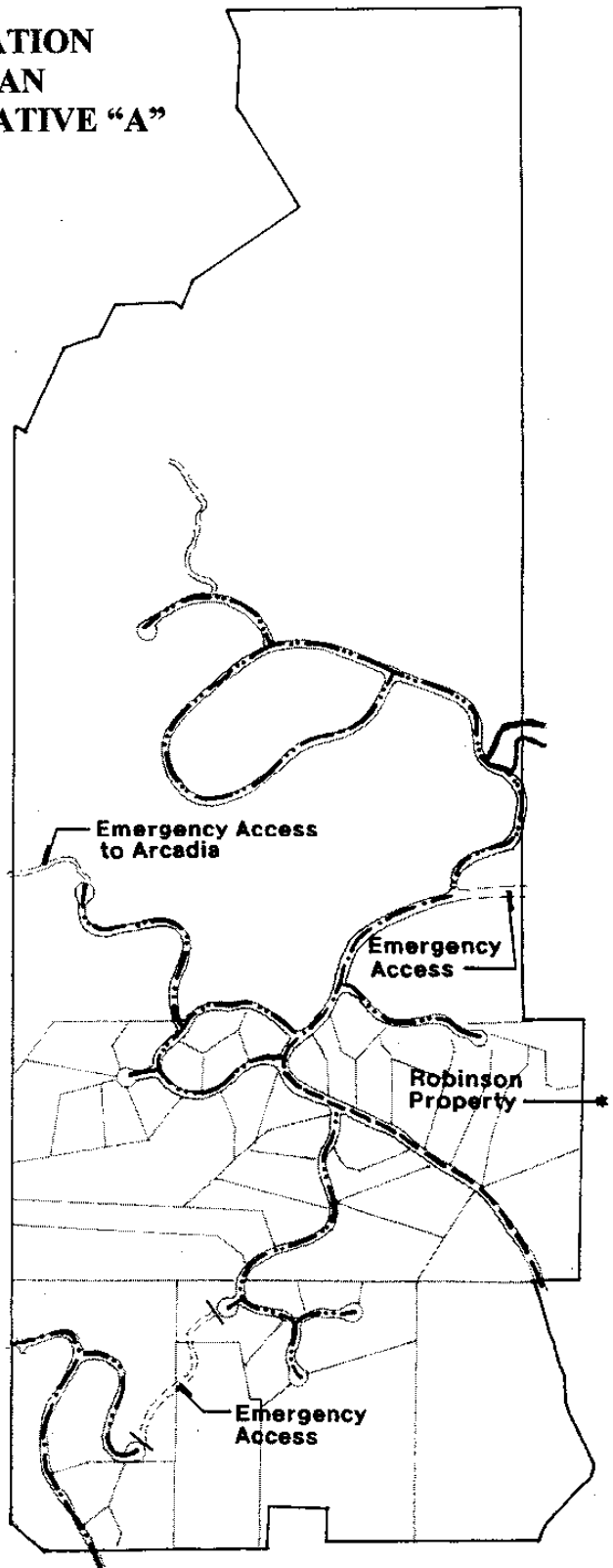
(1) Fire prevention and suppression access to natural areas shall be maintained or provided.

(2) Cul-de-sac streets shall be limited to a length of eight hundred feet (800') unless provided with an emergency access connector, or design solution approved by the Fire Chief and the Director of Public Works.

(3) Emergency access roads are for emergency ingress and egress connecting isolated or cul-de-sac streets and are not open to through vehicular circulation, but may be part of the pedestrian circulation system.

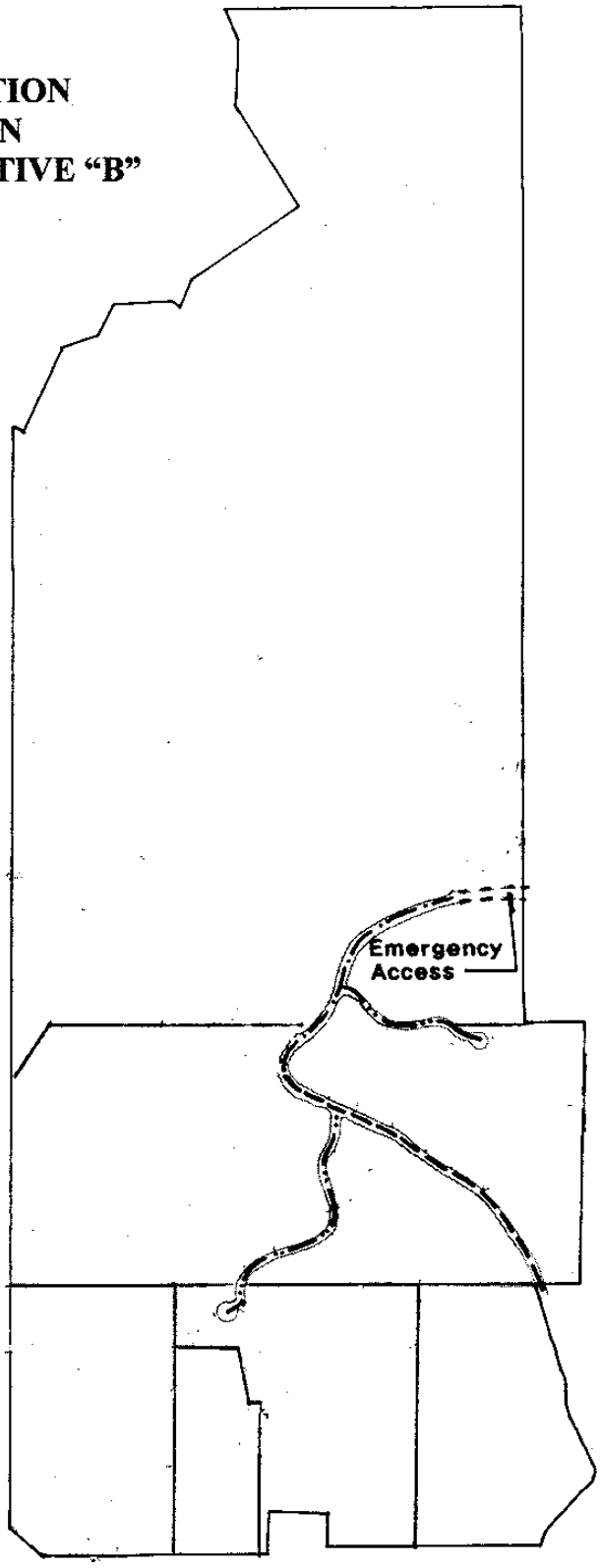
(4) All cul-de-sac streets shall have a turnaround at the closed end of at least one hundred feet (100') in diameter, measured at the outside of the traveled bay. As an alternative the Director of Public Works may approve a hammerhead-T designed turnaround to provide emergency vehicles with a three-point turnaround ability.

CIRCULATION
LAND PLAN
ALTERNATIVE "A"



SOURCE: MOHLE, GROVER & ASSOCIATES, THE PLANNING ASSOCIATES

CIRCULATION
LAND PLAN
ALTERNATIVE "B"



SOURCE: MOHLE, GROVER & ASSOCIATES, THE PLANNING ASSOCIATES

d. Plan Proposals

(1) The minimum emergency roadway shall be at least twenty-four feet (24') paved width to allow for emergency vehicles.

3. Biking/Hiking/Trails

a. Goal

Provision of a network of trails throughout the Specific Plan Area with minimum disturbance of the natural terrain.

b. Objectives

(1) Provide a trail system which is an integral part of the hillside area.

(2) Provide recreation uses that may include hiking, and biking uses.

(3) The development of a trail system shall be explored which ties any private trail system, that may be developed into the regional trail network.

(4) A public component of the trail system will be assured through land dedication, public easement or other City approved mechanism.

(5) The Specific Plan shall, to the extent feasible, provide for the immediate or future connection of trails.

(6) The trails shall be so designed to take into consideration impacts to residential development (new & existing) with respect to privacy and safety.

(7) Provide landscape linkage throughout the development that consists of natural open space and/or active open space area.

c. Policies

(1) Utilize the emergency access roads to integrate the system.

(2) Provide a continuous trail network between the urbanized valley floor and the Angeles National Forest.

(3) Provide access to scenic vistas in the southern foothills and ridgelines and open space reserves in the northern portion of the planning area.

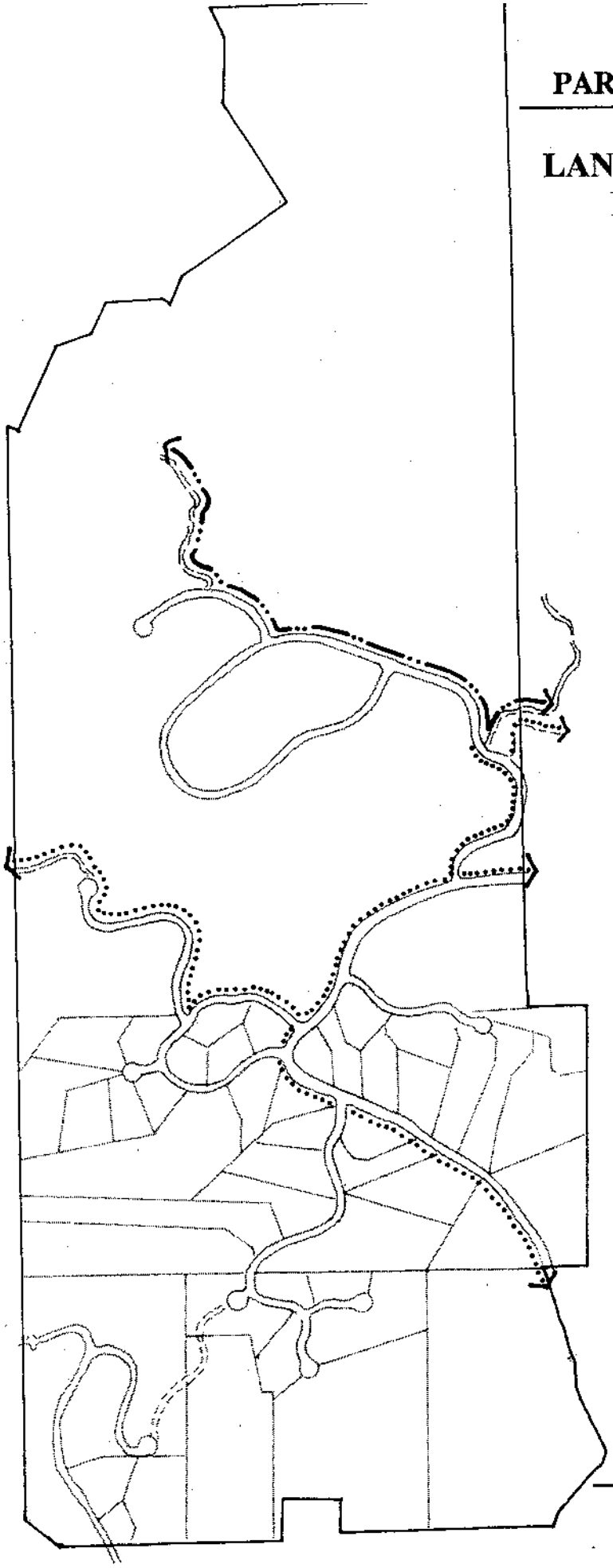
(4) Trails are an integral part of the Specific Plan and provide recreation opportunities that may include biking, and hiking uses.

(5) Emergency access roads are for emergency ingress and egress connecting isolated or cul-de-sac streets and are not open to through vehicular circulation but may be part of the pedestrian circulation system.

(6) All trail systems developed shall be dedicated for public use including establishment of a recreation easement.

(7) Exhibits 10 & 11 illustrate the minimum trail improvements required with each land use plan. Additional trails may be required in conjunction with the Tentative Tract Map review and approval.

LAND PLAN - ALTERNATIVE "A"
HIKING, BIKING TRAILS



Existing Multi-Use Trail
Mountain Bike &
Pedestrian

Proposed Multi-Use Trail
Mountain Bike &
Pedestrian

* Please Refer to Sections on EXHIBIT 13 for Appropriate Road/ Street Section

Date: March, 1996

0' 400' 800'

MADISON
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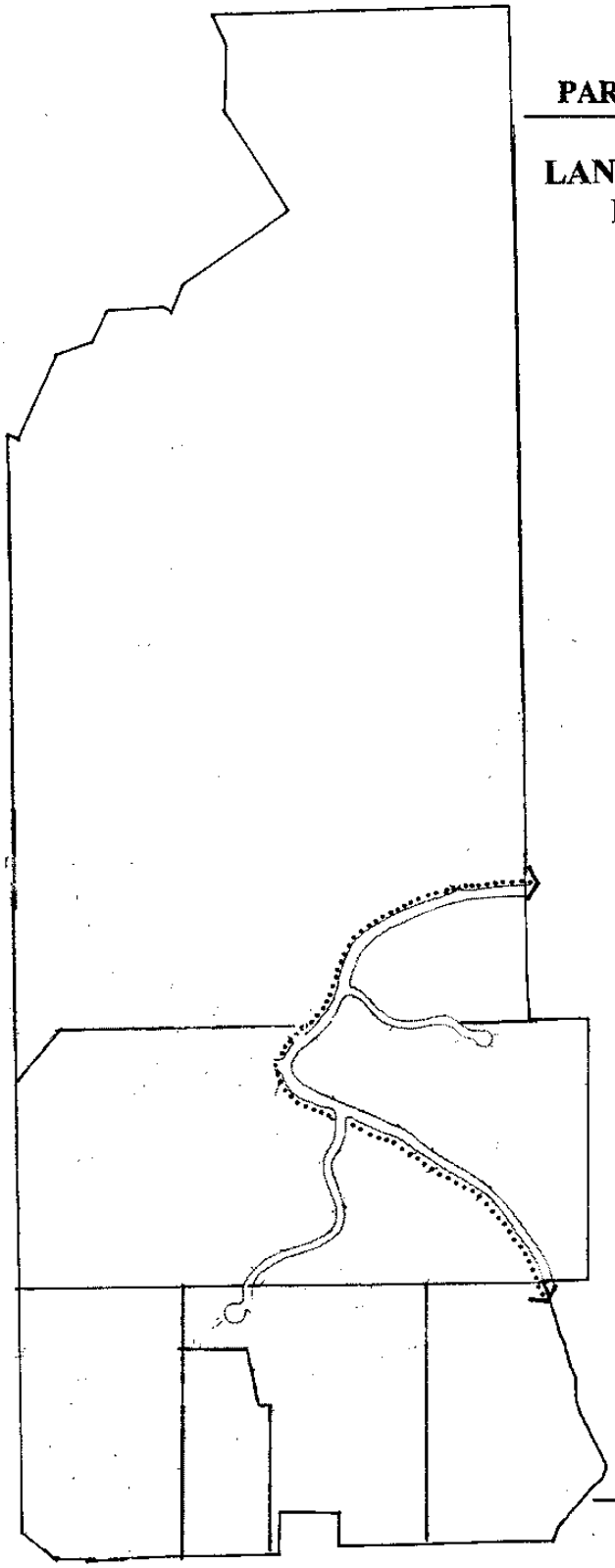
City of Monrovia

The Planning Associates

PART II: PROJECT DESCRIPTION

LAND PLAN - ALTERNATIVE "B"
HIKING, BIKING TRAILS



Proposed Multi-Use Trail
Mountain Bike &
Pedestrian

* Please Refer to Sections on EXHIBIT 13 for Appropriate Road/ Street Section

Date: March, 1996

0' 400' 800'

MADISON
SPECIFIC PLAN
City of Monrovia

The Planning Associates

C. GRADING STANDARDS COMPONENT

Where grading is authorized, the grading plan shall include use of the following grading design techniques: (1) landform grading, (2) contour transitioning, (3) undulating banks and berms and (4) rounded tops and toes of slopes. These design practices can be effectively used to create manufactured slopes that have a natural appearance. Each parcel shall include a building pad envelope. Development shall be limited to the pad envelope.

The grading plan shall provide a direct link to the Hillside Development Policies and Standards. The sensitive siting of building pads shall be required in order to comply with the tone and intent of the policies contained in the grading standards section. As identified in the Land Plan text of this document, all tentative tract and parcel maps shall be reviewed by the Planning Division and Public Works Departments for consistency with the grading design techniques indicated above.

The grading goals, objectives and policies shall establish the design, intensity and character of development for the Madison Specific Plan. The grading goals, objectives and policies shall establish a basic grading threshold which is based on a desire to guide development of subsequent tentative tract map grading plans which minimizes grading where the natural topography and associated natural resources require preservation.

1. Goal

Development of a grading plan which preserves natural features by concentrating development within enclaves containing clustered parcels.

2. Objective

Implement standards of Hillside Development Policies and Standards.

3. Policies

a. Sensitive Grading Areas. These areas are typically located along major changes in topography and are highly visible to the surrounding community outside the plan area in the City of Monrovia. These areas are located on terrain that has a higher percentage of slope. Grading should be guided by a maximum cut of ten feet (10') and a maximum fill of ten feet (10'). These guidelines should be followed in the absence of compelling, countervailing considerations as described in Part VI Administration and Implementation.

b. All Other Grading Areas. These areas are only visible from within the development and from a public street within the City of Monrovia. The existing natural terrain is not environmentally sensitive. Grading should be guided by a maximum cut of 30 ft. and maximum fill of 30 ft.

c. Graded slopes shall be contoured and blended to harmonize with natural slopes. A variety of slope ratios (i.e., 1.5:1, 1.75:1, 3:1, etc.) shall be used to blend graded slopes into the adjoining natural terrain. In no case shall slopes exceed the maximum recommended by the Geotechnical Engineer.

d. At the intersection of graded and natural slopes, or of two graded slopes, a gradual transition or rounding of contours and profile shall be provided.

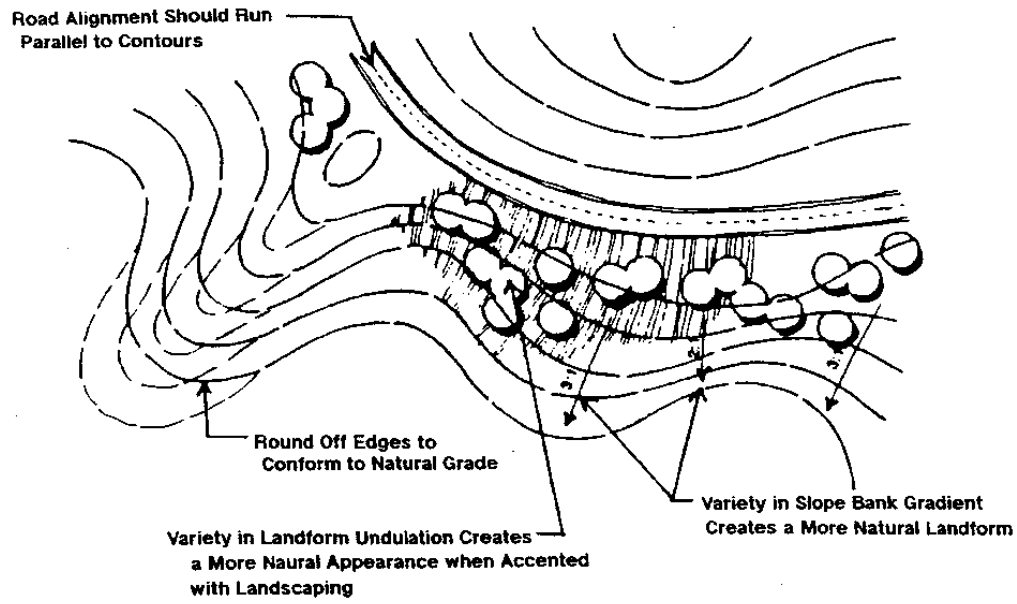
e. Where a graded slope merges with a natural slope, the graded slope approaching the natural slope shall utilize as nearly as possible the same ratio as the natural slope, but not steeper than recommended by the Geotechnical Engineer

f. Provision shall be made to prevent surface waters from eroding natural and graded slopes especially during periods when freshly graded slopes have not been planted during the winter season. Pursuant to the direction of the Public Works Director, the developer may be required to provide some form of slope protection in accordance with best management practices (jute matting, plasticization, etc.) for unplanted slopes during the winter season.

g. Fire prevention and suppression access to natural areas shall be maintained or provided.

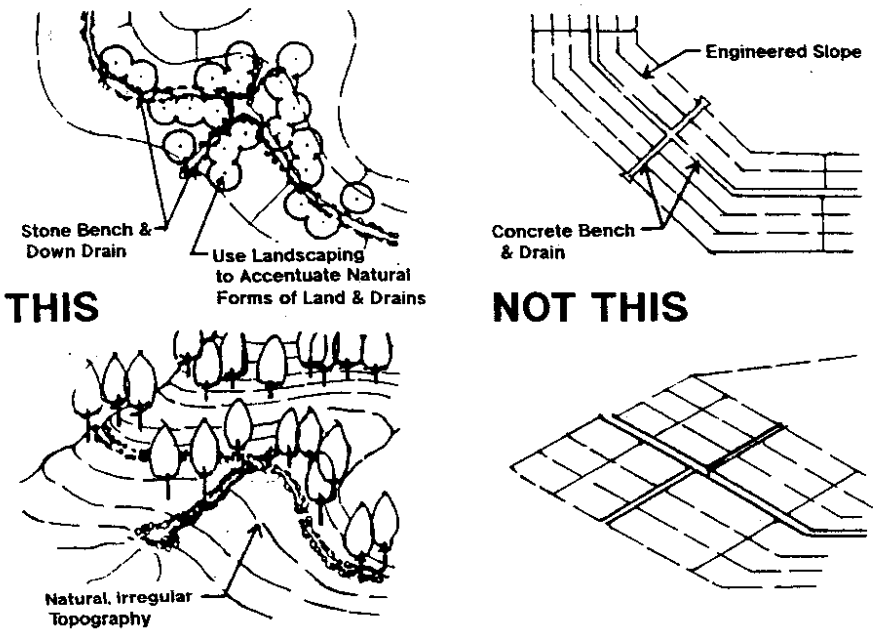
h. Within six months (of each phase of grading), or such other period established by the Director of Public Works, after the commencement of grading activities, graded areas shall be established as approved by the reviewing authority. Slope planting shall not lag grading completion (of each phase of grading) by more than six months.

LAND SCULPTURING



SOURCE: MONROVIA/ HILLSIDE DEVELOPMENT POLICIES & STANDARDS

GRADING TECHNIQUES



SOURCE: MONROVIA/ HILLSIDE DEVELOPMENT POLICIES & STANDARDS

i. Landscape materials for the coverage and stabilization of graded slopes shall be selected to be compatible with surrounding natural vegetation and shall recognize climatic, soil, exposure and ecological characteristics of the site. Plant materials that require substantial water after becoming established shall be avoided. Drought tolerant plant materials shall be utilized whenever possible. Native dry climate grasses and other serephytic materials shall be selected wherever feasible (Fire Department approval required)

j. Significant natural landmark features, such as natural rock outcroppings and areas of special beauty, shall be preserved and incorporated as an integral part of the development and shall be depicted on the tentative tract map.

k. Graded slopes adjacent to the roadway shall be contoured and blended to harmonize with natural slopes unless limited by existing topography. Graded slopes steeper than 2:1 may be permitted where adequate slope control measures such as retaining walls or rip-rap (of native stones) embankment are approved. Graded slopes shall be constructed to eliminate sharp angles of intersection with the existing terrain and shall be rounded and contoured as necessary to blend with the natural topography to the maximum possible extent. Maximum vertical height of graded slopes shall be twenty feet (20') between terraces or benches with slopes curving or undulating in a fashion simulating natural topographical conditions.

(1) Graded slopes, other than those constructed in rock, shall be planted or otherwise protected from the effects of storm runoff erosion and shall be benched or terraced as required to provide for adequate drainage. Planting shall be designed to blend with the surrounding terrain and development. Landform planting shall be utilized to create a sense of undulation and visual relief along the vertical planes consistent with the characteristics of the surrounding hillsides. Graded slopes in rock shall be provided with soil pockets to contain landscaping where appropriate. irrigation facilities shall be provided where necessary for proper establishment and maintenance of the planted areas.

l. Implement remedial measures to address erosion issues associated with illegally graded road located on parcels 8503-003-005 and 8503-003-002.

4. Plan Proposals

a. The policies in this section shall supplement those in the Grading Ordinance of the City of Monrovia.

b. For tentative tract or parcel map approval, the applicant shall obtain a finding from the Planning Commission that the grading plan is in substantial conformance with the Madison Specific Plan grading goals, objectives and policies and grading design techniques (i.e., land form grading, contour grading, undulating banks and berms, rounded tops and toes of slopes).

c. As a condition of tentative tract or parcel map approval in addition to other required professional services, the applicant shall obtain the services of a Land Planner with urban design experience and approved by the City who shall monitor and certify grading activity for consistency with the approved tract map and grading plan.

d. Site grading shall be accomplished consistent with drainage plans and erosion control methods required by the City of Monrovia and Resource Management policies of this Specific Plan.

e. The following landform grading techniques shall be utilized:

(1) Varying Slope Ratios. The graded hillsides shall have a variety of slope ratios. These ratios shall vary in the horizontal planes and shall range from 2:1 to 3:1 or flatter as appropriate. A variety of slope ratios 1.5:1, 1.75:1, 3:1 shall be used to blend graded slopes. The City Engineer may modify these standards as necessary to preserve the public health, welfare and safety. However, where such standards are modified, alternative measures, including landscaping and screening, shall be instituted.

(2) Contour Grading. Contours shall be curved in a continuous undulating fashion to reflect the natural terrain. Contours shall be feathered at the ends of graded slope.

(3) Drainage Devices. Features such as colored concrete for terrace down drains and landscaped and/or textured retaining walls shall be utilized to minimize visual impacts.

(4) At open space/developed edges, grading shall provide for gradual transition from natural terrain to development.

(5) Earth retention structures, such as retaining walls shall utilize earth tone colored concrete and shall utilize heavy landscaping, textures or natural materials such as rock or stone facing to fully screen the retention structure and to recreate a natural appealing condition. In areas where soil conditions and engineering standards permit, and in order to promote the use of natural materials, natural outcrops shall be incorporated into the project design and, as available, on-site rock shall be utilized for retention walls at selected areas.

~~(~~6) Maximum Cut and Fill. Grading shall be guided by a maximum cut of thirty feet (30') and maximum fill of thirty feet (30').

f. Application Review

(1) Application of City standards, except as provided in this Section, construction, grading, or any other development activity on property subject to the Specific Plan shall be subject to the Grading Development Standards, Guidelines and Procedures set forth in the Monrovia Municipal Code.

(2) Exceptions. Notwithstanding, the provisions of the Grading Development Standards, Guidelines and Procedures set forth in the Monrovia Municipal Code, and of any other ordinance of the City which governs development activity, the following standards shall apply to construction, grading or any other development activity on property subject to this Specific Plan:

(a) Any grading permit application shall be in compliance with the conditions of approval imposed by the City upon the approval of the Specific Plan, Tentative Tract Maps or Plot Plans, as they apply to properties covered by the Specific Plan.

g. As a condition of tentative tract approval, within the appropriate area and where feasible require the implementation of the following remedial measures to address the adverse affects of the "illegally" graded road. Note: Items 1-10 below shall be reviewed by the Director of Public Works at time of implementation to determine applicability of corrective measures:

(1) Trim back the tops of cuts that are overhanging using hand-held utensils by workers on safety lines using proper safety precautions. This is known as "barring down. " Dislodge all loose rocks and colluvial soil material and temporarily stockpile on the roadbed for removal.

This applies to Areas, C, E, F, G, H, I and J as shown on the SmithEmery Geo Services Geology Report (SEG Report No. 6-95-5335, May 16, 1995) site plan.

(2) Bring in a front-end loader and remove all of the debris on the roadbed (barred-down material, debris wedges, rocks, brush, fallen trees and other organic materials), being careful to screen out and dispose of most organics. Regrade road bed to a minimum of eight feet in width with an inboard slope of a minimum of two percent (2 %) except at cross-drainage locations.

Debris should also be removed from gullies and drainage swales inboard of the road bed in Areas B, D, F, H, and J (SEG Report No. G-95-5335).

(3) Use the debris removed from the roadbed and inboard swales to fill the erosion scars on the downhill side of the roadbed. Track-roll the fill placement and densify the erosion scar by infilling. Areas requiring fill placement and slope repair include all road areas.

(4) Construct a sturdy five-foot (5) high cyclone-type fence on the inside edge of the road area.

(5) Plant native, drought resistant vegetation (including trees, shrubs and ground cover) according to the Resource Management Plan.

(6) Construct cross-drainage devices at appropriate natural drainage gullies (swales), extending the corrugated metal pipes (CMP) downslope well beyond the toe of uncontrolled fill material, in order to help minimize further erosion and erosion scars in the fill slope. These swales are to be located in Areas B, D, F, H, and J (SEG Report No. G-95-5335). Note: Pipes shall be recessed in the ground and screened so as not to be visible rom public view.

(7) Nothing should be done with downslope accumulations as nature, over a period of time, will slowly carry this debris downhill and away from the base of the bigger trees and vegetation.

(8) Vegetation, planted to screen the cut slope, will also help retard downhill migration of debris. In doing so, the vegetation, as well as the cyclone fence, will provide a degree of safety.

(9) Periodic routine maintenance every six months (including removal and disposal of debris) will be required throughout the length of the illegal road. As vegetation becomes established after the first three years, the frequency of maintenance will decrease to once per year.

(10) Additional debris control will be needed at the natural topographic pathways crossing the roadbed at Areas D, F, H, and J (SEG Report No. G-95-5335). These can be constructed of three-foot high pipe and wire fences placed across the drainage alignment.

D. INFRASTRUCTURE COMPONENT

A comprehensive infrastructure system will be developed to accommodate the on-site drainage and domestic water and sewer requirements of the Madison Specific Plan Area. For the purpose of the Specific Plan, these infrastructure components have been conceptually designed and are illustrated in Exhibits 14, 15, & 16. The infrastructure design will be refined in greater detail as individual parcels proceed through the tentative tract map and final engineering phase. Through the Specific Plan process, the Madison Specific Plan anticipates the siting and sizing of storm water, waste water and domestic water mains and key infrastructure facilities throughout the plan area. The development of the various parcels (individual ownerships) are tied to infrastructure availability whereby project phasing is not dependent on a sequential approach, but rather infrastructure availability.

Prior to any development, the project proponent shall identify through the tentative tract map approval process how the policies of this section will be implemented. Each tentative tract map shall be appropriately conditioned to insure implementation of the Specific Plan proposals.

1. Water Distribution and Sewage Collection

a. Goal

Provision of adequate water and sewer systems including pump stations.

b. Objectives

(1) Fire flow and hydrant locations must be designed with respect for severe fire hazard so that adequate water is available in the event of fire.

(2) Fire flows must be in conjunction with adequate reservoir storage and booster pump capacity. The American Water Works Association requires a 3-day (average usage) storage capability, plus fire flow requirements.

c. Policies

(1) Minimum allowable water pressure should not be below 40 psi with second story level of proposed homes.

(2) Sewers will be routed wherever possible downhill and connect to existing lines.

(3) In most cases, septic tanks/systems will not be allowed in new development. Sewage lift stations are acceptable if warranted, particularly upstream from the underground reservoir located in Cloverleaf Canyon. Septic tanks/systems may be permissible for remote properties with limited development if all health and safety standards can be addressed to the satisfaction of the City Engineer and approved by the Planning Commission.

d. Plan Proposals

The following are given as minimum design guidelines only and are subject to meeting the standards of the City and conditions existent at the time development maps are presented and processed to the City. All public infrastructure indicated as needed herein or as may be determined by the City to be needed to provide services to the lots to be developed in this Plan Area shall be designed and constructed to the current standards of the City and at the expense of the private properties being developed.

(1) Fire hydrants shall be provided and located within three hundred feet (300') of structures, except where a greater distance is allowed by the Fire Department.

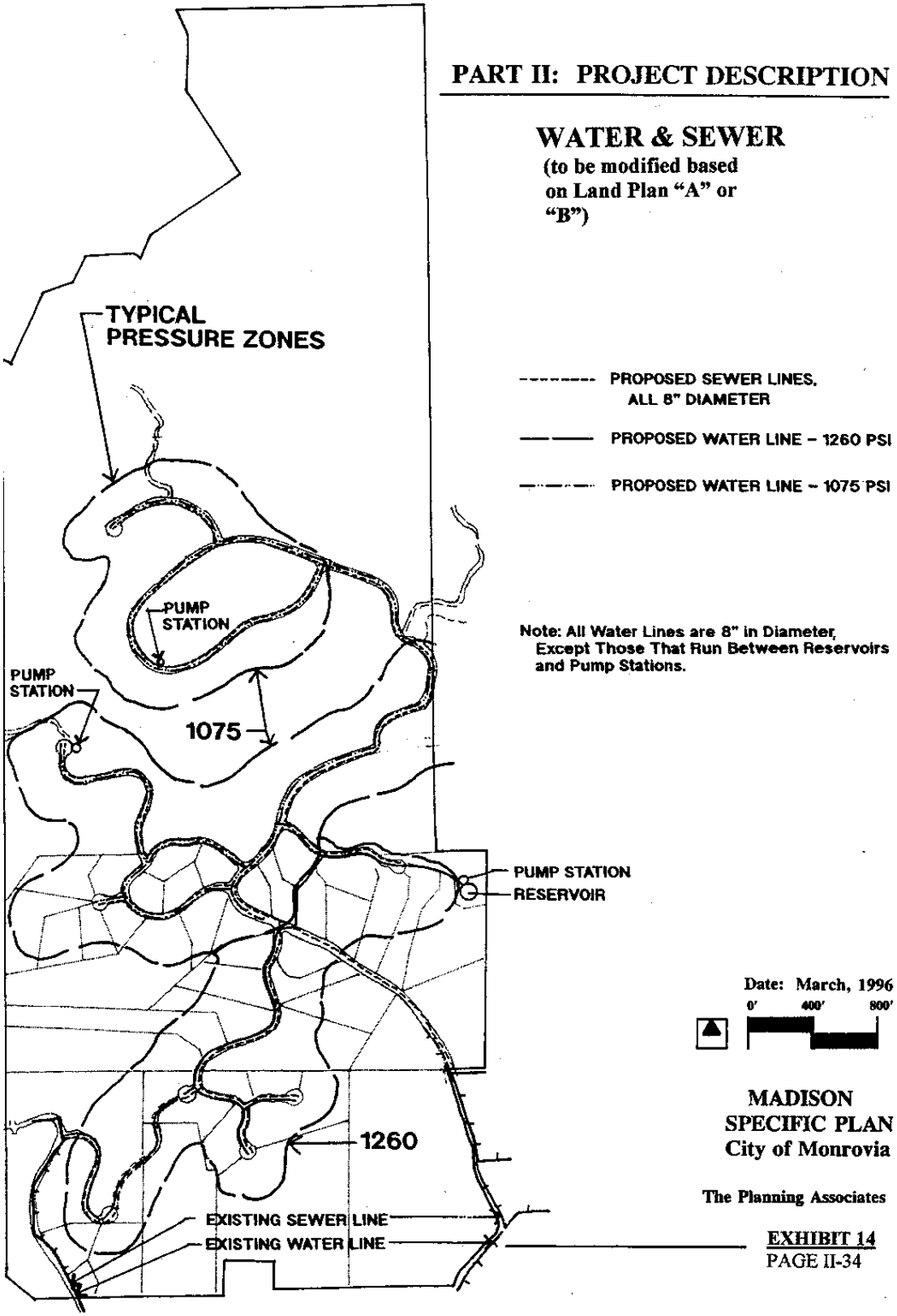
(2) Planned water supplies, piping and hydrants must be installed in working order prior to construction involving combustible materials.

(3) Service pressures between 40 and 120 psi at the meter shall be provided at each residence with distribution system pressures generally operating less than 160 psi. This may require pressure regulating of some residences.

PART II: PROJECT DESCRIPTION

WATER & SEWER

(to be modified based on Land Plan "A" or "B")



MADISON SPECIFIC PLAN
City of Monrovia

The Planning Associates

(4) Water storage capacity shall be sized to supply fire flows of 1,500 gpm for 2 hours plus the minimum domestic use storage equal to three (3) days average usage.

(5) Storage tank height shall not exceed twenty-four feet (24') and shall be buried or otherwise designed, painted and landscaped so as to be "masked" from public view.

(6) Pipeline velocities will not exceed 7.0 fps except during fire flow. Headloss per one thousand feet (1000') of pipeline length will not exceed 3.5 feet. Hazen-Williams "C" factor equals 120.

(7) Because of the topography, two separate pressure zones are anticipated.

(8) The 1075 pressure zone is serviced from the existing City of Monrovia Reservoir No. 1, 2.0 MG reservoir and will require only distribution piping for new residences.

(9) The upper pressure zone will require a new storage reservoir and pump station to move water up the hill along with new transmission mains to carry the water and some distribution piping for new residences.

(10) Pipelines should be 8-inch diameter for distribution and 12-inch diameter for transmission lines between pump stations and storage reservoirs.

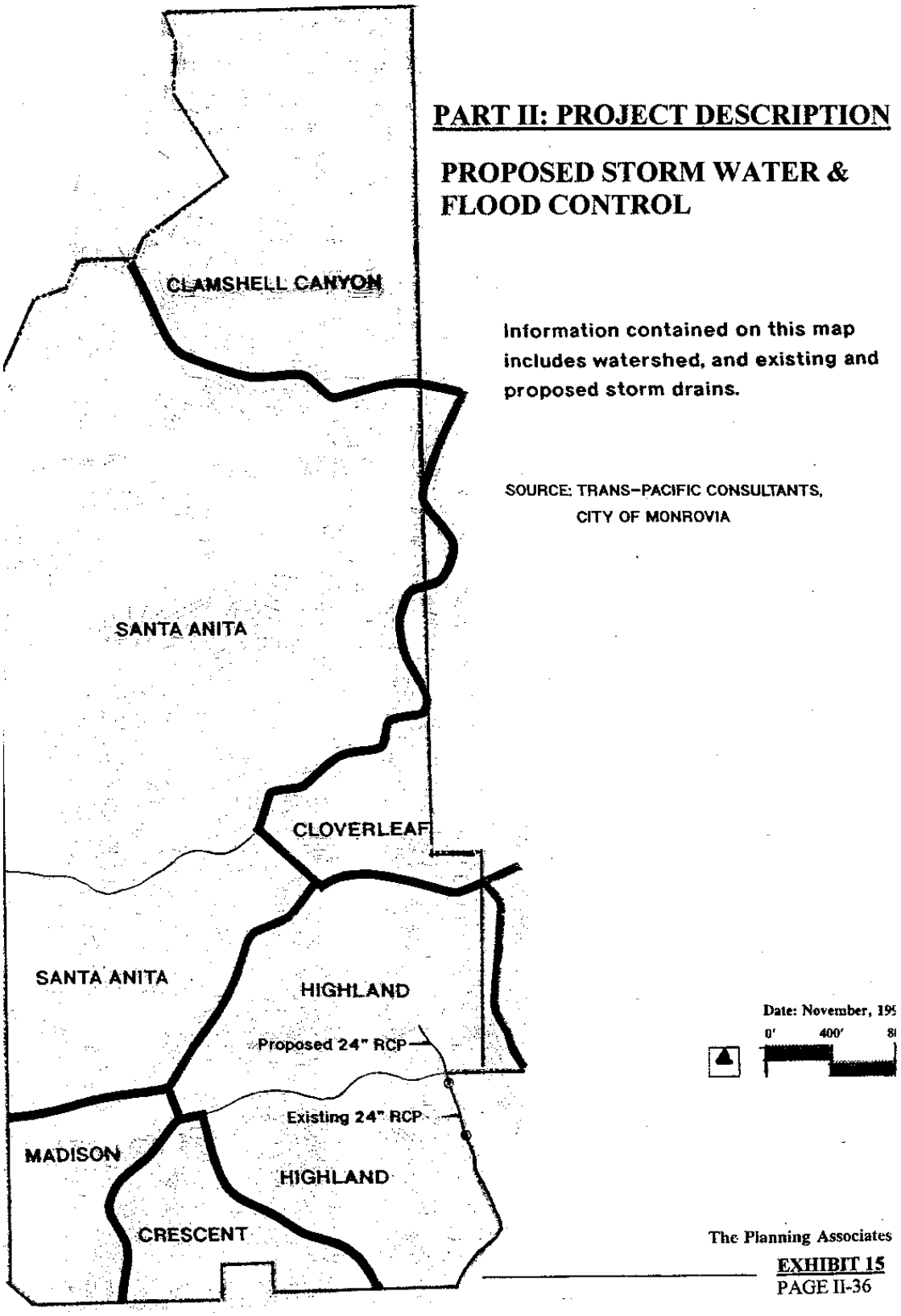
(11) Storage tank sizes will be based on individual requirements.

(12) Sprinklers will be required for all residences.

(13) The anticipated sewage flows should be picked up by sewers whenever possible and routed downhill to connect to existing facilities. Should it be necessary as determined by the City the capacity of the existing sewers

PART II: PROJECT DESCRIPTION

PROPOSED STORM WATER & FLOOD CONTROL



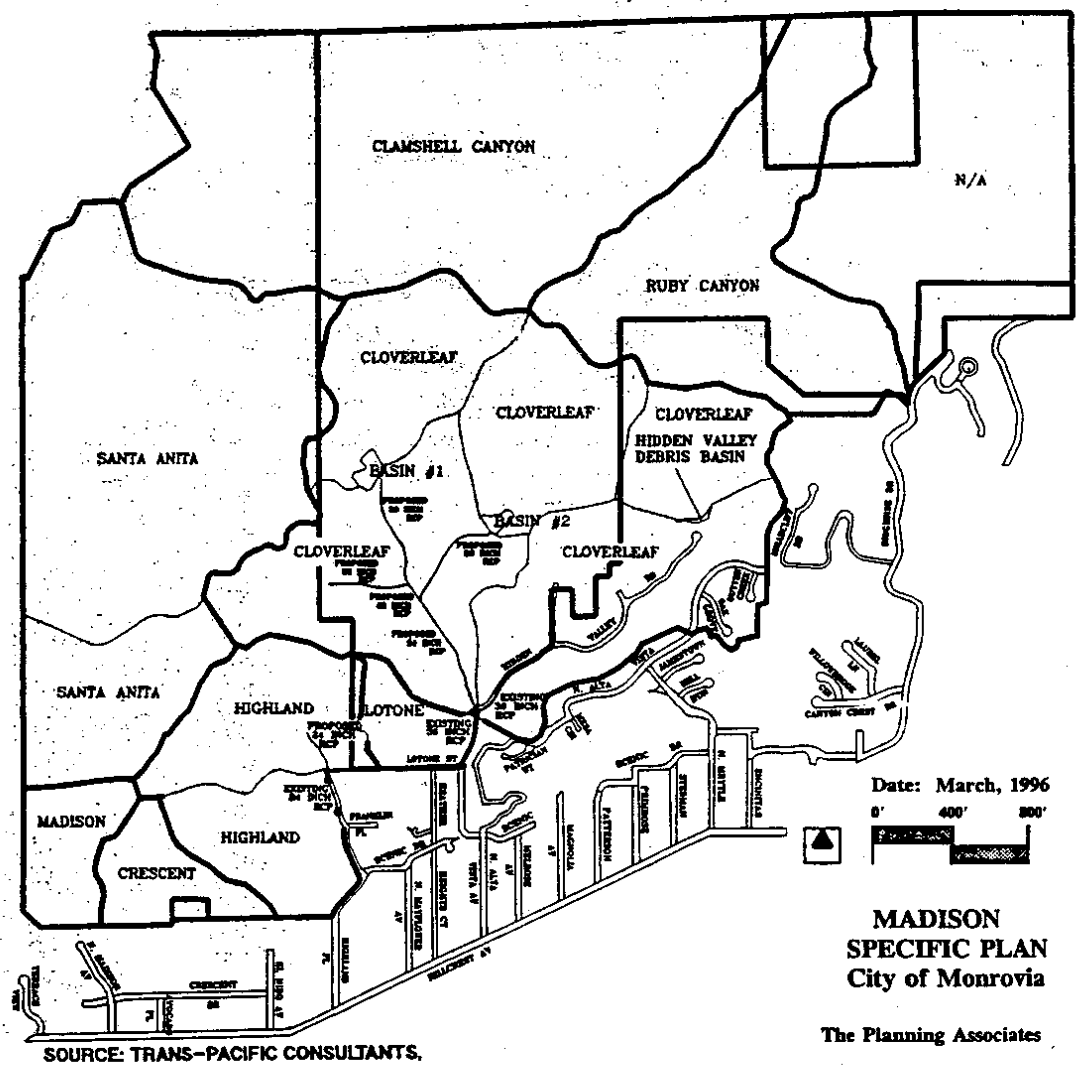
Information contained on this map includes watershed, and existing and proposed storm drains.

SOURCE: TRANS-PACIFIC CONSULTANTS, CITY OF MONROVIA

Information contained on this map includes watershed, and existing and proposed storm drains.

PROPOSED STORM WATER & FLOOD CONTROL

MADISON/CLOVERLEAF COMPOSITE



SOURCE: TRANS-PACIFIC CONSULTANTS, CITY OF MONROVIA

EXHIBIT 16

shall be upgraded by the lot developers. All sewage improvements should
connect to existing or upgraded downstream facilities. The cost of the additional downstream capacity shall be the responsibility of the developer.

(14) Selection of sites for new storage tank(s) and pumping stations shall be made subject to City approval.

(15) Septic systems are an alternative only were development is limited, isolated and land conditions are acceptable subject to the approval of the Director of Public Works.

(16) New sewer sizes should be 8" diameter minimum. If existing sewer at connection point is smaller than 8" an analysis shall be made to determine if the existing sewer needs replacement. If there is a need for replacement of the sewer with a larger size because of the planned development, such shall become the developer's responsibility to provide the additional downstream capacity to the extent of the flow generated by the new development.

(17) Tentative Tract Maps shall consider the following technical issues relative to infrastructure development.

(a) Anticipated use of storage from Upper Cloverleaf Reservoir shall be calculated. Overuse of this facility would effect all downstream booster pump and reservoir storage capabilities.

(b) Use of a hydropneumatic system should be thoroughly analyzed. It is possible that a system of this type would have limited storage and not be able to meet the three-day usage standard and maintain adequate fire flows. In addition, maintenance is difficult. The system may not be reliable when full flows are required.

(18) Sanitary Sewers. Sanitary sewer improvements, adequate to serve the entire area subject to the provisions of the Specific Plan, shall be provided. Approval of any land division shall be cotingent upon the installation and offer for dedication to an appropriate public agency of local main line sewers. Separate house laterals to serve each lot of the

land division shall be provided in a layout and design approved by the Director of Public Works.

(19) Screening Above-Ground Utility Structures. Existing reservoirs, new maintenance facilities, new water tanks and retaining walls constructed or located within the area covered by this Specific Plan, shall be screened by using rock, masonry and/or landscaping. New water tanks shall be buried or otherwise designed, painted and landscaped so as to be "screened" from public view.

2. Storm Water and Flood Control

a. Goal

Provision of a safe environment for Specific Plan residents and protection against property loss and damage with improvements which complement the natural environment.

b. Objectives

(1) Provision of adequate flood control facilities to protect Specific Plan Area structures and downstream receptors.

(2) Every reasonable effort shall be made to preserve and minimize the impact on riparian habitats by utilizing innovative designs which incorporate streambeds and channels into development.

c. Policies

(1) Drainage channels shall be placed in less visible locations, and more importantly, should receive a naturalizing treatment including native rock, colored concrete, and naturalized landscaping so that the structure is "masked" and appears as an integral part of the environment.

(2) Natural drainage courses should be preserved and enhanced to the extent feasible. Drainage features should be incorporated as an integral part of the project design in order to enhance the overall quality and aesthetics of a site, to provide attractive open space vistas, and to preserve the natural character of the area.

d. Plan Proposals

All storm water collection detention, retention and transmission facilities needed to protect the development area and the downstream existing areas shall be sized, designed and constructed (including those to be constructed to supplement the existing facilities) to provide the same level of storm drain protection as required by the Los Angeles County Flood Control District (LACFCD) and to standards that upon completion of their construction they can be turned over to the LACFCD for ownership maintenance and operation. The below given parameters of design are design guidelines only.

(1) Clamshell Canyon shall remain in a natural state and designated exclusively within a permanent open space reserve area.

(2) Drainage from hillside home sites will be carried in the streets until the runoff from 4.0 acres is concentrated in the gutter. At these points of low concentration, the runoff will be discharged to the watercourse through open downdrain structures in a manner approved by the L.A.C.F.C.D. and the City of Monrovia.

(3) The northern and eastern branches of the Cloverleaf Canyon have tributary areas upstream approximately 50 acres each. To protect new development and prevent downstream siltation, Debris Basin Numbers I and 2 will be cnstructed. Runoff to both basins will peak in from 5 to 7 minutes due to the very steep ravines upstream which slope at a rate greater than twenty percent (20%) producing an estimated Q50 of 150 c.f.s. for Basin Number 1 and 170 c.f.s. for Basin Number 2. Both basins will have a capacity of roughly 25,000 cubic yards. Runoff collected in these basins will be detained and carried at reduced rates in 30-inch storm drains to a junction (see Storm Water and Flood Control Map, Exhibits 18A and 18B). Run-off will proceed southerly to connect to the existing storm drain in Cloverleaf Drive. The existing drainage system from the inlet at the end of Cloverleaf Drive to its junction with the system in Highland Place has a total capacity of only 200 c.f.s. (+-) of which roughly 100 c.f.s. flows into the system from the Hidden Valley development to the east.

(4) Many of the existing streets in the foothill area have been constructed with curbs higher than 8". Most of the north-south streets including Cloverleaf Drive, Alta Vista, Highland Place and Madison Avenue slope at approximately six percent (6%) giving each of them a capacity in the 300 c.f.s. range.

(5) Cloverleaf Drive will be constructed with 8-inch to 10-inch curbs from Lotone Street to one hundred fifty feet (150') North of Basin Number 1. Also 8-inch curbs will be constructed on "A" Street to Basin Number 2 and on "B" Street from Cloverleaf Drive (extended). In addition to this, the storm drain in Cloverleaf Drive will be sized to handle the 50-year frequency storm runoff to Basins 1 and 2 and to collect the 10-year frequency runoff in the proposed streets.

(6) The inlet to the existing 24-inch R.C.P. in Highland Place serves a tributary area of approximately 50 acres and the capacity of the storm drain is approximately 55 c.f.s. Improvements will include 8-inch curbs on Highland Place (extended), and a drainage system designed for the 10 year frequency runoff and on-site detention and retention basins designed to prohibit surface drainage from entering and overloading the existing downstream system.

3. Gas/Electricity/Communications/Solid Waste Component

a. Goal

Provision of adequate utility systems and municipal services.

b. Objective

Require land owners/developers to pay for extension of utilities pursuant to the rules of the serving utility.

c. Policy

Utility extensions shall provide for adequate capacity to serve land use plan densities.

d. Plan Proposals

(1) All utility lines extended into the project area shall be underground.

(2) Utilities shall be incorporated into street right-of-way.

(3) Extension of utilities shall be paid by the landowner/developer.

(4) Solid waste collection shall be by private hauler contracted by the City.

4. School Component

a. Goal

Provision of school facilities with adequate capacity within a reasonable distance of future -
area residents.

b. Objective

Provide adequate capacity at existing school district facilities to house students from the Madison Specific Plan Area.

c. Policy

Students generated from residences built in the Madison Specific Plan Area may attend existing elementary, middle and high schools established by the school district.

d. Plan Proposal

No school facilities will be sited within the Specific Plan Area. Developer will pay existing school fees to the School District.

E. OPEN SPACE

Portions of the Specific Plan area will be retained in open space. More specifically, the Madison Specific Plan provides open space amenities consisting of open space conservation areas which protect natural resources and allow passive recreational use such as hiking and bike riding through a trail network.

1. Goals

(a) Maximization of the open space resource contained within the Specific Plan Area.

(b) Preservation of the natural character of the foothill area, taking special care to protect environmentally sensitive and valuable ecosystems.

(c) Development of an appropriate mechanism (i.e. conservancy) for open space acquisition and preservation.

2. Objectives

(a) Balancing land use between low density single family residences and natural open space.

(b) Creation of an attractive, hillside residential area while preserving existing amenities and natural features.

(c) Protection of existing vegetation through careful site planning which may reduce areas of grading.

(d) Retention of designated natural topographic features.

(e) Every reasonable effort shall be made to preserve or minimize the impact on view corridors and scenic vistas.

(f) Significant natural landmark features such as natural rock outcroppings and areas of special beauty shall be preserved and incorporated as an integral part of development.

(g) Every reasonable effort shall be made to augment open space acquisition.

3. Policies

(a) Each tentative tract map submittal shall indicate areas designated for open space.
No residential or auxiliary structures can be built outside the building pad denoted for each parcel as identified on the tentative and final tract map. The only exception is placement of rural type split rail fencing. Thisfencing type can be used to define property lines within open space areas. Lot area that serves to combine open space in "greenbelt linkages" and is in excess of the minimum size requirements and consists of the balance of the undeveloped area shall be designated as open space. Such open space shall be recorded in conjunction with the recordation of the final subdivision or parcel map.

(b) No structures shall be permitted (except for infrastructure purposes and rural split rail fencing) within the open space lands.

The following design standards shall apply to all residential structures erected in the Specific Plan Area.

A. ARCHITECTURE

In the Specific Plan area, building plans including elevations will address each standard described below and shall be submitted for review and approval by the Development Review Committee prior to issuance of building permits. The submittal shall take the form of a plot plan application. In addition, each submittal shall be reviewed and approved by the Homeowners Association's Architectural Review Board prior to submittal to the City.

a. Concept

The standards contained in this portion of the Specific Plan set forth the basic architectural character and design theme of residential development within the Specific Plan area. Development within all areas of the Specific Plan shall comply with the following guidelines and standards.

It is the intent of these guidelines to comply with the City of Monrovia zoning regulations, as modified by the Specific Plan, as well as to provide a flexible design framework. The major objective is to encourage superior architectural design, which complements and does not detract from the hillside setting.

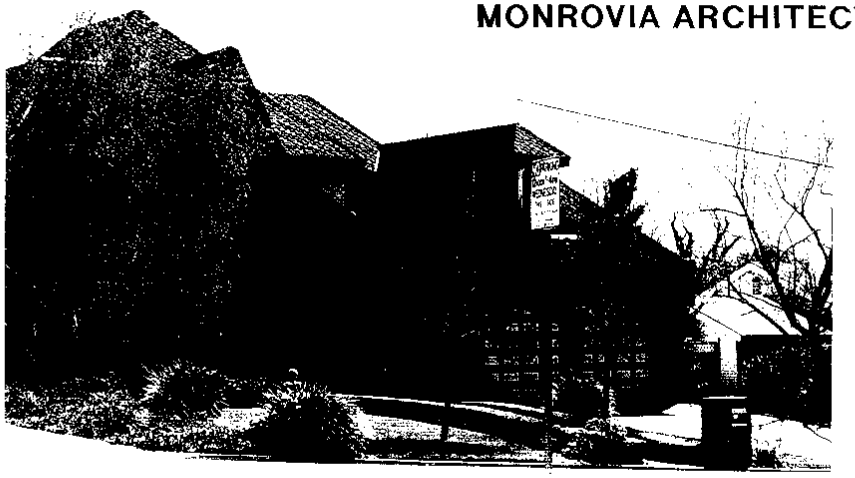
The architectural design standards are intended to establish a design theme for the Specific Plan area that allows for the architecture to "blend into" the surrounding hillside landscape character. The general use of natural colors and Monrovia architectural themes will insure that the hillside area will develop in a manner consistent with adopted City policy for the hillside areas.

b. Building Envelope

Prior to approval of any tentative tract or parcel map, a building pad for each lot shall be delineated on the tentative tract map. Each pad shall be evaluated to determine the building envelope that the house may occupy according to the residential development standards (Part IV). The residential development standards establish the maximum height and square footage, as well as the front, side, and rear lot setbacks of each home.

MONROVIA ARCHITECTURE

MONROVIA ARCHITECTURE



MONROVIA ARCHITECTURE

The building envelope does not represent the ultimate shape or architectural appearance of a residential unit. It is merely a boundary within which any structure may be built. No residence may protrude outside the building envelope.

c. Volume Ceilings

A volume ceiling will include the interior volume above eighteen feet (18'). Any area above eighteen feet shall be calculated as second story construction.

d. Basements

Basements shall be defined per the Uniform Building Code and Title 17 (Zoning) of the Monrovia Municipal Code.

e. Garages

Garage doors shall be recessed between eighteen inches (18 '') to twenty-four inches (24”) from the adjacent wall areas. All garages must be fully enclosed.Carports are prohibited.

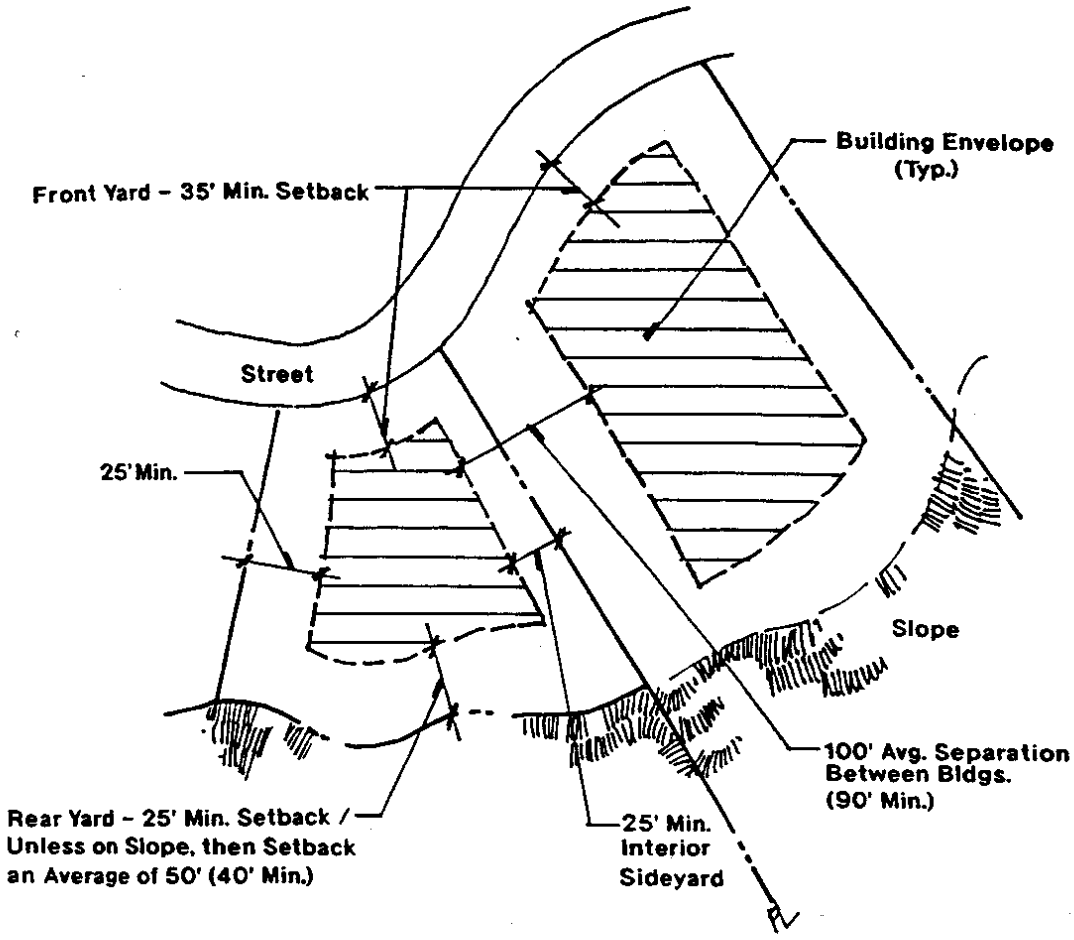
Each garage may either have a separate bay facade or double bay facades. Rear lot, multi-car, multi-car with tandem spaces, split designs will be allowed. In the case of multi-car garages, each garage must have a separate bay facade with no more than two (2) garage bays existing on the same plane. A third (or fourth) garage bay must be set back a minimum four feet (4'). Split and/or separate bays are encouraged.

A variety of garage entry conditions are encouraged: split garages (two and one or two and two) with mid-entry to the home; deep garages with abundant amenities (i.e., pool, landscaping in the front yard); tandem garages, or rear lot garages. To ensure a low residence profile at the street, the maximum garage plate height at the front yard or side yard setbacks shall be nine feet (9') from the garage finish floor to the plate at the top of the garage door.

f. Building Massing and Scale

The architectural image will be perceived primarily from public spaces such as streets and open spaces. Therefore, building massing, scale and roof forms, as the primary design components, require careful articulation in their architectural

TYPICAL BUILDING ENVELOPE



• Min. Lot Size-One (1) Acre

NOT TO SCALE

EXHIBIT 20

TYPICAL GARAGE & BUILDING CHARACTER PLAN

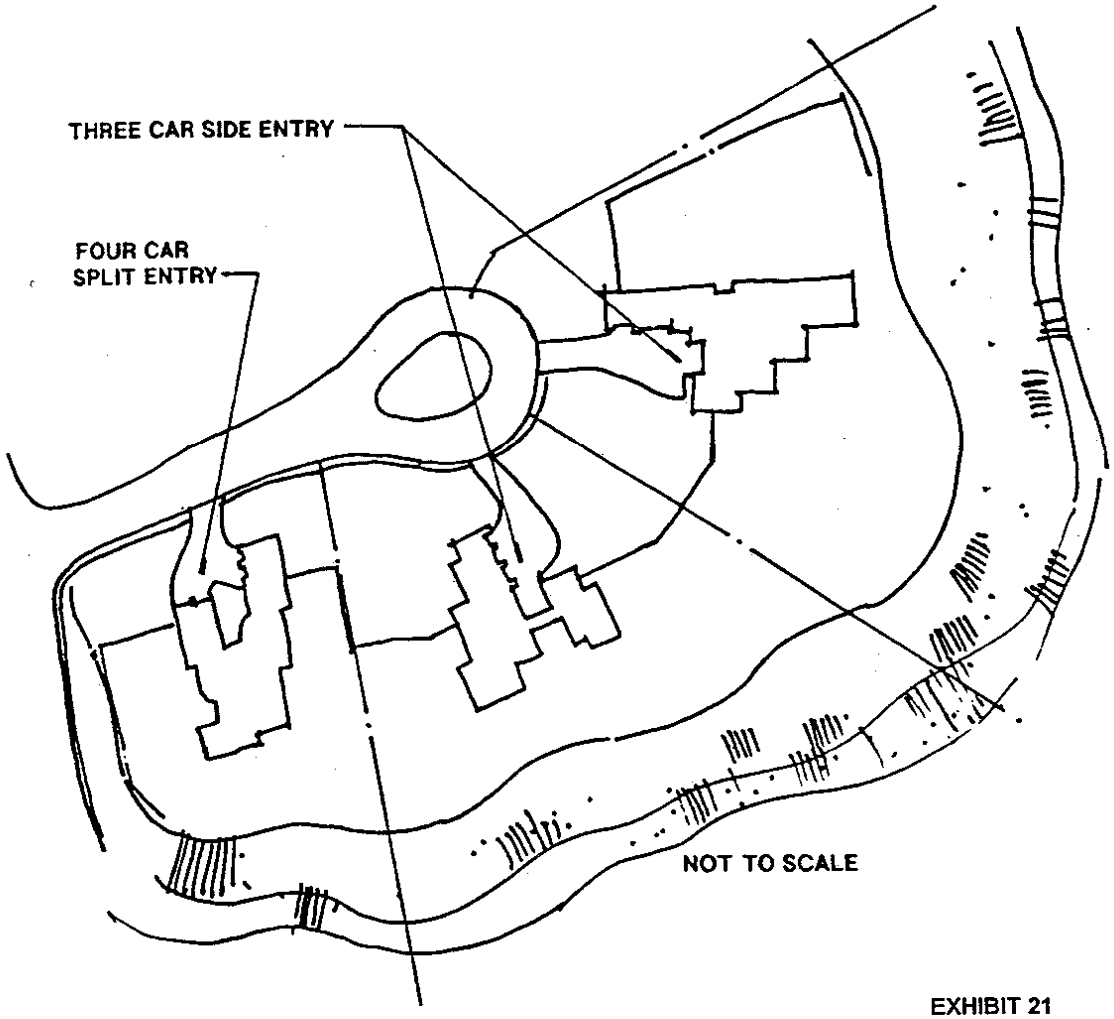


EXHIBIT 21

expression to these public spaces.

Building forms shall be scaled to the particular environmental setting so as to compliment the hillside character and to avoid excessively massive forms that detract from the hillside appearance. Building facades shall use plane changes to create shadow lines to further breakup massive forms that don't modulate and detract from the hillside character.

Appropriate:

- Articulation of wall planes (required).

- Projections and recesses to provide shadow and depth (required).

- Combinations of one- and two-story forms conveying sense of human scale (required).

Inappropriate:

- Large expanses of flat wall planes vertically or horizontally (prohibited).

- Cantilevered construction (prohibited).

- Open gable ends should be faced away from the natural slope.

7. Roof Pitches, Eaves, Materials and Colors

All pitched roof materials shall be slate, concrete tile or other non-combustible material. Roof projections and overhangs are required as a response to energy and climate concerns. Roof covering shall be "Class A" or "Class B Roof Covering" as specified in the Uniform Building Code except that no wood roof covering shall be used. Tile roofs shall be fire stopped at the eave ends to prevent entry of flames or embers under the tile.

Internal versus peripheral building location within the project development shall determine roof color. Color is used to help blend peripheral located dwellings with the major open spaces, natural hillsides and landscape. This is accomplished with the use of roof colors consisting of darker tones, including browns, black, greens and terra-cotta. Bright colors shall be prohibited in peripheral locations.

Buildings or structures shall have the underside of combustible eaves protected by one-hour fire-resistive construction. No openings shall be installed in the fire-resistive construction.

Appropriate:

- Simple pitched gable, hip or shed roof forms (required).
- Combining one- and two-story elements (required).
- Creating jogs in ridgeline (required).
- Moderate to wide roof overhang (required).
- Cornice banding for detail (encouraged).
- Varying plate heights and ridge heights (encouraged).
- Gambrel, mansard and "period" style roofs (subject to Development Review Committee approval).

Inappropriate:

- Non-continuous roof parapet (prohibited).

8. Exterior Wall Surfaces

The prevalent siding material shall be stucco, brick, stone, masonry or pre-cast concrete. Wood siding accents may be used in combination with the prevalent siding. However, wood accents should be strictly limited to the front or side elevations which do not interface with the wildland/open space areas. Non-combustible fire rated gypsum wallboard shall be used under any combustible siding.

9. Paving

Flat paved areas within the building pad (on-site) shall be concrete, exposed aggregate concrete, quarry tile, paving blocks, natural stone, or similar material. Asphalt driveway connections (off-site only) between the street and building pad shall be permitted.

10. Gutters

Gutters and downspouts must be concealed or designed as continuous architectural features.

11. Chimneys

Chimneys cannot exceed those heights required by the building code. Exposed metal flues and spark arrestors are not acceptable. Chimney caps must be designed to complement the major architectural elements of the house and must screen the spark arrestor.

12. Skylights

Skylights are to be designed as an integral part of the roof. Skylight glazing must be clear, tinted or white. Reflective glazing is prohibited. Skylight framing and flashing material must be anodized bronze or colored to match the roof. Unfinished natural aluminum framing and flashing is prohibited.

13. Flashing and Sheet Metal

All flashing and sheet metal must be colored to match attached material.

14. Vents

All vent stacks and pipes must be colored to match the adjacent roof or wall material. Vent stacks should be grouped on the side or rear of the roofs. Vents should not extend above the roof ridgeline.

15. Solar

Solar panels are to be integrated into the roof design. Panels and frames must be anodized bronze or colored to match the roof. Natural aluminum frames are prohibited. Solar equipment is to be screened from public view.

16. Windows, Doors and Garage Doors

Window and door openings should be recessed on all elevations to accentuate the appearance of wall depth. Use of wood windows is highly encouraged while the use of painted aluminum windows is discouraged.

Actual recessed openings are highly encouraged although the appearance can be achieved through the construction of building projections (pop-outs) and bay-windows.

The design should recess garage doors and individual bays, creating depth and shadow patterns.

Limit the area of windows in walls that face the wildland/open space interface and use dual glazing in all windows.

17. Ornamentation

Ornamentation should be limited to traditional features. Common traditional ornamental features include decorative wood or iron porch supports, false shutters and wood trim. Brick and stone shall be used as accents on columns and pillars. Wood can be used as a minor accent on front and side elevations.

18. Trim Accents

Exterior color accents shall be of permanent materials. Wood trim shall be painted or stained with a natural stain or earth tone color.

19. Gas and Electric Meters

Gas and electric meters are to be located in enclosed cabinets which are part of the architecture and which are in conformance with utility company standards.

20. Trash Containers

Each lot must have a designed walled "bear-proof" trash container area screened from view of both neighbors and street. This area cannot be within the front yard setback area.

21. Mechanical Equipment

All air conditioning, heating equipment and soft water tanks must be screened from view and be insulated for sound attenuation. Air conditioning units on roofs or in windows must be screened from adjacent properties and the street.

22. Appurtenant Structures

All patio structures, balconies, trellises, sun shades, gazebos, mechanical equipment structures, decking and other auxiliary structures are to be integral to the home architecture. Provide stucco on the underside and supports of all decks above grade or provide fire rated wall at the edge of the deck that extends from the deck surface to grade level. Use fire retardant surface covering on all decks.

23. Exterior Lighting

All exterior lighting is to be low wattage, indirect and shielded to prevent spillover onto adjacent lots, open space and the street. Exposed bulbs, spot lights, reflectors and lenses are prohibited. Tennis court lights shall be reviewed by the Development Review Committee to insure that light does not spill over into adjacent lots or open space areas.

24. Materials and Colors

Exterior building materials shall be of natural materials which are compatible with and reflect the elements of the surrounding natural environment. This includes wood, (minor accent only) masonry, concrete, plaster and stucco.

Colors of the buildings shall be selected to blend with the natural colors and hues of the surrounding hillsides. The use of colors shall be determined by internal versus peripheral building location within the project development. Color is used to help blend peripheral projects with the major open spaces, natural hillsides and surrounding landscape. The colors shall consist of tan, beiges, browns, greens or similar earth tones.

Complementary accent materials and colors are allowed and encouraged. Wood trim shall be stained with semi-transparent stain or painted as accents. The crisp, clean and simple use of brick, stone, masonry or pre-cast concrete is permitted as design accents and trim.

Prohibited materials include vinyl or aluminum siding, rustic materials used as primary wall surfaces, and bright colors and/or patterns.

B. LANDSCAPE REQUIREMENTS

1. Standards and Procedures

In the Specific Plan Area, a landscape plan shall be submitted for review and approval by the Development Review Committee (for individual lots) and the Planning Commission and City Council (for subdivision review). Landscape plans shall mitigate the impacts of new grading and construction and shall meet the following requirements:

a. Subdivision Review and Approval - Prior to approval of any tentative parcel or tract map the subdivision application shall be submitted to the Planning Commission for review of the project's landscape plan. The plan shall address the project's landscape requirement according to this Section and those embodied in Part V (Resource Management Plan).

b. Individual Lot Review and Approval - Prior to issuance of building permits on any individual lot a landscape plan consistent with the requirements of this section shall be approved by the Development Review Committee. The submittal shall take the form of a plot plan submittal. Note: prior to submittal of the landscape plan to the City, the Homeowner’s Association Architectural Board shall review and approve the plan.

c. All native trees will be surveyed by an arborist and those identified for preservation on the tract map shall be protected in place and the irrigation system shall be designed to prevent overwatering.

d. Each landscape plan shall incorporate the applicable provisions of the fuel modification zone palette.

2. Fuel Modification

a. The Fuel Modification Zone is subdivided into three zones. Zone 1 includes the first twenty-five feet (25'), measured from the edge of the building pad. Zone 2 is designated within the next fifty feet (50'). Finally, Zone 3 is an area of variable width in which the vegetation will be periodically thinned. Zone 3 will be a minimum of one hundred and twenty-five feet (125') in width.

In Zone 3, existing native vegetation shall be thinned to the satisfaction of City Fire Chief. Other species may be added and modification to this palette may be made from time to time by the City of Monrovia. The fuel modification plant palette includes:

(1) Fuel Modification Zone 1:

Includes any plant material which is irrigated and which is not considered highly combustible (see Lot Landscape Palette). This zone may not include any structures or fences.

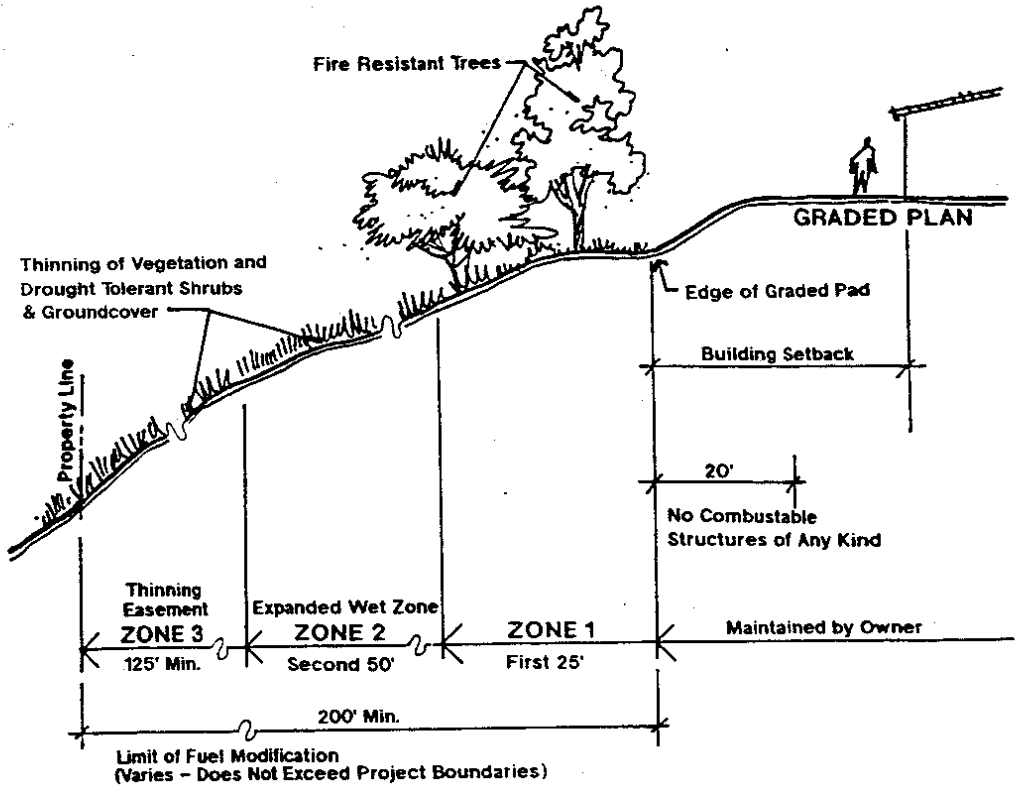
(2) Fuel Modification Zone 2:

Trees:	Arbutus unedo	Strawberry Tree
	Pittosporum undulatuni	Victorian Box
	Quercus agrifolia	Coast Live Oak
	Quercus suber	Cork Oak
Shrubs:	Primus carolinia	Carolina Cherry
	Prunus lyonii	Catalina Cherry
	Rhus intergifolia	Lemonade Berry
	Rhus ovata	Sugar Bush
	Feijoa sellowiana	Pineapple Guava
	Heteromeles arbutifolia	Toyon
	Myoporum debile mounder	Myoporum
	Myoporum parvifolium	Myoporum
Groundcover:	Coprosma kirkii	Cooprosma
	Myoporum parvifollium 'Pacificum'	Prostrate Myoporum

(3) Fuel Modification Zone 3:

Shrubs:	Arbutus unedo	Strawberry Tree
	Atriplex spp.	Saltbush
	Ceanothus verrucosus	Warty-stemCeanothus
	Cistus spp.	Rockrose
	Elaeagnus pungens	Silverberry
	Heteromeles arbutifolia	Toyon
	Rhamnus californica	California Coffeeberry

FUEL MODIFICATION ZONE



NOT TO SCALE

	Rhus integrifolia	Lemonade Berry
	Rhus ovata	Sugarbush
Groundcover:	Atriplex spp.	Saltbush
	Arctostaphylos 'Greenspire' Manzanita	Greenspire
	Ceanothus griseus horizontalis	Carmel Creeper
	Rosemarinus prostratus	Rosemary

3. Building Pad Landscaping

The building pad shall be planted with landscape materials selected from the Lot Landscape Palette. The plant palette was developed to provide a coherent, unified quality which supports the overall Specific Plan theme. The Development Review Committee may permit additional ornamental vegetation which conforms to the overall design intent on a case-by-case basis upon approval.

a. Lot Landscape Palette

At least fifty percent (50%) of the front yard plant material and at least thirty percent (30%) of the side and rear yard area plant materials must be selected from the following plant palette or from the native plant palettes contained within the Resource Management Section. Turf shall be limited to a maximum of fifty percent (50%) of any front yard requirement and thirty percent (30%) of any side yard requirements (the above percentages can vary upon Development Review Committee approval).

Trees:	Alnus rhombifolia	White Alder
	Erythrina caffra	Kaffirbloom Coral Tree
	Erythrina humeana	Natal Coral Tree
	Eucalyptus citriodora	Lemon-scented Gum
	Eucalyptus ficifolia	Red Flowering Eucalyptus
	Ficus rubiginosa	Rustyleaf Fig
	Ficus florida	Flowering Fig
	Ficus retusa nitida	Indian Laurel Fig
	Melaleuca quinquenervia	Cajeput Tree
	Melaleuca nesophila	Pink Melaleuca
	Metrosideros excelsu	New Zealand

		Christmas Tree
	Palm sp.	Palm Species
	Pinus sp.	Pine Species
	Platanus racemosa	California Sycamore
	Quercus agrifolia	Coast Live Oak
	Schinus terebinthifolius	Brazilian Pepper
	Washington robusta*	Mexican Fan Palm*
	Washington filifera*	California Fan Palm*
Shrubs:	Aloe spp.	Aloe
	Bougainvillaea spp.	Bougainvillea
	Ceanothus sp.	Wild Lilac
	Escallonia fradesii	Pink Escallonia
	Feijoa sellowiana	Pineapple Guava
	Hibiscus sp.	Hibiscus
	Melaleuca nesophila	Pink Melaleuca
	Carissa grandiflora.	Natal plum
	Coprosma repens;	Mirror plant
	Eugenia myrtifolia 'compacta'	Dwarf Eugenia
	Ligustrum japonica 'Texanum'	Waxleaf Privet
	Myporum pavifolium 'Pacifica'	Prostrate Myoporurn
	Pittosporum tobira	Variegated Mock Orange
	Pinosporum tobira. 'Wheelerii'	Dwarf Mock Orange
	Raphiolepis indica	India Hawthorn
	Rosa spp.	Rose
	Rhamnuus californica	Coffeeberry
	Syzgium. Paniculaturn	Australian Brush Cherry
	Xylosma congesturn	Xylosma
Ground Cover:	Coprosma. Kirkii	Coprosma.
	Hedera. helix 'Hahns'	English Ivy
	Larnpranthus aurantiacus	Iceplant
	Rosmarinurn officinalis 'Lockwoodii'	Rosemary
	Trachelospennum jasminoides	Star Jasmine
	Vinca spp.	Periwinkle

* The use of Mexican and California Fan Palms are to be limited and restricted in some areas. These specific tree types are not to be used to landscape front, side or rear yards that are visible from the City or City flat lands. The Development Review Committee will review each lot's landscape plan and give final approval.

b. Landscaping materials shall be located in such a manner as to lessen the visual impact of the new structure or addition, and to tie the structure to the site, particularly in highly visible locations such as along major roads and view corridors. (View corridors are defined as broad views from street frontages and from below and across canyons.) Shrubs should be arranged in broad, informal masses to produce a mounded, textured slope surface, similar to natural chaparral vegetation.

c. A minimum of four (4) thirty-six inch (36") inch box trees selected from the Lot Landscape Palette shall be planted and properly maintained. During an establishment period of three (3) years following the planting of such trees, the owner shall be responsible for the replacement of any such trees that have died or which have not taken root.

Said trees shall be placed on the property in a random or organic manner in locations where they will be most effective in softening the impact of the residential structure. Where adequate vegetation in the form of mature trees exists on a parcel to screen the development, this condition may be waived.

d. Any blank walls on downslope sides of structures shall be treated with landscaping including, but not limited to, shrubs, trees and vines to soften the visual impact of the wall. The use of fire retardant species of plant materials is encouraged.

e. Turf or other groundcover that requires heavy watering is not recommended on pads or slopes created by fill.

f. Recommended plant materials for slope planting are drought-tolerant native plants which sustain vigorous root growth with minimal water and which blend visually with the natural landscape.

g. An automatic irrigation system shall be provided for any non-native landscaping.

4. Tree Preservation

a. Significant trees with trunk diameters greater than six inches (6") or vertical heights over twenty-five feet (25') shall be conserved where possible during subdivision, grading, site development or other site work or construction. The Specific Plan permits the loss of trees in specified conditions. However, the actual removal, relocation and replacement of such trees shall be regulated as identified in the Resources Management section.

(1) Subdivision Review and Approval - A precise tree removal, relocation, replacement and maintenance plan shall be prepared by a qualified botanist and submitted to the Planning Division prior to the issuance of any grading permit, for review and approval by the Development Review Committee. The Development Review Committee shall have the authority to approve, conditionally approve or modify said tree removal, relocation, replacement and maintenance plans.

(2) During an establishment period of three-years following the replanting of relocated and/or replacement trees (date of planting to be verified in writing and submitted to the Monrovia Planning Div.), the developer/owner shall be responsible for the replacement of any such trees that have died or which show signs of poor health. A written report of tree relocation or replacement shall be made to the Planning Div. every twelve (12) months by the developer for the three (3) years following relocation or replacement.

5. Streetscape

a. One of the main goals of the public landscape areas is to integrate the Specific Plan area with the existing landscape character of Monrovia while complementing the ecology of the site. By utilizing native trees in a relatively informal manner, the natural character can be maintained while providing habitat opportunities for local birds and other animals.

Presented below are descriptions of the role that is envisioned for landscapes throughout the Specific Plan area and those techniques for ensuring fire safety zones in areas of undisturbed vegetation that will be near structures. Every reasonable effort shall be made to replicate the conditions described below:

(1) The community landscaping shall be designed to be visually and functionally compatible with the adjacent habitat areas. Coast Live Oaks shall predominate in the streetscape, accented by California Sycamores. Key intersections and cul-de-sacs, shall have specimen oaks, sycamores and/or groupings of drought-tolerant flowering trees and shrubs for visual interest. Within the intersection line of site triangle, only low growing plants will be permitted.

Streetscape Species List:

Trees:	Alnus rhombifolia	White Alder
	Platanus racemosa	California Sycamore
	Quercus agrifolia	Coast Live Oak
Shrubby TreeslLarge Shrubs:		
	Heteromeles arbutifolia	Toyon
	Juglas californica	California Walnut
	Malosma (Rhus) laurina	Laurel Sumac
	Sambucus mexicana	Mexican Elderberry
Low Shrubs and Vines:	Baccharis pilularis ssp. pilularis	Prostrate Coyote Bush "Pigeon Point"
	Epilobium, (Zauschneria) cultivars	California Fuchsia
	Lonicera subspicata	Chaparral Honeysuckle
	Pensternon Centranthifolius	Scarlet Bugler
	Penstemon spectabilis	Showy Penstemon
	Rhus integrifolia	Lemonadeberry
	Rhamnus california 'Little Sur'	Coffeeberry
	Rhamnus crocea	Redberry
	Ribes speciosurn	Fuschia Flowering Gooseberry
	Ribes vibumifolium	Evergreen Current, Catalina Perfume
	Romneya x 'White Cloud'	White Cloud Hybrid Matilija Poppy

	Trichostema lanatum	Wooly Blue Curls
Grasses:	Stipa lepida	Foothill Needle Grass
	Stipa pulchra	Purple Needle Grass
Califomia Native Wild Flowers:		
	Clarkia unguiculata	Elegant Clarkia
	Eriophyllull confertiflorum	Golden Yarrow
	Eschscholzia caespitosa	Dwarf California Poppy
	Eschscholzia californica	California Poppy
	Lasthenia glabrata	Goldfields
	Layia platyglossa	Tidy Tips
	Nemophilla menziesii	Baby Blue Eyes
	Orthocarpus purpurascens,	Owl's Clover
	Sidalcea malvaeflora	Checker
	Sisyrinchium bellum	Blue-eyed Grass

(2) A unified consistent streetscape treatment shall be utilized to add visually to the sense of entering a community with a semi-rural character. A streetscape plan will be provided by the developer which denotes a semi rural character utilizing species from the Streetscape Species List. The streetscape plan shall identify planting by the developer within the parkway area. The plan will be approved prior to grading permits and implemented prior to certificate of completion.

(3) Consideration shall be given at all times, in the design and placement of landscape materials, to the presentation and enhancement of views and maintenance of an informal, semi-rural atmosphere that blends well with the surrounding area. Street plantings along open space sides of the roadways shall be more irregular, informal, open and natural, allowing restored open space areas to become integrated elements of the foreground streetscape.

(4) All roads shall emphasize the overall theme of an informal, nature oriented community through the use of oaks and sycamores at key locations such as roadway intersections and end of cul-de-sacs

supplemented by additional new plantings of native drought-tolerant trees, shrubs and slope stabilizing ground covers.

(5) New or relocated oaks shall be the dominant street tree, with sycamores and alders as accent trees, which is consistent with the existing native vegetation.

PART IV: SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

PART IV: SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

A. MAXIMUM BUILDING HEIGHTS LIMITS

Except as provided in line of sight requirements herein all lots shall comply with the following height limitations:

1. Maximum building height shall be two (2) stories.

2. Building height shall be measured from the lowest point covered by the structure to the peak of the structure, excluding any portion of the structure which is not visible because it is below grade.

3. For purposes of measuring building height, "finish grade" is the final elevation of the ground surface after development, which is in conformity with the approved plan. No building or structure shall contain more than two (2) stories nor shall any building or structure, including flag poles, television masts, chimneys, smokestacks, architectural features and similar structures which are attached to and an integral part of the main dwelling exceed the limit of twenty-seven feet (27') within one hundred feet (100) of a prominent ridgeline except that the City can further reduce the twenty-seven foot (27') height subject to line of sight review. All other areas outside the prominent ridgeline areas may be two story and subject to the Monrovia Zoning Code height limitations.

   Exceptions:

   a. Wireless radio masts, towers or antennas shall be subject to the Monrovia Municipal Code.

   b. Chimneys may be allowed to extend above the roofline if necessary pursuant to the Building Code requirements.

   c. The maximum heights of buildings for which standards are not set forth in this Specific Plan shall be pursuant to the Monrovia Municipal Code.

   d. Properties located within viewshed areas as identified in this study and described in Line of Sight text (Page IV-2), shall be limited to a maximum height of eighteen feet (18') unless otherwise approved by the Planning Commission.

4. Line of Sight

a. Hillside Lots

Line of sight is controlled through the establishment of building pads on the Tentative Tract Map. Structures shall be confined to the building pad limits as denoted on the recorded tract map.

b. Maximum Building Height Limits from Visually Sensitive Areas. Development in visually sensitive designated areas shall be regulated as follows:

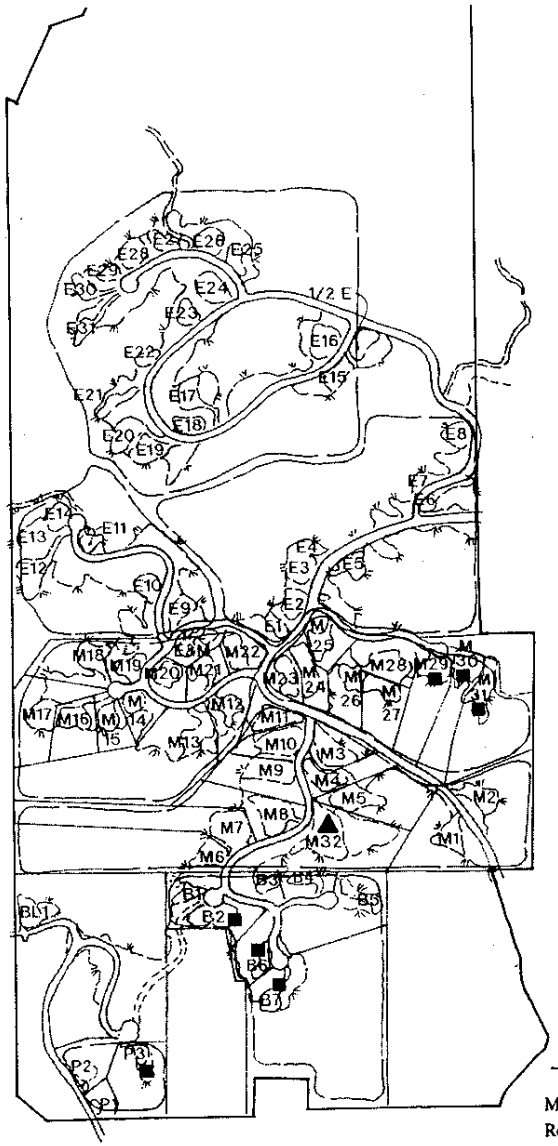
(1) Maximum building height shall be limited to one story and shall not exceed a height of eighteen feet (18') above the pad elevation as identified in the tract map building pad, unless compelling, countervailing considerations can demonstrate that an extended height will not produce adverse views from the surrounding area.

(2) A landscape plan shall be submitted to the Development Review Committee for review and approval prior to Planning Commission plot plan consideration. Said landscape plan shall provide for the planting and maintenance of plant materials, including trees and shrubs, to soften and screen the edge of the ridgeline lot viewed from elevations below the proposed structure(s). The landscape plan shall be prepared in accordance with Part III Landscape Requirements.

c. Components of Line of Sight Analysis

The analysis shall display graphically the visual relationship of off-site vantage points with substantial views of the development site. The line of sight graphic will locate the viewer at five feet (5') above ground level looking at the subject development site. The graphic will denote the structure and relationship to surrounding typography.

LAND PLAN – ALTERNATIVE "A"



■ Lots Highly Visible from Monrovia

▲ Visually Sensitive

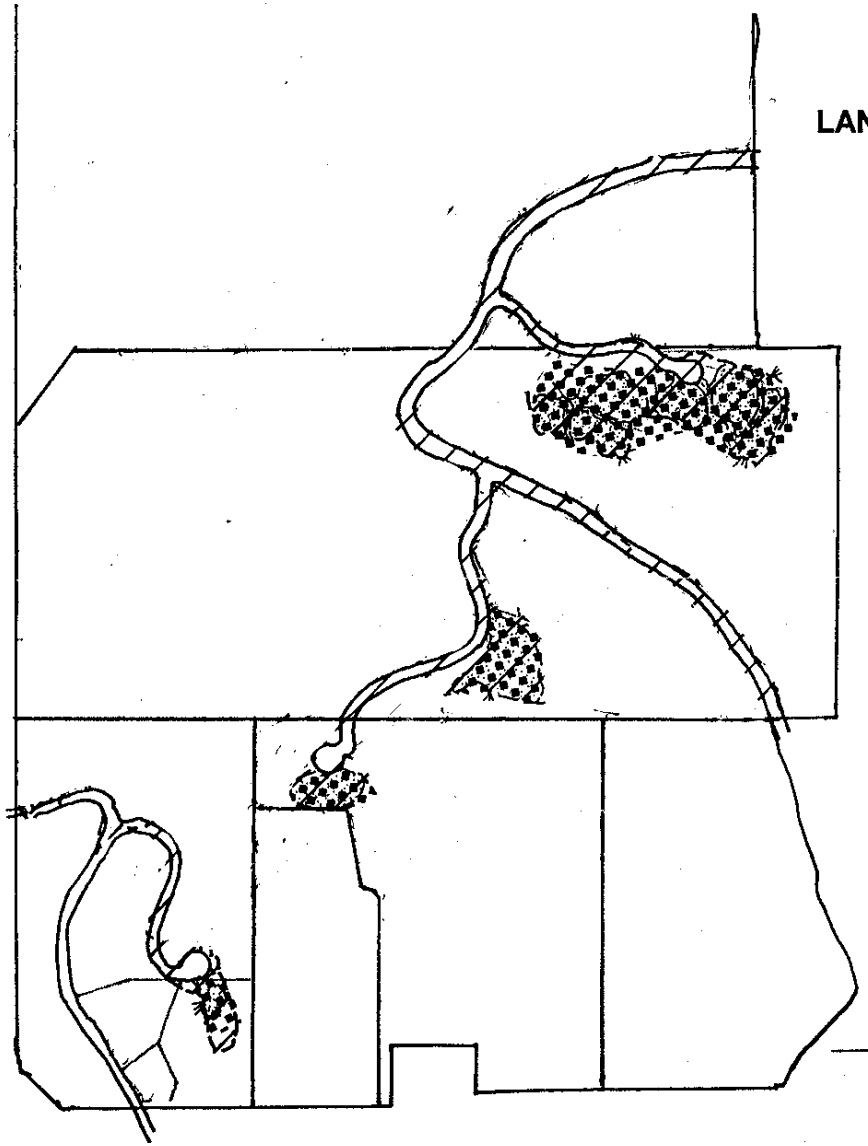
Date: March, 1996

0' 400' 800'

MADISON SPECIFIC PLAN
City of Monrovia

The Planning Associates

EXHIBIT 23
PAGE IV-3



LAND PLAN – ALTERNATIVE "B"

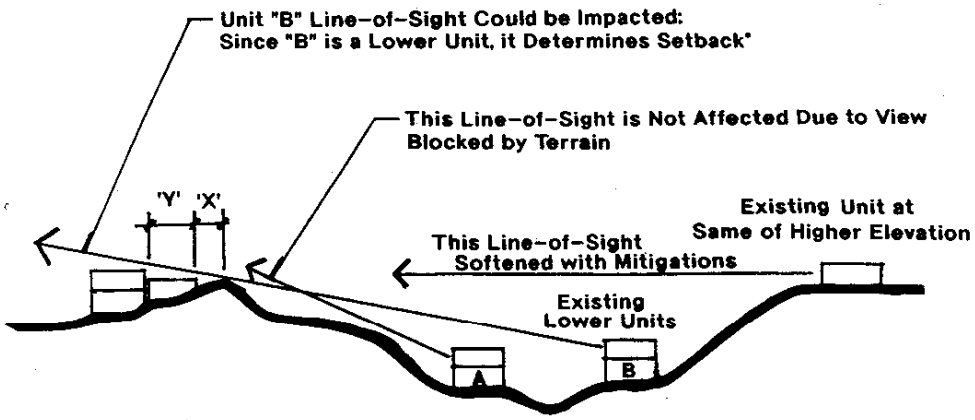
VISUALLY SENSITIVE AREAS

0' 600'

MADISON
SPECIFIC PLAN
City of Monrovia

EXHIBIT 23A
PAGE IV-3A

LINE OF SIGHT/ HILLSIDE LOTS



*Setback is Equal to the Distance Needed to Allow Only the Roof to be Visible from the Most Impacted Lower Unit.

'X'– Single Story Unit Setback

'Y'– Two Story Unit Setback

Note: The Above Example is a Composite ; Line-of-Sight for Each Hillside Lot is Controlled Through the Establishment of Building Pads on the Concept Grading Plan. The Line-of-Sight Analysis Shall Display Graphically the Visual Relationship of Off-Site Vantage Points with Substantial Views of the Development Site.

EXHIBIT 24

B. YARD REQUIREMENTS

Structures in the Specific Plan area shall be sited so as to maximize the retention of natural features, such as trees, rock formations, or land mass to the greatest extent feasible and therefore shall be sited within the building pad delineated on any Tract Map. The Tract Map building pads shall be limited to the pad and grading area depicted on the tentative tract map.

Structure siting shall be determined based on property line setbacks, pad setbacks and building bulk angles. For lots that are developed with minimal grading and have no pad area, setbacks shall be based on property line and building bulk angles established from the property line. These lots shall be deemed "natural" and shall be classified as such on a case by case basis by the Development Review Committee.

1. Property Line Setbacks

a. Front yards

Each lot or parcel of land shall have a minimum front yard setback of not less than thirty-five feet (35) in depth, measured from the property line.

b. Corner Side Yards

Each comer lot or parcel of land shall have a street side, side yard of not less than twenty-five feet (25'), measured from the property line.

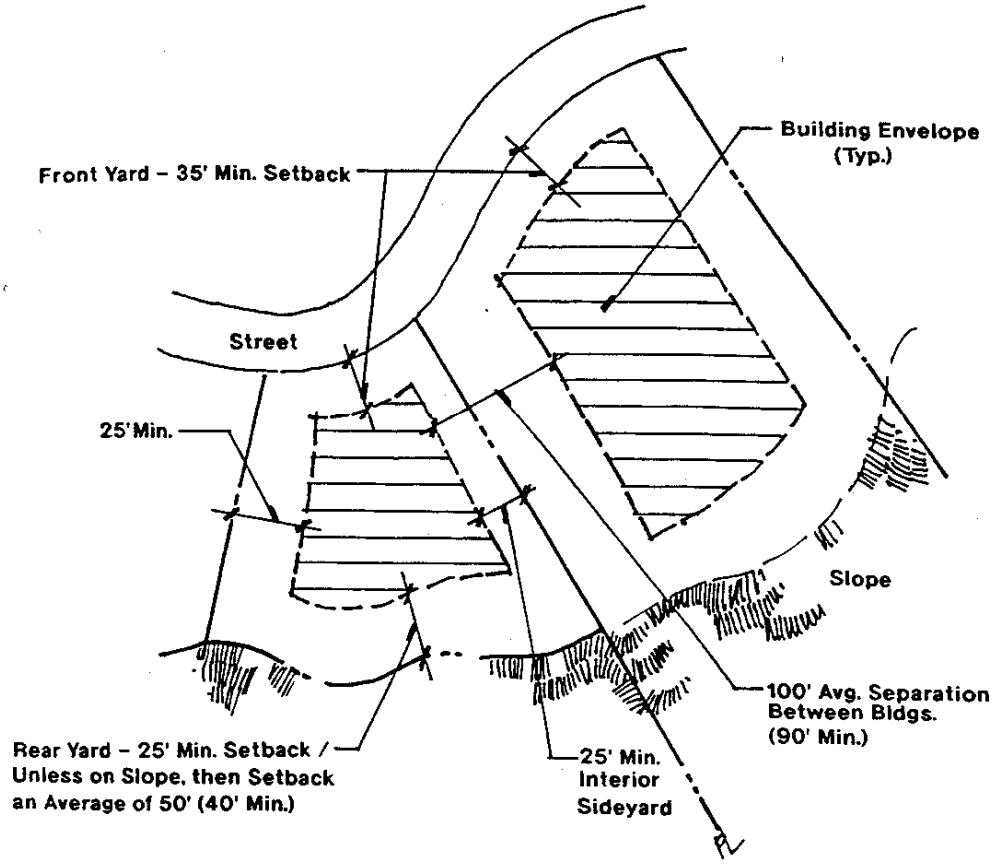
c. Interior Side Yards

Each lot or parcel of land shall have interior side yards of not less than twenty-five feet (25'), measured from the property line.

d. Rear Yards

Each lot or parcel of land shall have a rear yard of not less than twenty-five feet (25') in depth, measured from the property line.

YARD REQUIREMENTS

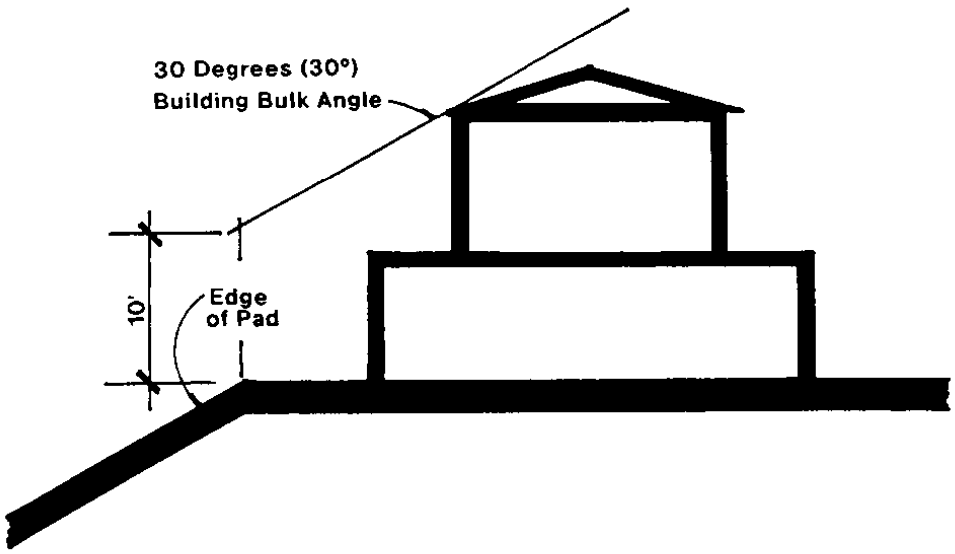


* Min. Lot Size-One (1) Acre

NOT TO SCALE

EXHIBIT 25

DETERMINING THE FRONT, SIDE AND REAR BUILDING BULK ANGLE – LOTS ADJACENT TO SLOPES OF 3' OR GREATER



SOURCE: CITY OF MONROVIA

EXHIBIT 26

2. Setbacks from Edge of Pad (Sides and Rear)

a. In addition to the setback requirements from the property line, setback distances from the top of the slope for the sides and rear of apds shall be as follows: (1) the height of the slope as taken from the toe to top of slope (irrespective of the property line) shall be divided by three (3) epr the formula: slope/3 (SH/3). The quotient is the required setback for structures from the pad edge. The maximum setback required shall be twenty feet (20') setback from pad edge, for the single story portion of the structures, shall be required for structures on pads at the top of the slope.

b. In addition to the setback requirements from the property line, setback distances from the toe of slope for the sides and rear of pads shall be ten feet (10') from the toe of the slope to the structures on the pad.

3. Building Bulk Angles - Sides and Rear of Property Only

a. For pads that are at the top of the slope, the height and width of structures shall fall within a thirty (30) degree building bulk angle. The building bulk angle is drawn from a horizontal plane, beginning from a line at a height ten feet (10') above the finished ground level at the edge of the pad (sides and rear) and not at the property line, unless the property line corresponds with the pad edge.

4. Setback from Edge of Slope for Development Within 100' of a Prominent Ridgeline

Setbacks from the rear edge of lot/pad slopes shall average at least fifty feet (forty feet (40') minimum). Lesser setback distance may be authorized by the Planning Commission if it can be demonstrated that the Hillside Guidelines line of sight objectives can be achieved.

5. Setback from Dedicated Trail

No structure, except a fence, shall be located closer than fifteen feet (15') to a dedicated trail or emergency access route, as provided for in this Specific Plan or in any approved Tract Map.

6. Landscape or Trail Easement

Where a yard includes a landscaping or trail easement, the setback shall include the area of the easement.

Yards required by this zone are also subject to the general provisions, modifications and exceptions contained in the Monrovia Municipal Code.

C. PROHIBITION

1. A person shall not erect or use any building, structure, equipment or obstruction within any yard except as hereinafter specifically permitted in this Specific Plan and subject to all regulations and conditions enumerated herein.

2. No structure, wall, fence, or landscaping shall be constructed or maintained on any lot so as to obstruct the traffic sight lines or create a traffic hazard.

3. On- and off-site utility structure connections, including water, gas, sewer, power, telephone and cable TV, shall be located underground in dedicated easement or public rights-of-way. Utilities which are above ground shall be fully screened by naturalized enclosures or landscaping equal to or exceeding the height of the utility structures.

4. No exterior tower or antennas shall be erected on any lot unless approval is obtained from the Development Review Committee pursuant to the Monrovia Municipal Code.

5. No satellite dish devices or other receiving devices shall be erected on any lot unless approval is obtained from the Development Review Committee pursuant to the Monrovia Municipal Code.

6. The placement and construction of amateur radio antenna support structures shall be pursuant to the provisions set forth in the Monrovia Municipal Code.

SETBACK FROM EDGE OF SLOPE FOR DEVELOPMENT WITHIN 100' OF A PROMINENT RIDGELINE

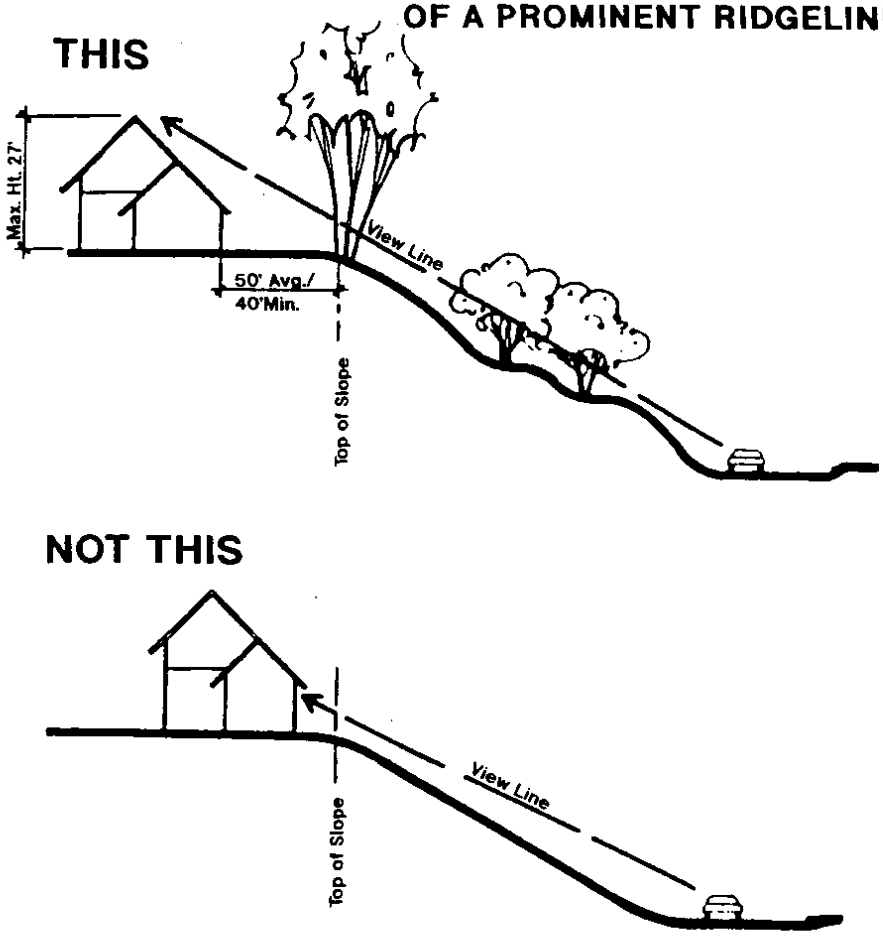


EXHIBIT 27

SOURCE: MONROVIA/ HILLSIDE DEVELOPMENT POLICIES & STANDARDS

D. REQUIREMENTS SUPERSEDED

Where a different yard requirement is established in this Specific Plan, it shall supersede the yard requirements contained elsewhere in the Monrovia Municipal Code.

E. DETERMINATION OF YARDS AND LOT LINES WHERE PROVISIONS DO NOT CLEARLY ESTABLISH SAME

On comer lots, through lots with three (3) or more frontages, flag lots and irregularly shaped lots where the provisions of this article do not clearly establish location of yards and lot lines, the Development Review Committee shall make such determination.

F. REQUIREMENTS ON FLAG LOTS

Front, side and rear yards required by this Specific Plan shall be established on the main portion of a flag lot exclusive of the access strip. In addition, the access strip shall be maintained clear except for driveways, landscaping, fences or walls which shall be subject to the same requirements specified for yards on adjoining properties fronting on the same road or street.

G. PROJECTIONS PERMITTED IN YARDS

Projections are permitted in required yards subject to the provisions and of the Monrovia Municipal Code.

H. DISTANCE BETWEEN BUILDINGS ON THE SAME LOT

Distance between buildings are subject to the provisions of the Monrovia Municipal Code.

L. DISTANCE BETWEEN DWELLINGS AND GARAGES ON SEPARATE LOTS

Minimum separation between dwellings and/or garages on separate lots shall average at least one hundred feet (100’ but no dwelling separation shall be less than ninety feet (90').

J. YARDS -LOCATION OF ACCESSORY STRUCTURES AND EQUIPMENT IN YARDS

No accessory structure shall be constructed, moved onto or otherwise placed outside the building pad as shown on the Tract Map.

MINIMUM BUILDING SEPARATION BETWEEN DWELLINGS AND OR GARAGES ON SEPARATE LOTS

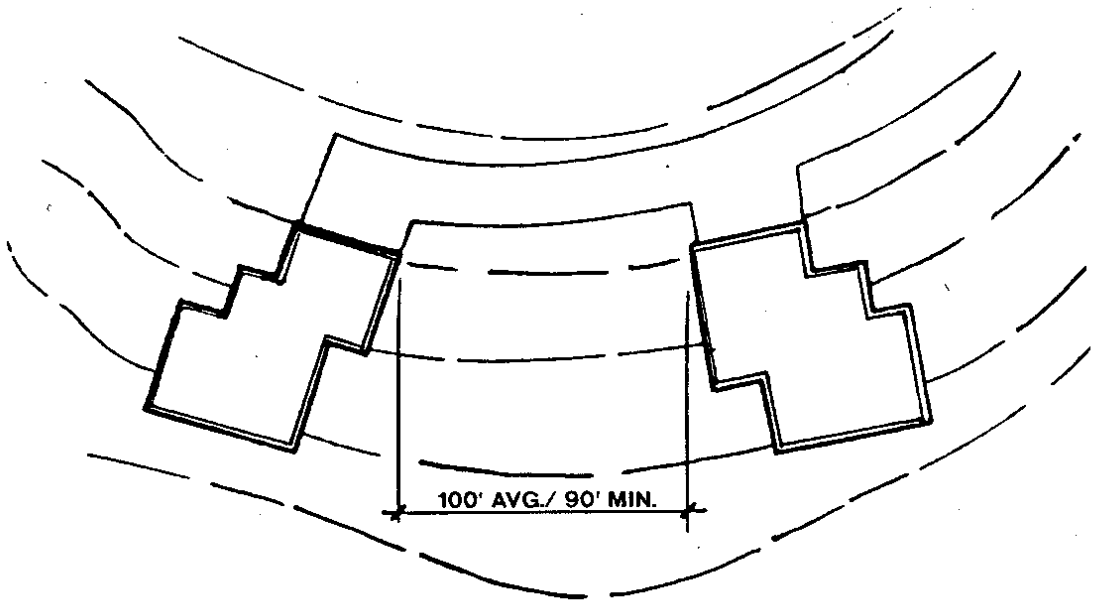


EXHIBIT 28

SOURCE: MONROVIA/ HILLSIDE DEVELOPMENT POLICIES & STANDARDS

K. YARDS - FENCES AND WALLS PERMITTED

1. Front Yards and Corner Side Yards

Walls within a required front yard or corner side yard shall not exceed a height of three (3') feet. Fences with a not to exceed four feet (4) height limit shall be permitted, in a required front setback or required side setback on the street side of a corner lot, only when fifty percent (50%) of the vertical surface is open to permit light.

2. Fences Abutting Natural Open Space Reserves

Rural type split rail fencing shall be used in areas abutting property designated as natural open space reserves.

3. Retaining Walls

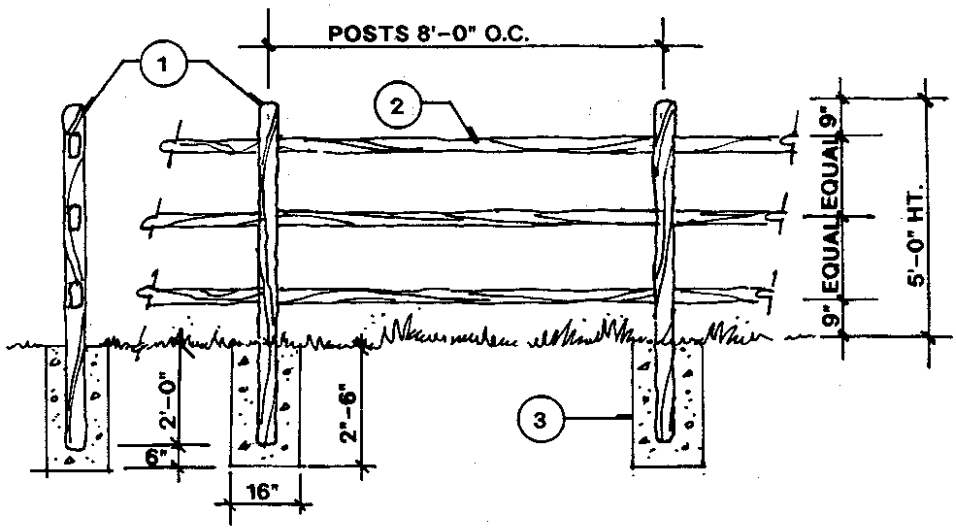
Retaining walls are permitted in all yards, except that retaining walls within a required front or side yard setback shall not exceed a height of three feet (3'), unless the retaining wall protects a cut below the natural grade and is fully screened by a residence, garage or other permitted structure so that the wall cannot be viewed from an adjacent parcel or from the street.

4. Retaining Walls Topped with Walls or Fences

a. Where a retaining wall protects a cut below the natural grade and is located on a front, side or rear lot line, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at the location if no retaining wall existed. Where such retaining wall contains a fill, the height of the retaining wall, built to retain the fill, shall be considered as contributing to the permissible height of a fence or wall, providing, however, that in any event an open-work non-view obscuring fence of three and one-half feet (3 1/2') may be erected at the top of the retaining wall for safety protection.

b. Where a wall or fence is located in the required yard adjacent to a retaining wall containing a fill, such wall or fence shall be set back from said retaining wall a distance of one-foot (1) for each one-foot (1) in height to a maximum distance of five feet (5'), provided, however, that this does not permit a wall or fence in

FENCES ABUTTING NATURAL OPEN SPACE RESERVES/ SPLIT RAIL FENCING



1. 4"X4" SPLIT RAIL (VERTICAL) POSTS
2. 2"X2" SPLIT RAIL (HORIZONTAL) RAILS
3. 16"X16" SQUARE CONCRETE FOOTING

EXHIBIT 29

required yards higher than permitted by this section. The area between such wall or fence and said retaining wall shall be landscaped and continuously maintained in good condition.

5. Interior Side Yards and Rear Yards

Fences and walls within a required interior side yard setback or rear yard setback shall not exceed a height of six feet (6'). Such fences and walls shall be constructed of non-view obscuring, open material where appropriate.

6. Fences and Walls Exempted

Where a fence or wall exceeding the heights specified is required by any law or regulation of the State of California, a fence or wall exceeding such required height is permitted.

7. Measurement of Fence and Wall Height

The height of a fence or wall shall be measured from the adjacent grade (see Title 17 of the Monrovia Municipal Code).

8. Barbed Wire

No barbed wire, concertina wire, razor-edged wire, broken jagged edge glass or similar material shall be used as a material to construct any fence or wall.

9. Fences and Wall Prohibited

Fences and walls shall not be constructed, placed or maintained to preclude the consolidation of undeveloped area of identified and designated parcels into open space reserves. In addition, such fencing abutting designated open space shall not interfere with the free movement of wildlife.

L. LANDSCAPING IN REQUIRED YARD SETBACKS

1. Trees, shrubs, flowers and plants may be placed in any required yard consistent with this Section and that all height restrictions applying to fences and walls shall also apply to hedges planted within yards and forming a barrier serving the same purpose as a fence or wall.

PUBLIC USE EXEMPTIONS

The Planning Commission may grant a modification of yard and setback regulations for sites owned, leased, or otherwise controlled by a public agency unless such modification would be incompatible with adjoining development.

N. EXCEPTIONS

The Planning Commission may grant a modification to yard or setback regulations required by this or any other ordinance where topographic features, subdivision plans, or other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirements or setback line. Such a modification shall follow the procedures established by the Monrovia Municipal Code.

0. REQUIRED AREA AND LOT WIDTH

The minimum net lot area for parcels in the Specific Plan area shall be forty-three thousand five hundred sixty (43,560) square feet measured from the property line, but excludes any roadway easement. Minimum lot width shall average two hundred feet (200') but no individual lot shall be less than one hundred fifty feet (150'). The minimum width for cul-de-sac lots shall be one hundred twenty-five feet (125').

P. PARKING AND ACCESS

The property owners shall construct the infrastructure necessary to serve the area covered by this Specific Plan.

1. Residential Automobile Storage

(a) Purpose: The regulations contained in this section are necessary in the City of Monrovia due to the general absence of on-street parking resulting from the unusually narrow character of the Specific Plan streets. It is the responsibility of the developer or owner of any residential property in the City to provide adequate off-street parking and maneuvering space. The standards specified herein are minimum standards. The ensuing requirements are designed to lessen traffic congestion and contribute to public safety by providing sufficient on-site parking facilities.

2. Requirement

Off-street parking shall be provided in conformance with the following requirements, unless otherwise modified by the provisions contained herein:

(a) Covered Parking Requirements
Every dwelling unit shall be provided with at least three (3) covered parking spaces, which shall be contained in an enclosed garage. Carports shall not be permitted.

(b) Additional Parking Requirements

In addition to the requirements for three (3) covered parking spaces, each dwelling unit shall be provided with three (3) additional spaces which may be covered or uncovered. Of the six (6) required spaces, four (4) shall be developed an independently maneuverable manner . The only exception would be for smaller homes less than 5,000 s.f. These smaller homes shall only be required to provide three (3) garage spaces and not the additional three (3).

The foregoing standards shall apply upon the construction of any of the following:

(1) New residential structures or dwelling units;

Standards

(a) Maximum Permitted Grades

Parking spaces: All parking spaces shall have a maximum grade of five percent (5 %), measured in any direction.

b) Parking Spaces - Size

Parking space dimensions shall comply with the City of Monrovia Municipal Code.

ADDITIONAL PARKING EXAMPLES

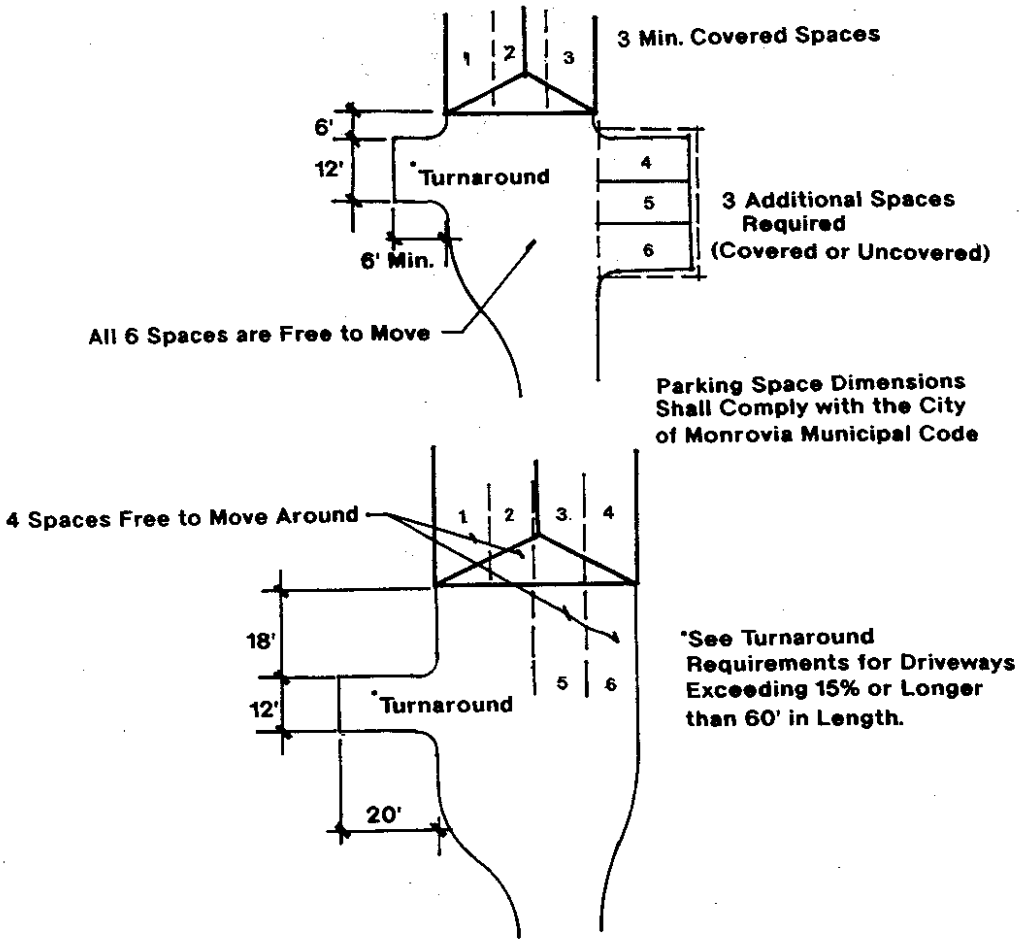


EXHIBIT 30

(c) Location

All required parking spaces and garages shall be located on the same lot as the residence they are intended to serve. All parking spaces shall be located where conveniently accessible to the structures intended to be served by the parking spaces.

(d) Surfacing

All access to parking areas shall be concrete paved or other approved surface. Note: Also see Part III: Design Standards "Paving".

(e) Turnaround Requirements

(f) In addition, any residence with a driveway with an average slope in excess of fifteen percent (15%) or with a driveway longer than sixty feet (60') shall provide an on-site turnaround with a minimum dimension of twelve feet (12') by twenty feet (20') to the satisfaction of the City Engineer.

Q. SIGN REGULATIONS

The following sign regulations shall apply to all signs proposed to be placed on private property or in the public right-of-way for identification, directional and environmental preservation.

1. General

All signs, including, but not limited to, street identification, neighborhood and directional, environmental protection of riparian areas and other similar signs, shall be designed so that the scale, form and materials enhance the overall image of the community, with the use of natural materials such as wood and stone in a uniform design theme.

(a) Internally Lighted Signs - Prohibited. There shall be no internally lighted signs permitted.

(b) Height of Signs. No signs shall exceed a height in excess of the height standards permitted for fences and walls, except for public street identification signs which shall be allowed pursuant to the provisions of the City of Monrovia Public Works Standards.

(c) Maximum Allowable Display Area. The maximum allowable display area of signs shall be in compliance with the following standards:

(1) Neighborhood Entry Signs - thirty-two (32) square feet in area.

(2) Directional and Environmental Protection Signs - two and one-half (21/2) square feet in area.

(3) Other Signs not Specified - as approved by the Development Review Committee

(d) Signs on residential lots shall be governed by the standards applicable to signs within the residential zone of the City.

2. Sign Approval and Permit Required

No sign shall be installed without review and approval by the Development Review Committee. The Development Review Committee may refer any proposed signs to the Planning Commission which, in the Development Review Committee's judgment, do not comply with the standards as specified in this Specific Plan or require a wider neighborhood notification.

PART V: RESOURCES MANAGEMENT

A. RESOURCES MANAGEMENT

The purpose of this Section is to provide measures and regulations which will direct the project activities associated with the overall grading, infrastructure, development and subsequent construction and maintenance in order to protect, enhance, or restore natural resources. The long-term goal of the project is to minimize impacts to environmentally sensitive areas and to enhance the Specific Plan area and other natural areas which may be disturbed due to grading associated with subdivision development described in the Land Plan contained in Section II and reduce long-term project impacts to less than significant levels.

The project will: 1) preserve the Specific Plan drainages and enhance degraded habitat areas along the drainages and assist in the reintroduction of plant species extirpated from the area in accordance with City approved plans; and 2) re-create disturbed habitat areas with the objective of no net loss in area or quality of any habitat areas.

The resource management components (vegetation and wildlife) work in conjunction with and will generate the landscape design concepts. The landscape design concepts in turn define the visual aesthetics and character of the project, while minimizing fire hazard through landscape plantings and maintained open space areas.

The City of Monrovia General Plan contains several objectives and community goals which are pertinent to the Specific Plan site and its natural resources. The approved Specific Plan either fulfills the following project goals or provides offsetting measures included in this Section which will mitigate adverse impacts. The following project goals are incorporated as further statements of intent and shall be considered in resolution of any conflict or discrepancy during the implementation or maintenance of the plan:

Protect the Specific Plan Ecological Area - Maintaining hydrology necessary to support riparian and woodland habitats, retaining and enhancing the main Specific Plan drainage courses, and short and long-term maintenance measures.

Preserve or Restore Open Space and Habitat Areas in Order to Preserve and Enhance the Scenic beauty and natural wildlife of the area - The potential for the Specific Plan area to serve as a wildlife movement corridor will be retained and enhanced.

Discourage the Alteration of the Natural Terrain - Grading techniques, such as contour grading and rounding of toes, tops of slopes and varied slope ratios will be utilized to create manufactured landforms that mimic surrounding topography. Manufactured slopes will be revegetated, utilizing native vegetation to retain and enhance habitat values and natural appearance.

A. Specific Plan Resource Management Program - RMP

(1) The Revegetation Plan identifies three resource management categories. Each category is representative of three distinctive biotic communities. Revegetation of graded areas beyond the graded pad and Fuel
Modification Zones 1 and 2 shall be consistent with the plant palettes identified in Part V according to habitat type. Prior to grading, transects will be completed by a revegetation specialist who will identify which of the three categories should be applied to the revegetation site.

(2) Prior to issuance of any grading permit, the subdivider or builder shall prepare a Landscape and Revegetation Plan which identifies how the requirements shall be met. Subsequent construction shall provide consistency through preparation of landscape plans.

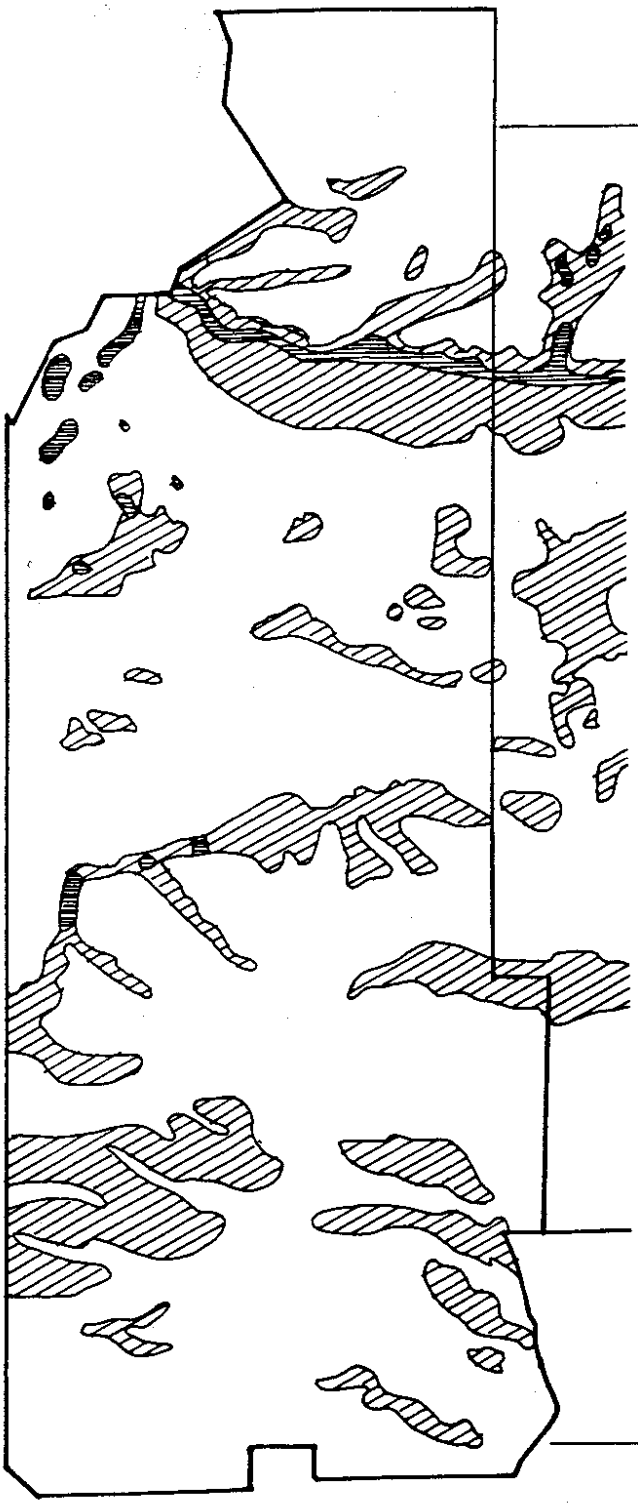
(3) Prior to issuance of any grading permit, the developer shall deposit a sum of money or bond with the City sufficient to guarantee the protection of all trees designated on the tree preservation map. The sum of money shall be based on the replacement cost of 1/3 of the trees with 18" truck diameter, 1/3 of the trees with 24" box and 1/3 of the trees at 36" box. Trees requiring a deposit or bond shall be those indicated for preservaton within developable areas.

(4) Natural and restored habitats shall be retained through subdivision design and successful implementation of preservation, enhancement and restoration measures.

(a) Revegetation of disturbed areas for the purposes of enhancement or restoration shall utilize native vegetation throughout the site, with conformance to fuel modification requirements.

(b) Following initial clearing and creation of residential building envelopes, a temporary hydroseed mix shall be applied to residential lots to minimize erosion and adverse aesthetic impacts. Said hydroseed mix shall be as
specified in this Section.

(c) Permanent barriers to wildlife movement shall not be placed anywhere within the restored habitat areas which would impede such movement.



RESOURCE MANAGEMENT PLAN / REVEGETATION PLAN

Vegetation Classifications

- Southern Sycamore-Alder Riparian Woodland
- Southern Coast Live Oak Woodland
- Sage Scrub/Chaparral Ecotone
- Alluvial Fan Scrub
- Disturbed Urban/Roads/Firebreaks
- Disturbed Lands
- Open Water
- Venturan Sage Scrub
- Southern Mixed Chaparral
- Mule-fat Scrub

SOURCE:
PACIFIC SOUTHWEST BIOLOGICAL SERVICES, INC.

Date: November, 1996

0' 400' 800'

MADISON SPECIFIC PLAN
City of Monrovia

The Planning Associates

1. Grading and Drainage Resource Management

Grading and drainage plans shall ensure maintenance of hydrologic conditions in the restored and undisturbed areas of the Specific Plan drainages such that riparian habitats will be supported. In order to retain the drainage courses, associated riparian habitat and to enhance degraded habitats, the following riparian restoration plan measures shall be incorporated into the project design:

a. Wetland habitat as defined by Department of Fish and Game and the Army Corps of Engineers which is impacted will be replaced at a minimum 1: 1 ratio and there shall be no net loss in area or quality of any wetland habitat.

b. Streambed alterations and/or improvements shall maintain natural appearances .

(1) Altered streambeds shall utilize soft bottom channels and banks with natural stabilization, such as native vegetation and large boulders. Any concrete or riprap lining shall be camouflaged through earth overburden, natural rock, landscaping, or other techniques.

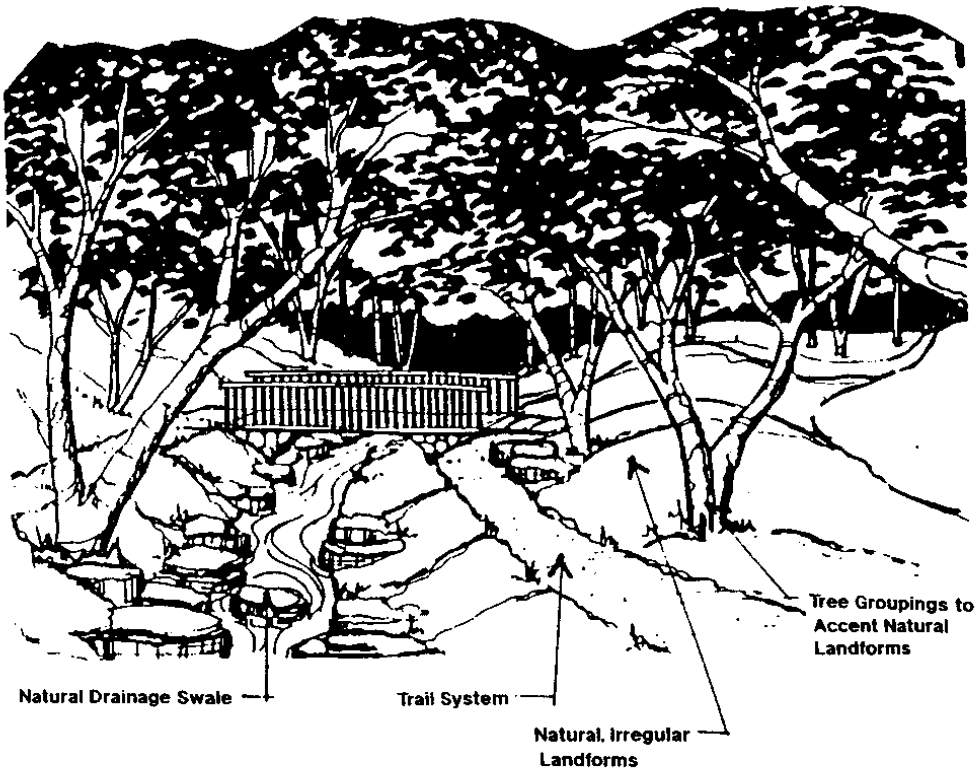
(2) Any riprap or gabion used for stream channel improvements shall be packed with soil and revegetated with suitable plant species.

(3) Natural drainage courses should be preserved and enhanced to the extent feasible.

(4) Topsoil from cut and fill areas shall be removed, stockpiled and utilized as further required herein.

(5) Riparian habitat replacement ratios, species mix, size soil preparation measures, irrigation requirements and planting specifications shall be developed in detail in conjunction with the City and other responsible agencies prior to issuance of grading permits. The list of plant species,contained in this Specific Plan shall be utilized.

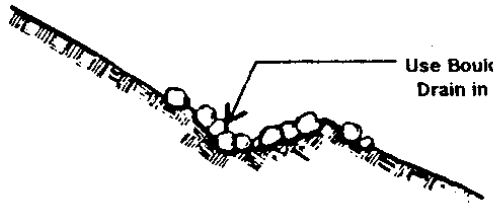
RECREATE THE NATURAL ENVIRONMENT



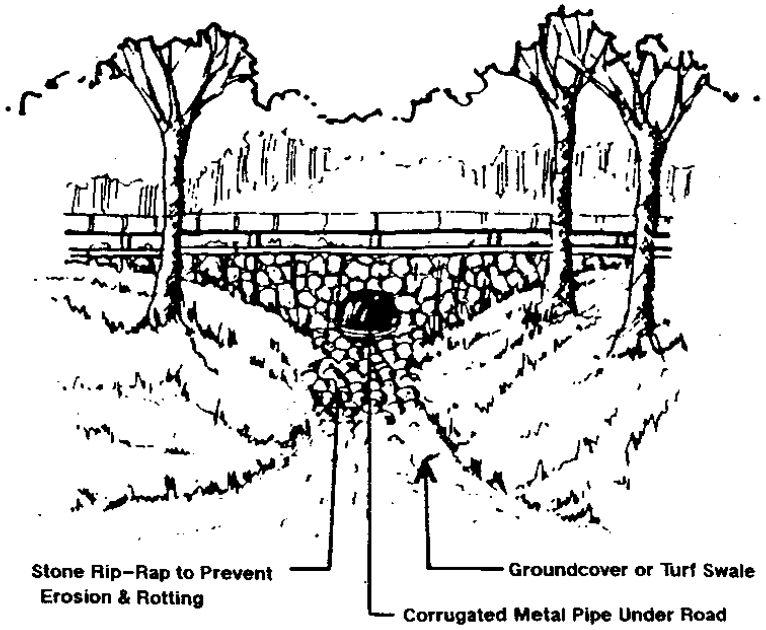
SOURCE: MONROVIA/ HILLSIDE DEVELOPMENT POLICIES & STANDARDS

DRAINAGE CHANNELS

BENCH DRAIN



SWALE DRAIN



SOURCE: MONROVIA/ HILLSIDE DEVELOPMENT POLICIES & STANDARDS

2. Tree Preservation, Removal and Transplantation

The following section provides the standards for tree preservation, removal and transplantation. The provisions contained herein shall be adhered prior to, during and subsequent to any grading within the Specific Plan as well as during restoration, maintenance and upkeep.

a. No coast live oak may be disturbed except as permitted by an approved Landscape and Revegetation Plan.

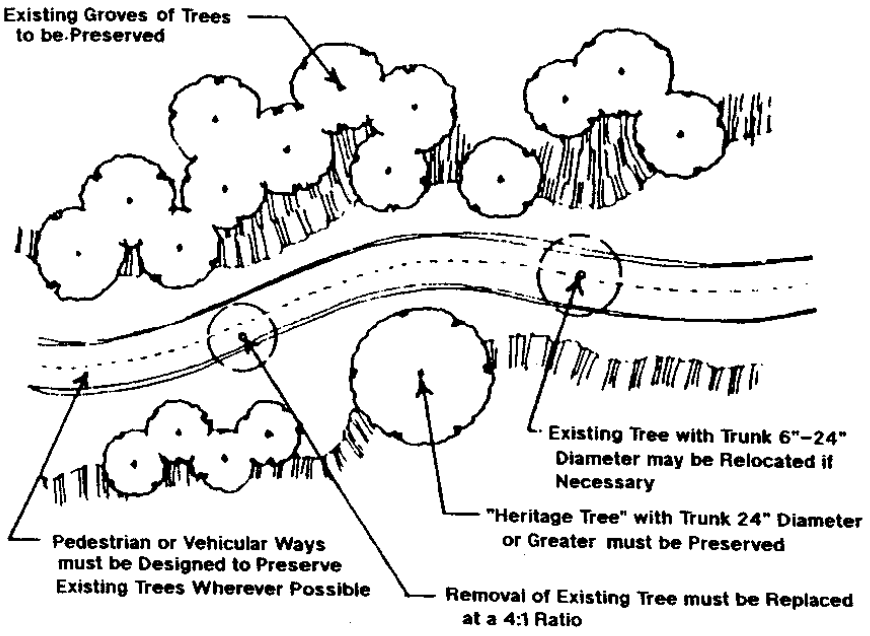
(1) Prior to the issuance of a grading permit and prior to the removal of any tree, each oak tree shall be evaluated by a qualified arborist as to suitability for relocation and recommendations submitted to the City Planning Commission for review and approval. Said approval can be concurrent with Tentative Tract review. Criteria shall include health, structural feasibility, accessibility and cost.

(2) Trees selected for relocation shall have a high probability for successful relocation and survival, as determined by the arborist.

b. Oak and sycamore trees which arc determined to be viable candidates for successful relocation and selected by the project arborist, shall be relocated to areas with suitable soil, slope orientation and hydrology to support oak and sycamore tree habitat, pursuant to the locations specified in the Landscape and Revegetation Plan.

C. As a component of the Landscape and Revegetation Plan, the project arborist shall prepare a detailed assessment of all the trees located in proposed development areas identified for grading. Said "Tree Assessment/Tree Map" shall be submitted to the Planning Division Manager for a determination of compliance with the provisions stated herein. Any deviations shall be submitted to the Planning Commission for its review and approval. The Planning Commission may approve, conditionally approve or disapprove the request for deviations from the provisions stated here, relative to the preservation, removal or relocation of trees. The assessment/map shall document all trees with a trunk diameter of six inches (6") or vertical height over twenty-five feet (25’).

TREE PRESERVATION



SOURCE: MONROVIA/ HILLSIDE DEVELOPMENT POLICIES & STANDARDS

d. Oak, sycamore and other trees suitable for relocation shall be relocated according to relocation techniques and recommendations of the project arborist, pursuant to the provisions of the approved "Tree Assessment", as specified above. The maximum size tree trunk diameter that may be relocated is twenty-four inches (24 ").

e . All trees removed shall be replaced by the same species at 4: 1 replacement ratio.

(1) In the event that the number of trees required to be replanted exceeds the recommended density of trees to assure tree survival, as recommended by the arborist, then an alternative off-site location, as recommended by the arborist shall be designated by the City for the replanting of the extra trees.

f. Unless they present a public health or safety hazard, dead or dying trees and shrubs shall not be removed from undisturbed open space nor shall such trees and shrubs be removed from restored open space after the completion of restoration activities.

g. All relocations and removals shall be consistent with Section VIII Landscaping of the Hillside Development Policies and Standards, incorporated herein by reference.

h. Nesting opportunities shall be provided for cavity nesting species through preservation of snags and supplemental nesting boxes, particularly in mature trees such as sycamores.

i. Individual oaks located within undisturbed or restored open space shall not be removed or pruned, except as necessary for public trails, public health and safety or removal of diseased wood. Those requiring pruning shall be examined by the arborist for pruning techniques.

j . Biological methods are preferred for pest and disease controls in undisturbed or restored open space areas. Chemical control measures shall be excluded from management programs in the undisturbed or restored open space areas with two exceptions (1) in order to remove invasive plant species, and (2) major pest or disease problems which cannot be controlled biologically and which threaten the long-term health of the native plant community.

k. In those cases when it is determined to be necessary to utilize chemical controls within an undisturbed or restored open space area, an application program shall be developed in conjunction with State and Federal regulations.

3. Habitat Enhancement and Monitoring Components

Revegetation and landscape plans will address the following habitat enhancement and monitoring components.

a. Some impacted oaks which will not be transplanted shall be conserved as dead snags and purposely installed in woodland and grassland habitat areas to provide habitats for avity-nesting and other wildland species. Guzzlers (low-flow water sources) shall be placed at strategic points along disturbed and replaced wildlife corridor areas. Such a placement will encourage the use of these corridors for movement among project habitat areas.

b. Tree and shrub stumps and large broken branches of vegetation salvaged from impacted areas shall be placed in moist areas where fire danger is minimal. These stumps will afford opportunities for cover and nesting for some wildlife.

C. Baseline soil tests shall be performed and analyzed in each of the existing plant communities which will be impacted by the project. Soil tests will also be performed after grading has ccurred and final slope established for revegetation areas, prior to transplanting and other revegetation. Soil amendments shall be defined in detailed landscaping plans and then added to revegetation areas as necessary to establish conditions suitable to each plant association.

d. All exotic plant species on site at the time of initiation of any project shall be eliminated unless otherwise approved during plot plan review.

e. The boundaries between natural communities should not be abrupt, but gradually integrate into adjacent communities. These form habitats of " ecotones " which are a blend of natural communities and typically exhibit a greater diversity of plant species and habitat conditions than are present in either of the adjacent communities.

f. Public Education. A brochure shall be developed by the subdivider for approval prior to recordation of any final map and provided to any successor in interest to that applicant prior to residential lot sales to facilitate public understanding about living compatibly with native wildlife habitat areas. The brochure shall be provided to residents of the development and shall include discussions regarding management of domestic pets, potential effects of household and landscape chemicals on wildlife and non-point source pollution in general, and invasive exotic plant species which must be avoided in private lot landscapes.

g. Lighting. All lighting in close proximity to natural areas shall be low wattage, minimized and deflected away from those areas.

h. The planting of native species should be scheduled for late autumn. Such a planting schedule should be sought for all habitat areas.

(1) If container plants are fully hydrated at the time of planting and early winter rains occur, there should be no need for irrigation. If drought conditions prevail, supplemental irrigation may be necessary, and is permitted, during winter and early spring of the first season or two to encourage healthy growth.

(2) In cases where fertilizer is determined by the botanist to be necessary, only organic materials shall be incorporated. Supplemental irrigation should be limited in amount and restricted to the time period in which normal rainfall would occur (typically November through March).

(3) After the initial establishment period, no supplemental irrigation shall be applied, except as may be necessary to maintain the health of transplanted oaks or sycamores. Such a determination shall be made by a certified arborist retained by the developer.

(4) Trees and shrubs in habitat areas shall not be staked.

(5) Maintenance shall be limited to replacement plantings, weed and trash removal.

i. A combination of short and long-term monitoring shall be utilized to ensure the success of the habitat restoration program. All revegetated areas shall be monitored by a qualified individual or firm approved by the City under a threeyear program designed to ensure the success of the initial plantings. Additional monitoring actions shall be discussed in the revegetation plan and specifications which may be prepared for other responsible state and federal agency approvals The developer shall compensate the City for any costs incurred in monitoring implementation of the Landscape and Revegetation Plan.

j. An on-site resource monitor shall be available during site grading activities and shall assist in maintaining the integrity of areas outside the limits of grading, inspect transplants, coordinate topsoil storage and re-use and coordinate any necessary on or off-site live trapping programs for displaced wildlife until grading is completed.

k. The landscape contractor shall be responsible for monitoring the plantings for the first three months after installation. Invasive plants or plant species which are not included on the palette specified for a given resource area and which threaten the success of the revegetation program shall be identified and removed and replacement plantings shall be provided by the contractor for any plantings which have failed. An inspection for all areas shall be made again at six months after planting to identify any additional problems to be corrected at that time. A subsequent inspection shall be made at one year after planting, to be followed by annual monitoring submitted to the City of Monrovia thereafter for two years These annual monitorings shall be designed to identify areas where vegetation has failed or where significant weeds have encroached. Problem areas shall be investigated to determine if soil and/or drainage problems exist. Such areas shall receive remedial treatments and replacement plantings as necessary.

l. Representative sampling plots shall be identified at the time of planting for each plant community and for each slope aspect condition within that community. Within these sample plots, vegetative growth shall be quantified for the annual report as appropriate to the community and compared with an acceptable performance standard suggested by a qualified botanist and acceptable to the Planning Manager. The performance standard shall be established in the Revegetation and Landscape Plan. If the performance standard is not achieved during the three-year monitoring period, then the developer will need to continue revegetation efforts until the standards are achieved.

In woodland communities, tree height, trunk caliper (d.b.h.) and canopy cover shall be documented-. Photographs shall be utilized to document progress in certain target areas. Performance standards for trunk caliper (d.b.h.) shall take multi-trunk specimens into account. Ultimate canopy closure and tree density shall be expected to be greater in northerly aspects and canyon bottoms than in more exposed locations. Understory species diversity shall be monitored and maintained, as appropriate to the stage of development of the woodland. In the sample plots accurate records of all species planted shall be kept to enable the monitoring entity to determine if understory species are reproducing on their own

n. In scrub communities, measurements shall be made of height and spread of individual shrubs, to determine growth rates, and development of herbaceous species diversity. Not all herbaceous species can be expected to appear within the first year or two of planting, even if their seeds are present. As soil structure and surface microclimate become developed, certain species may arise Herbaceous species development shall be monitored in the test plots and conditions modified as necessary to achieve natural species diversity.

0. After the initial three-year monitoring period, if habitat revegetation has been successful and accepted by the City as consistent with the provisions of the Resource Management Program, yearly monitoring shall cease. If certain aspects of the plan are deemed unsuccessful by the monitor at year threes, additional follow-up monitoring shall be required. This possible long-term monitoring program, beginning with the third year after planting, may include inspection of ***all oaks and sycamores by a certified arborist, examination of plot species diversity in all habitat areas, and documentation of wildlife activity in habitat areas. Problems with any of these aspects of habitat development or maintenance***
shall be identified at this time and remedial actions taken.

4. Oak Tree Mitigation Program for Southern Coast Live Oak Woodland

If seed collection is deemed desirable for revegetation, then prior to grading, seed collections shall be made from many of the native species on-site, concentrating on areas to be impacted by the project. These seeds shall be propagated and their offspring, in seed or container plant form, shall be used in the revegetation program. Seed of species in short supply on-site shall be increased prior to planting and/or all seeds shall be grown in containers for planting on-site. Asterisks are used for specific notes as follows:

*From seed or other propagates collected on-site. From seed collected on-site also available commercially. Commercial sources shall be used only if insufficient amounts of seeds can be collected on-site. Shrubs, vines and certain herbaceous species shall be contract grown and planted from containers.

**Southern California native plants appropriate to the habitat, but not documented on-site. Included for habitat and/or aesthetic value.

Species with no special designation are assumed to be obtained from nurseries, with the exception of selected oaks which shall be transplanted on-site. (For commercial availability refer to Nursery Source for California Native Plants, published by the California Department of Conservation, Division of Mines and Geology, 1990. DMG Open File Report 90 04.)

a. Project impacts on Coast Live Oak woodlands existing on-site shall be mitigated by a program which employs one or a combination of the following techniques:

(1) Transplanting of selected oaks from impacted areas to suitable locations;

(2) Planting of Coast Live Oaks from a variety of container sizes of existing nursery stock; and

(3) Planting of oak seedlings propagated from acorns collected on-site.

a. The goal of the oak tree revegetation program shall be the reestablishment of the indigenous oak woodland ecology, prior to the impact of human activities on the site.

b. In order to achieve oak woodland habitats with a diversity of tree sizes and age classes, re-established oak woodlands shall include a 4:1 replacement combination of oak transplants, container stock and seedlings for each oak permanently removed by on-site grading. Segments of certain large impacted oaks shall be conserved as snags and installed in restored habitat areas after grading is completed. Where feasible, existing oak woodland vegetation which are not to be transplanted shall be chipped and/or shredded and incorporated into oak revegetation sites to enhance soil organic content or applied on the soil surface as a mulch.

c. Slope Aspect Differences and Understory Formation. Two general types of oak woodland formations shall be developed, based on solar exposure as indicated by slope aspect. The general distribution pattern of woodlands on the site reveals that oak woodlands tend to occur nearer the bottom of canyons, in the most protected locations. This pattern shall be emulated in the re-established woodlands.

(1) Woodlands in more exposed situations, such as east to southwest facing slopes, shall be developed in association with swales designed to increase and concentrate local soil moisture. Such woodland canopies shall be more open at maturity than those to be re-established in more sheltered locations and the understory plant palette for these locations includes species adapted to a range of solar exposures from filtered or aspect moderated sunlight to partially shaded conditions.

(2) Woodlands to be re-established in canyon areas and on north/northeastem exposures can be expected to eventually develop into more dense woodlands with closed canopies and relatively deep shade in some locations. Understory plants for these situations have been selected for their adaptation to more moist and shady environments.

d. Subsequent to planting/transplantation, little shade will be available in most revegetated areas. Nodes of shade, however, shall be promoted by clustering some groups of large container specimens and transplants as appropriate. Shade requiring species shall be limited to these shade nodes in the initial plantings. The planting of understory species shall be phased to allow for the subsequent addition of shade requiring species as the canopy develops. The initial sunny openings in the canopy in the woodland areas will be planted with either the Native Grassland association or representatives of adjacent habitat areas described in paragraphs f, g, and h below.

e. The Coast Live Oak Mycorrhizal (Fungal) Relationship. Soil macro- and micro organisms are important components of native ecosystems. Among these are soil fungi which are associated with the roots of many plants. Coast Live Oaks in natural settings enjoy an association with soil fungi which is referred to as "mycorrhizae". This association is a symbiotic relationship in which both plant and fungus benefit. The fungus is associated with the root hairs of the plant and facilitates its uptake of water and nutrients, while the plant provides carbohydrates through photosynthesis to the fungus. Many plants enjoy such Mycorrhizal relationships which are especially beneficial and often obligatory in dry environments. Many areas of disturbed land become weedy as a result of Mycorrhizal relationships being lost during land grading activities. Most weeds are adapted to disturbances and do not depend on Mycorrhizal relationships, while many desirable native species do.

(1) Scientific investigations into the nature of Mycorrhizal relationships have revealed two general types of mycorrhizae. The technical terms for these types are endo- or vesicular-arbuscular (referred to as VAM) and ectomycorrhizae, depending on the microscopic nature of the relationship between the fungi and the plant's root hairs. Coast Live Oak enjoys an ectomyucorrhizal relationship. This is mentioned here because the method of re-establishing this relationship in oak revegetation projects may differ from other types of revegetation. The maintenance and/or re-introduction of Coast Live Oak mycorrhizae shall be a feature of the oak tree mitigation program, implemented differently for each of the three oak planting techniques.

f. Oak Transplanting. Prior to the issuance of permits for site grading, suitable oaks for transplanting shall be selected and tagged by a qualified arborist Selection criteria shall include access, health, structural feasibility for transplantation and cost. In order to maintain wildlife food sources, an effort will be made to select some specimens for transplanting based on high acorn productivity. Trees shall be marked to indicate compass and slope orientation Trees shall be boxed by a method which minimizes shock and allows for the inclusion of the maximum feasible amount of root hairs and associated soil. Indigenous mycorrhizae shall be included with the root hairs and associated soil siting of transplanted oaks and detailed transplanting methodology shall be coordinated by a qualified licensed arborist.

g. Oaks from Nursery Container Stock**.** Topsoil from impacted areas of dense oak woodland shall be stockpiled separately from other conserved topsoil. This topsoil shall be reapplied to areas receiving nursery container-grown oaks which have not been propagated from on-site sources. This method will provide a vehicle through which the oaks may develop site specific Mycorrhizal associations. Topsoil from areas which are heavily infested with non-native weedy annual grasses shall not be conserved for this purpose. When topsoil conservation is not feasible, samples of the site native Mycorrhizal should be collected and cultured. Cultures should then be added to the soil of container grown oaks.

h. Oak Seedlings from On-site Acorns. To ensure the success of oak seedling establishment, acorns collected on-site shall be germinated and grown to the seedling stage under nursery conditions. Prior to project impacts, the project sponsors should contract with a nursery experienced in mycorrhizae propagation to collect and propagate the Mycorrhizal fungi associated with the on-site oaks. This inoculum. shall be transferred to the containers of the oak seedlings where inoculation shall take place. Appropriate types and sizes of nursery containers shall be selected which minimize root coiling. Seedlings shall be transferred to larger sized containers as appropriate until they are planted on-site.

i. Coast Live Oak Woodland Local Swales on East to Southwest Slopes Condition "A" (Drier Exposures). Every reasonable effort shall be made to replicate the Condition as specified below:

(1) Description: Relatively open woodland with the greatest concentration of trees and shrubs oriented around gentle swales. The swales shall help to collect moisture in these more exposed locations. Plant species offer numerous food and cover opportunities.

(2) Appearance: Rolling deep-green canopy of Coast Live Oaks, the white summer flowers and striking red winter berries of Toyon, creamy Elderberry flowers in spring and their blue berries in summer. Smaller shrubs and herbs shall add variety and color. Native buncligrasses shall dominate sunny interstices among the trees.

(3) Required Species Replacement List:

Tree (Dominant):	Quercus agrifolia	Coast Live Oak
Shrubby Treesl		
Large Shrubs:	Heteromeles arbutifolia	Toyon
	Malosma (Rhus) laurina	Laurel Sumac
	Sarnbucus mexicana	Mexican Elderberry
Low Shrubs and Vines:	Keckiella cordifolia**	Heart-leaved Penstemon
	Lonicera subspicata**	Chaparral Honeysuckle
	Lupinus longifolius*	Watson's Bush Lupine
	Rhamnus californica**	California Coffeeberry
	Ribes malvaceum	Chapparal Currant
	Ribes speciosum**	Fuchsia Flowering Currant

Herbaceous Species:		
	Allophyllum glutinosum*	Blue, False Gilia
	Astragalus gambelianus*	Gambel's Locoweed
	Astragalus trichopoodus*	Ocean Locoweed
	Clarkia cylindrica*	No common names
	Clarkia unguiculata**	Elegant Clarkia
	Cordylanthus filifolius*	Dark-tipped Bird's Beak
	Eucryphia chrysdanthemifolia*	Common Eucryphia
	Nemophila menziesii**	Baby Blue Eyes
	Pholistima auritum*	Blue Fiesta Flower
	Sisyrinchium bellum**	Blue-eyed Grass
	Trichostema lanatum*	Woolly Blue Curls
	Viola pedunculata**	John-Jump-Up
Grasses:	Elymus condensatus	Canyon Prince
	Elymus glaucus**	Blue Lyme Grass
	Melica imperfecta	Coast Range Melic
	Stipa lepida	Foothill Needle Grass
	Stipa pulchra	Purple Needle Grass

j. Coast Live Oak Woodland North to Northeast Slopes and Shaded Canyons Condition "B" (Moist Exposures). Every reasonable effort shall be made to replicate the conditions described below:

(1) Description: Dense woodland to forest-like canopy dominated by Coast Live Oak. The north to northeast slopes and shaded canyons constitute a more mesic (moist) environment capable of supporting a rich woodland understory. Mulch and accumulating leaf litter shall help moderate the soil microclimate and enhance its mesic character.

(2) Appearance: A nearly closed canopy of masses of oaks. Deep green foliage colors shall predominate with occasional flowers and berries offering closeup variety. Pockets of Meadow Rue with its delicate foliage resembling Maidenhair Fern and Golfback Ferns shall add a lacy touch to selected areas of the woodland.

(3) Species Replacement List:

Tree (Dominant):	Quercus agrifolia	Coast Live Oak
Shrubby Treesl		
Large Shrubs:	Heteromeles arbutifolia	Toyon
Low Shrubs		
and Vines:	Keckiella cordifolia**	Heart-leaved Penstemon
	Lonicera subspicata**	Chaparral Honeysuckle
	Rhamnus californica**	Coffeeberry
	Ribes speciosum**	Fuchsia-flowered Gooseberry
	Rosa califomica***	California Wild Rose
	Symphoricarpos mollis**	Creeping Snowberry
	Vitis Girdiana***	**Desert Wild Grape**
Herbaceous Species:		
	Allophyllum glutinosum*	Blue, False Gilia
	Artemisia douglasiana*	Mugwort
	Astragalus gambelianus*	Gambel's Locoweed
	Clarkia unguiculata**	Elegant Clarkia
	Zauschneria californica*	California
	(E. adenocaulon parishii)	Fuchsia
	Montia perfoliata**	Minor's Lettuce
Nemophila menziesii**		Baby Blue Eyes
Pholistima auritum*		Blue Fiesta Flower
Pityrogramma triangularis**		Goldback Fern
Ranunculus californica''		Coffeeberry
SaturJa douglasii***		Yerba Buena
Thalictrum**		Meadow Rue
Grasses:	*Elymus* triticoides*	Creeping Wild Rye
	Stipa lepida	Foothill Needle Grass

5. Southern Sycamore/Alder Riparian Woodland Program

If seed collection is deemed desirable for revegetation then prior to grading, seed collections should be made from any of the native species on-site, concentrating on areas to be impacted by the project. These seeds shall be propagated and their off-spring, in seed or container plant form, shall be used in the revegetation program. Seeds of species in short supply on-site shall be increased prior to planting and/or all seeds shall be grown in containers for planting on-site. Asterisks are used for specific notes as follows:

From seed or other propagates collected on-site.

From seed collected on-site also available commercially. Commercial sources shall be used only if insufficient amounts of seeds can be collected on-site. Shrubs, vines and certain herbaceous species shall be contract-grown and planted from containers.

Southern California native plants appropriate to the habitat, but not documented on-site. Included for habitat and/or aesthetic value.

Species with no special designation are assumed to be obtained from nurseries, with the exception of selected Sycamore which shall be transplanted on-site. (For commercial availability refer to Nursery Source for California Native Plants, published by the California Department of Conservation, Division of Mines and Geology, 1990. DMG Open File Report 90 04.) Every reasonable effort shall be made to replicate the conditions described below.

a. Description: Groves of California Sycamores in their associated understory will be established at points along the Specific Plan drainage. As they mature, their upper branches can provide roosting opportunities for raptors.

Fallen leaves should be allowed to accumulate on the ground, creating a selfperpetuating mulch.

b. Appearance: California Sycamores tend to assume an irregularly upright, spreading form. To more readily achieve the character mature Sycamore groves often assume in nature, different sizes of containerized trees should be planted in clumped arrangements, with some planted on a tilt and allowed to ramble (where possible). The light grey mottlebark of the Sycamores contrasts attractively with nearby oaks. In autumn, the leaves have an orange brown hue and drop to expose their tracery of pale branches to view.

C. Species Replacement List

Trees:	Alnus rhombifolia	White Alder
	Platanus racemosa	California Sycamore
	Quercus Agrifolia	Coast Live Oak
	Umbrellaria california	California Bay
Low Shrubs and Vines:	Keckiella cordifolia**	He art- leaved Penstemon
	Lonicera subspicata**	Chaparral Honeysuckle
	Polypedium californicum	California Polypedy
	Prunus virginiana var. demissa	Western Choke Berry
	Pteridiurn aquilinum var. pubscens	Bracken
	Rhamus californica	California Coffeeberry
	Rubus vissinus	California Blackberry
	Ribes malvaceurn viburnifolium**	Chapparal Currant
	Rosa californica***	California Rose
	Symphoricarpos mollis**	Creeping Snowberry
	Toxidadendron diversiloburn	Poison Oak

Vitis Girdiana***	Desert Wild Grape

6. Coastal Sage Scrub and Chaparral Program

The primary objective of the coastal sage scrub and chaparral revegetation programs is to provide a foundation for site specific species diversity to develop. This category pertains to those portions of the Specific Plan identified in the MEA as Sage Scrub Ecotone, Southern mixed Chaparral, Venturan Sage Scrub, Alluvial Fan Scrub, Disturbed Lands and Mule Fat Scrub. The revegetation specialist should determine what species are best suited for individual sites and may recommend variations from the listed species. The large number of herbaceous species on the plant lists reflect a natural diversity which exists in the native scrub communities, but often go unnoticed among the visually dominant shrubs. Where feasible, the topsoil beneath impacted scrub communities should be stockpiled separately for re-application in the new scrub habitats. Since the differentiation between the on-site chapparal and coastal sage scrub associations is due primarily to aspect differences, these top soils may be stockpiled together. These top soils will contain seeds representative of the association and shall be retained separately.

a. Both of the scrub communities tend to favor well-draining substrates. Highly compacted soil will inhibit the development of these associations. Therefore, the project engineers should work with the City of Monrovia to develop and utilize a modified soil compaction standard for slopes bordering natural areas where these scrub communities are desired.

b. In addition to hydromulch or collecting seed from these communities on-site, impacted scrub vegetation shall be chipped and shredded, and incorporated into the upper soil layer of the revegetation areas. A portion of the shrub species can be grown in nursery containers from seed collected on-site, for later planting. A combination of seeds and container-grown plants can be planted. Seeds requiring scarification for germination should be scarified by the seed contractor, prior to distribution on-site.

c. As mentioned above, in reference to oak woodlands, mycorrhizal relationships are also important in scrub communities. In contrast to the oak relationship, scrub mycorrhizae tend to be of the vesicular arbuscular type (VAM). Inoculation of scrub revegetation sites with this type of mycorrhizal fungi may be accomplished by planting plugs of Foothill Needle grass (Stipa lepida) which have been inoculated with the fungi. The Stipa acts as a carrier, as well as a slope stabilizer and is a natural component of scrub communities. Enhancing the buildup of the soil micro-flora in this way favors the success of native scrub species over opportunistic weedy species.

d. In advance of site grading a mycorrhizal specialist shall be retained by the developer to collect samples of the mycorrhizal fungi from scrub areas to be impacted. These can be cultured under laboratory conditions and the cultures used to inoculate Stipa seedlings. Inoculated Stipa seedlings should be distributed throughout the scrub revegetation sites. Soil inoculation from plugs planted at five feet on center can expand to reach complete distribution in two years.

e. Scrub communities shall receive no irrigation unless drought conditions necessitate it for initial establishment. No thinning or clearing of scrub vegetation shall be allowed outside of fuel modification zones. As the scrub matures, and
following consultation with the local fire authorities, it may be desirable to set up small area prescriptive bum programs.

f. Every reasonable effort shall be made to replicate the conditions described below:

(1) Description: Drought-deciduous shrubland plant community adapted to California's Mediterranean-type climate at elevations ranging from sea level to 3,000 feet. Coastal sage shrubs are generally between one and a half feet (1.5') and seven feet (7') tall. As an adaptation for coping with summer drought, many coastal sage scrub species drop their leaves during the dry season to replace them with lesser number of smaller, moisture conserving leaves until late fall and winter rains rejuvenate them. Many of these shrubs have very aromatic foliage. In addition to the shrub species, the relatively open canopies of undisturbed coastal sage scrub allow for an abundant component of herbaceous species including grasses and succulents. Included among the herbaceous species are numerous wildlife food sources, including milkweeds which support the Monarch Butterfly. The plant species composition of CSS changes noticeably with geologic substrate and associated soils, and with distance from the ocean. Coastal sage scrub identified on-site is associated with exposed areas on west- and south-facing slopes, so this association will be developed in areas with similar exposure. The larger shrubs will be concentrated around drainages.

g- Sage Scrub Species Replacement List:

Large Shrubs (occasional):		Heteromeles arbutifoliaToyon
	Malosma laurina	Laurel Sumac
	Rhus integrifolia	Lemonadeberry
	Sambucus mexicana,	Mexican Elderberry

Low Shrubs and Vines:	Artemisia califomica**	Coastal Sagebrush
	Baccharis pilularis cosanguinea**	Coyote Bush
	Corethrogyne filaginifolia virtgata*	Woolly Aster
	Diplacus (Mimulus) aurantiacus*	Orange Bush Monkeyflower
	Diplacus (Mimulus) longiflorus**	Salmon Bush Monkeyflower
	Encelia californica"	California Encelia
	Zauschneria californica*	California Fuchsia
	Eriogonum elongatum	Longstem. Buckwheat
	Eriogonum fasciculatum**	California Buckwheat
	Isocoma (Haplopappus) veneta**	Coastal Goldenbush
	Keckiella cordifolia**	Heart-leaved Penstemon
	Lathyrus laetiflorus**	Wild Sweet Pea
	Lotus scoparius**	Deerweed
	Lupinus longifolius*	Watson's Bush Lupine
	Lupine Mirabilis california*	California Wishbone Bush
	Paeonia californica*	California Peony
	Ribes speciosum**	Fuchsia Flowering Currant
	Salvia apiana**	White Sage
	Salvia inellifera**	Black Sage
	Salvia leucophylla**	Purple or Gray Sage
Herbaceous Species:	Allophyllum glutinosum*	Blue, False Gilia
	Aesclepias californica*	Indian Milkweed
	Aesclepias eriocarpa*	California Milkweed
	Aesclepias fasicularis*	Narrowleaf milkweed
	Astragalus gambelianus*	Gambel's Locoweed
	Bloomeria crocea*	Golden Stars
	Calochortus catalinae*	Catalina Mariposa Lilly
	Calystegia longipes*	Morning Glory
	Calystegia macrostegia*	Morning Glory
	Camissonia sp.*	Sun Cup
	Castillejo sp. *	Indian Paintbrush
	Dichelostoma pulchella*	Blue Dicks
	Emmenanthe penduliflora*	Whispering Bells
	Epiphyllum. confertiflorum**	Golden Yarrow
	Eschscholzia californica	California Poppy
	Eucryphila chrysdanthemifolia*	Common Eucryphia

	Galium angustifolium*	Narrow-leaf Bedstraw
	Lotus purshianus*	Spanish Clover
	Lotus strigosus*	Strigose lotus
	Lupinus bicolor microphyllus**	Cindley's Annual Lupine
	Lupinus hirsutissimus*	Hairy Lupine
	Phacelia cicutaria*	Caterpillar Phacelia
	Phacelia ramossissima*	Branching Phacelia
	Pholistima auritum*	Blue Fiesta Flower
	Plantago erecta*	California Plantain
	Pterostegia drymarioides*	Thread Stem, Granny's Hair
Net		
	Salvia columbariae**	Chia
	Solanum. douglasii*	Douglas' nightshade
	Solanum xantii*	Chapparal Nightshade
	Sisyrinchium bellum**	Blue-eyed Grass
	Trichostemma lanatum*	Woolly Blue Curls
	Vica americana*	American Vetch
	Viola pedunculata**	John-Jump-Up
Grasses:	Elymus condensatus	Canyon Prince
	Elymus glaucus**	Blue Lyme Grass
	Melica imperfecta	Coast Range Melic
	Stipa lepida	Foothill Needle Grass
	Stipa pulchra	Purple Needle Grass

h. Southern Mixed Chaparral Species Replacement List:

Large Shrubs (occasional):	Heteromeles arbutifolia	Toyon
	Malosma laurina	Laurel Sumac
	Prunus ilicifolia	Holly-leaved Cherry
	Rhus integrifolia	Lemonberry
Low Shrubs and Vines:	Adenostoma fasciculatum**	Chamise
	Cordylanthus filifolius*	Dark-tipped Bird's Beak
	Diplacus (Mimulus) aurantiacus*	Stickey Monkeyflower
	Diplacus (Mimulus) longiflorus**	Salmon Bush Monkeyflower
	Epilobium (Zsuschneria) cana**	Hoary California Fuchsia

	Eriodictyon crassifolium*	Yerba Santa
	Keckiella cordifolia**	Heart-leaved Penstemon
	Lathyrus latifolius**	Perennial Sweet Pea
	Lonicera subspicata**	Chaparral Honeysuckle
	Lotus scoparius**	Deerweed
	Malacothamnus fasciculatus**	Chaparral Bush Mallow
	Paeonia californica*	California Peony
	Rhamnus californica*	California Coffeeberry
	Rhamnus crocea ilicifolia**	Hollyleaf Redberry
	Ribes speciosum**	Fuchsia-flowering Gooseberry
	Salvia mellifera**	Black Sage
	Trichostemma lanatum**	Wooly Blue Curls
Herbaceous Species:	Allophyllum glutinosum*	Blue, False Gilia
	Antirrhinum. multiflorum*	Chaparral Snapdragon
	Aesclepias californica*	Indian Milkweed
	Aesclepias eriocarpa*	California Milkweed
	Bloomeria crocea*	Golden Stars
	Calystegia longipes*	Morning Glory
	Calystegia macrostegia*	Morning Glory,
	Castillejo sp. *	Indian Paintbrush
	Clarkia cylindrica*	No common name
	Clarkia unguiculata*	Elegant Clarkia
	Dichelosternma pulchellum*	Blue Dicks
	Emmenanthe penduliflora*	Whispering Bells
	Eriophyllum confertiflorum**	Golden Yanow
	Eschscholzia californica	California Poppy
	Eucryphia chrysdanthemifolia*	Common Eucryphia
	Leptodactylon californicum*	Prickly phlox
	Lupinus bicolor microphyllus**	Cindley's Annual Lupine
	Phacelia cicutaria*	Caterpillar Phacelia
	Pholistima auritum*	Blue Fiesta Flower
	Plantago erecta*	California Plantain
	Pterostegia drymarioides*	Thread Stem, Granny's Hair Net
	Salvia columbariae**	Chia
	Solarium douglasii*	Douglas' Nightshade

	Solanum xantii*	Purple Nightshade
	Sisyrinchium, bellum**	Blue-eyed Grass
	Trichostema lanatum*	Woolly Blue Curls
	Vica americana*	American Vetch
	Viola pedunculata**	John-Jump-Up
Grasses:	Elymus condensatus	Common Prince
	Elymus glaucus**	Lyme Grass
	Melica imperfecta	Coast Range Melic
	Stipa lepida	Foothill Needle Grass
	Stipa pulchra	Purple Needle Grass

i. Venturan Sage Scrub. Includes appropriate species from the sage scrub and southern mixed chaparral species list, however, it is dominated by California Sagebrush, Interior Flat-top Buckwheat and Laurel Leaf Sumac.

j. Alluvial Fan Scrub. Includes appropriate species from the sage scrub and southern mixed chaparral species list, however, it is dominated by Sand-wash Butterweed, Scale Broom and Interior Flat-top Buckwheat.

k. Mule-fat Scrub. Includes appropriate species from the sage scrub and southern mixed chaparral species list, however, it is dominated by Mule-fat.

PART VI: ADMINISTRATION AND IMPLEMENTATION

PART VI: ADMINISTRATION AND IMPLEMENTATION

The administration and implementation section of this document is provided herein to further define the relationship between the Specific Plan, City of Monrovia development codes and standards, and the process by which properties may achieve additional discretionary approval as the project(s) proceeds through the development review process. This section of the Specific Plan text will also outline various mechanisms by which infrastructure improvements required of the Specific Plan area will be financed in whole or in part.

A. ADMINISTRATION

The following discussion will define the relationship between the Specific Plan entitlement and the process by which subsequent approvals and concomitant entitlements are achieved as the project proceeds through the remaining stages in the development process.

1. Specific Plan

The Specific Plan, as filed with the City of Monrovia Community Development Department/Planning Division upon its approval/adoption, will become the primary document governing land use regulations over the Madison Specific Plan area. It is in this regard that the Specific Plan serves to further refine the City of Monrovia's General Plan Designation as it is applied to the subject site. In addition, the Specific Plan, through the Specific Plan Area zoning process, will provide the subject site's zoning designation pursuant to the City of Monrovia Municipal Code.

2. Regulatory Effects

Whenever the provisions and development standards contained herein are in conflict with equivalent standards contained in the City of Monrovia Zoning Ordinance, the provisions of the Specific Plan shall take precedence. Where the Specific Plan does not address a particular standard, the applicable City code/ordinance shall apply. Where no specific fire protection standards or requirements are set forth in this plan, and/or where there is a conflict between a requirement in this plan and the City of Monrovia Fire Code, the Fire Code requirements and provisions in affect at the time shall be applicable.

3. Interpretation

Unless otherwise provided, should ambiguities occur concerning the content and appropriate application of the Specific Plan, said ambiguities shall be resolved

by the Development Review Committee of the City of Monrovia, in a manner most consistent with the intent, goals and policies set forth in the Specific Plan.

B. TYPES OF APPROVALS AND PERMITS

In order to commence the entitlement process, additional site-specific and/or planning area specific proposals will be filed by the applicant subject to one of two types of approvals/permits pursuant to the guidelines outlined herein,

1. Subdivision Maps (Planning Commission and City Council)

Projects requiring a tentative tract map(s) and/or tentative parcel map(s), shall be submitted in accordance with the procedures of the Subdivision Map Act of the State of California and the City of Monrovia. The implementation section that follows discusses the filing procedures and process for subdivision maps.

2. Plot Plan Review (Development Review Committee)

A plot plan review shall be required for each individual parcel prior to the issuance of building permits for any specific residential development proposal. The plot plan review will be conducted by the Development Review Committee.

C. IMPLEMENTATION

Development proposals shall be processed in accordance with the implementation measures as outlined herein.

1. Environmental Review for Subsequent Projects

A Master Environmental Assessment (MEA) and Environmental Impact Report (EIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the City of Monrovia rules to implement (CEQA). The Final Environmental Impact Report is certified by the Monrovia City Council in conjunction with the adoption of the Specific Plan. The EIR serves as the basis by which the environmental impacts associated with the remaining phases in the development process, i.e., tentative tract maps, grading permits, etc., will be evaluated. In this regard, implementing subdivisions will require an environmental assessment pursuant to CEQA. However, providing the development proposal is consistent with the Specific Plan and within the scope of the EIR, the environmental review process in most instances will conclude with a negative declaration and as such, a new, subsequent and/or supplemental EIR will not be required.

2. Subdivision Map - Tentative Tract/Parcel Maps

The subdivision of property within the Specific Plan Area shall be achieved by the processing of a tentative tract map, vesting tentative tract map, parcel map, or vesting parcel map, in accordance with the procedures of the Subdivision Map Act and the City of Monrovia Subdivision Ordinance.

A vesting tentative map is a map which confers a vested right to proceed with residential development on a legal building site, created by a final map or parcel map, for a specified time after recordation. A vesting map limits development review of the property per the applicable regulations in existence at the time of approval of the vesting tentative map, or for the life of the Development Agreement.

Subdivision maps filed for individual sites shall contain landscape plans noting new landscape species, preserved landscape, location of landscape and irrigation techniques. These subdivision plans will be approved by the Planning Commission and City Council.

Subdivision map submittals shall contain the following elements in addition to standard filing requirements:

a. Grading plan denoting pad placement and pad size for each lot proposed.

b. The grading plan shall include detail regarding all project manufactured slopes and identify on-site natural features such as rock outcroppings. Existing and proposed grade will be labeled.

c. Location of all roads (public or private) and trail easements on the subdivision map.

d. The type and location of all drainage features shall be demonstrated on all subdivision maps. Detail shall include color and texture of improvements.

e. Infrastructure services report detailing how water and sewer service will be supplied to each lot and any off-site improvements needed to meet service demand.

f. Tree survey denoting all trees with a trunk diameter greater than six inches (6") and height over twenty-five feet (25'). Each tree which will be kept in place shall be noted, relocated trees shall be marked with existing and proposed location, trees to be removed shall be so marked.

g. Landscape plans denoting street theme, key intersections, cul-de-sac plantings, slope plantings, resource management requirement, incorporation of tree survey information, infrastructure screening (water tanks, etc.), fuel modification zone treatment and common area landscaping.

h. Each tentative tract map shall identify setbacks and building cube for each pad thereby defining the building envelope.

i. Draft CCR's regarding architecture and landscaping requirements and maintenance of private common areas.

j. A seismic evaluation shall be provided for each proposed lot pursuant to Special Publication #117, Guidelines for Evaluating and Mitigating Seismic Hazards in California.

3. Plot Plan Review

Plot plans are included within the term "plot plan review". The purpose of a plot plan review is to provide for the Planning Commission approval of detailed building and landscape plans for an individual lot or lots. Development plans must comply with all applicable regulations of the Specific Plan Development Regulations to be checked as a part of issuance of a plot plan review including setbacks, landscape areas, building type, parking and other requirements under the development regulations of the Specific Plan.

The plot plan submittal is a review of a detailed plan of development, and shall include, but not be limited to, the following:

a. Plot Plans - drawn to scale, fully dimensioned and easily readable, containing but not limited to the following:

(1) Title block (applicants' name and date drawn)
(2) Scale and north arrow
(3) Property lines of building site, dimensioned
(4) Existing and proposed structures and appurtenances, gazebos, pads, etc.
(5) Streets - location, name and width
(6) Easements - location, purpose and width
(7) Access (driveways, etc.) - existing and proposed
(8) Parking areas
(9) Signs - location, height, dimensions and copy if available
(10) Fencing (walls) - type, location and height
(11) Landscape and hardscape
(12) Topography - existing and proposed
(13) Lighting

b. Elevations of all structures (including signs):

(1) All exterior materials
(2) All exterior colors

c. Landscape Plans include the following information:

(1) General location of all plant materials, by common and botanical names
(2) Size of plant materials

d. The above listed materials shall be submitted in the size and number of copies prescribed by the City. The Plot Plan will be accepted for filing when the above prescribed materials have been submitted in the prescribed form and number.

e . The Development Review Committee may approve, conditionally approve or deny a Plot Plan. The appropriate City agencies will insure that the subsequent building permit applications are substantially in accordance with the approved Plot Plan.

f. A denial of a Plot Plan by the Development Review Committee may be appealed by the applicant within ten (10) days following the action date. Appeals of a decision of the Development Review Committee shall be to the Planning Commission. Action by the Planning Commission can be appealed to the City Council. City Council action is final.

g. A Plot Plan may be amended by the same procedure listed above.

D. AMENDMENTS TO THE SPECIFIC PLAN

It is the intent of this Chapter to set criteria for interpretation of the Specific Plan, and to define the types of changes that will require minor modifications and administrative approvals to the Specific Plan. Minor modifications to the approved Specific Plan are allowed at the discretion of the Development Review Committee. Modifications to the Specific Plan must be consistent with the purpose and intent of the originally approved Specific Plan. All modifications to the approved Specific Plan, other than minor changes, are to be processed as a Specific Plan Amendment. All major changes to the approved Specific Plan, other than minor modifications, shall be processed as Specific Plan/Amendments in accordance with the City of Monrovia Municipal Code.

The following changes to the Specific Plan may be achieved administratively without amending the Specific Plan:

1. New Information

The addition of new information to the Specific Plan maps or text that does not change the effect of any regulation may be administratively approved. The new information may include more detailed, site specific data. If this information demonstrates that area boundaries or building pad areas are inaccurately designated, based upon the goals and objectives of the plan, said boundaries may be adjusted to reflect a more accurate depiction of on-site conditions without requiring a Specific Plan Amendment. Administrative changes do not require amendments to the Specific Plan and may be approved by the Development Review Committee. Changes to the community infrastructure such as drainage systems, roads, water and sewer systems which do not have the effect of increasing or decreasing capacity are included in this description.

2. Administrative Changes to the Specific Plan

As implementing development proposals within progresses, it may be demonstrated that certain detail changes are appropriate in the Specific Plan. with respect to those items discussed in general terms in the Specific Plan. If and when it is determined that changes or adjustments are necessary or appropriate, these changes or adjustments shall be made as an administrative procedure approved by the Development Review Committee. After such administrative change has been approved, it shall be attached to the Specific Plan as an addendum. Any such administrative changes do not require a Specific Plan Amendment, however, local CEQA rules will apply to the changes.

E. ESTABLISHMENT OF HOMEOWNERS ASSOCIATION OR LANDSCAPE MAINTENANCE DISTRICT

As a condition of recordation of any subdivision map, each lot shall have recorded appropriate Conditions, Covenants and Restrictions (CCRs) approved by the Planning Division which guarantee the maintenance of common areas and private streets within each development. In addition, the CCRs shall include architectural, landscape and fuel modification standards consistent with the guidelines contained in the Specific Plan.

F . OPEN SPACE CONSERVATION EASEMENTS

Prior to recordation of any final Subdivision Map, legal guarantees shall be provided to the City in a form approved by the City Attorney to prohibit further development of designated open space areas and guarantee maintenance, use and accessibility of such areas or facilities.

G. FINANCING OF INFRASTRUCTURE IMPROVEMENTS

As a condition of tentative tract approval, all infrastructure improvements shall be provided at the sole expense of the developer/applicant. This could include formation of assessment districts or other public infrastructure program.