



PLANNING COMMISSION STAFF REPORT

APPLICATION: TTM74902/CUP2017-04 **AGENDA ITEM:** PH-1
PREPARED BY: Sheri Bermejo **MEETING DATE:** May 10, 2017
Planning Division Manager

SUBJECT: Tentative Tract Map No. TTM74902/Conditional Use Permit CUP2017-04
902 West Colorado Boulevard

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

APPLICANT: Todd Bowden, Bowden Development, Inc.
212 West Foothill Boulevard
Monrovia, CA 91016

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3)

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

SUBJECT PROPERTY: The property is located on the south side of West Colorado Boulevard between South Fifth Avenue and South Madison Avenue. The lot measures 80 feet wide and 170 feet deep, resulting in a total lot area of 13,600 square feet. The property is currently developed with a primary residence (902 West Colorado Boulevard) that was built in 1920, and a duplex (902A and 902B West Colorado Boulevard) and two-car carport with an attached ancillary room that were built in 1948.

Given that the existing residential structures were built within the historic period (50 years of age or older) and are proposed for demolition to make way for new development, the application was subject to the City's revised demolition permit review regulations set forth in Ordinance 2016-10. In compliance with these standards, the applicant submitted a professional historic assessment and DPR Form prepared by LSA Associates, Inc. (LSA), finding that the residential structures do not have architectural or known historic value. The Historic Preservation Commission reviewed the assessment at their meeting on January 25, 2017, and approved the DPR Form with a California Historic Status Code (CHRS) of 6Z, a status code that is assigned to properties that do not meet any of the criteria required for landmark designation.

Site and Surrounding Land Uses

The project site is designated Residential Medium High (5.8-54 du/acre) in the General Plan and is zoned RM/RH (Residential Medium – High Density). The site is surrounded by the following land uses.

North (Across Colorado Boulevard):

General Plan: Residential Medium High (5.8-17.4 du/acre)
Zoning: RM 2500 (Residential Medium 2500)
Land Use: Multifamily Residential (4 units)

South:

General Plan: Residential Medium High (5.8-54 du/acre)
Zoning: RM/RH (Residential Medium-High Density)
Land Use: Single Family Residential (1 unit) and Multifamily Residential (2 units)

East:

General Plan: Residential Medium High (5.8-54 du/acre)
Zoning: RM/RH (Residential Medium-High Density)
Land Use: Multifamily Residential (6 units)

West:

General Plan: Residential Medium High (5.8-54 du/acre)
Zoning: RM/RH (Residential Medium-High Density)
Land Use: Single Family Residential (1 unit)

DISCUSSION/ANALYSIS:

Site Plan

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

The site plan illustrates that the applicant considered appropriate orientation of the buildings in relation to the surrounding parcels. Two units are proposed along the street frontage and two units are proposed at the rear of the development site. The front units are oriented toward the street and setback 27'-11" from the front property line, which is the average front yard setback on the block. These units are also separated by a decorative 12'-0" wide driveway consisting of interlocking pavers. The two units directly behind the front units are oriented towards the center of the lot, and are separated by a landscaped pedestrian walkway. Each unit contains a two-car garage that is accessed from the interior of the development. Therefore, the residential parking will not be visible from the public right-of-way.

As shown in the following table, the development meets or exceeds all zoning code requirements, in relation to density, building setbacks, building height, recreation space, and parking.

TABLE 1.0 DEVELOPMENT STANDARD COMPLIANCE REVIEW

Development Standard	Required	Proposed
Density (Lots < 15,000 SF, 1 du/2,500SF)	Maximum 5 units	4 units
Floor Area Ratio (FAR) (40% Dwelling Unit / 20% Accessory Structure)	Maximum 40% / 20%	40% / 13.25%
Front Setback (25 FT or Average Setback, whichever is greater)	27'-11"	27'-11"
Side Setback – First Story 10% of lot width (5ft min. – 15ft max.)	8'-0"	8'-0" (front units) 8'-4" (rear units)
Side Setback – Second Story	8'-0"	9'-0" (front units) 10'-2" (rear units)
Rear Setback	20'-0"	21'-4"
Building Height	27'-0"	24'-6"
Private Recreation Space 40% of gross dwelling unit floor area	520 SF (Front Units) 569 SF (Rear Units)	520 SF (Front Units) 1,086 SF (Rear Units)
Parking	2-car garage/dwelling	2-car garage/dwelling

Floor Plans/Building Elevations

Two floor plans are proposed. The front units have been designed with 1,301 square feet and contain four bedrooms and two and a half bathrooms. Each of the two rear units total 1,419 square feet and contain four bedrooms and two and a half bathrooms. Each unit has been designed with an attached two-car garage and sufficient area for laundry facilities.

The proposed homes will be Craftsman in style, and incorporate low-pitched hip and gable roofs, with unenclosed eave overhangs, exposed rafter tails, decorative braces, and partial-width porches at each front entry. The exteriors will be clad in a combination of stucco and 4" wide fiber-glass cement siding. The roof material will consist of a lightweight concrete roof tile (*Class "A" Concrete Roof Tile by Eagle Tile*) that simulates wood shake. Additional architectural details include divided light windows, a chimney with a decorative cap, and decorative porch supports consisting of decorative tapered columns resting on a concrete base that will be finished in stone veneer (*Edge Ledge Stone by Cultured Stone*). Two distinct complementary color palettes are proposed that incorporate a range of dark and light brown, tan, and grey color tones.

The site has been sensitively designed to minimize impacts on the neighboring properties. All windows on the second story are were placed carefully to address privacy and view shed impacts of the properties to the east and west as much as possible. Furthermore, greater second story side yard setbacks (10'-2" instead of 8'-0") are provided on the rear units. To ensure the development fits into the existing neighborhood context, the applicant designed the building height to match the height of the multifamily development adjacent to the east. Lastly, the applicant has provided a conceptual landscape plan that incorporates quality landscape materials which will be proportional to the size of the development. The plan contains three 36" box Carrotwood trees and seventeen 24" box trees (Sweet Bay, Southern Magnolias, and Strawberry Trees) in addition to a variety of plants, shrubs, and groundcover that will be planted throughout the site.

Tentative Tract Map (TTM)

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

Development Review Committee Advisory Review

As part of the Advisory Review by the Development Review Committee (DRC) meeting, Staff sent out a courtesy notice to property owners within 300 feet of the subject property. The courtesy notice was provided to further encourage and allow for public input regarding the project prior to any public hearings. At the DRC meeting held on February 15, 2017, two neighbors attended and expressed concerns regarding the two-story development. The main concern was the impact of privacy along the east property line. The applicant was able to confirm that the existing 6'-0" tall block wall will be maintained along the property line, and several mature trees will be planted for further buffer. It was also noted that all second floor windows that face side property lines were designed with a higher sill height, and will be placed a minimum of five feet above the second floor in an effort to reduce privacy impacts. It is staff's opinion that these design elements adequately mitigate potential privacy impacts.

Conclusion

The proposed development will result in four new homes that will be an attractive addition to the neighborhood and community. This area is zoned for multifamily development and there are several multifamily structures within this block of West Colorado Boulevard, many of which are two story structures. The property to the east is a planned unit development consisting of six two-story units, and the property to the north is developed with four two-story units. The new units will offer a Craftsman design and display various quality building materials to convey a sense of permanence in an existing multifamily residential neighborhood. The project meets all the development guidelines for this multifamily zoned property and the proposed development is fitting with the character of the neighborhood. Lastly, subdividing the land creates an opportunity for individual home ownership.

RECOMMENDATION: Staff and the Development Review Committee recommend approval of TTM74902/CUP2017-04 for a 4-unit Planned Unit Development. If the Planning Commission concurs with this recommendation then, following the public hearing, the appropriate actions would be:

1. Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, the Planning Commission in the exercise of its independent judgment finds that TTM74902/CUP2017-04 is categorically exempt from CEQA under Class 3.
2. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California, 91016.
3. The Planning Commission in the exercise of its independent judgment hereby makes the findings listed on attached Data Sheet No. 3 for TTM74902/CUP2017-04, which are incorporated herein by this reference.
4. The Planning Commission hereby recommends approval to the City Council of TTM74902/CUP2017-04, subject to the attached Planning Conditions on Data Sheet No. 1, Public Works Conditions on Data Sheet No. 2, and recommendations in the Staff Report, all of which are incorporated herein by this reference.

MOTION:

Recommend approval to the City Council of Tentative Tract Map No. TTM74902/Conditional Use Permit CUP2017-04 as presented in the Staff Report.



STANDARD CONDITIONS FOR MULTIPLE RESIDENTIAL DEVELOPMENT

Development of the subject property and operations on the site must remain in substantial conformance at all times with the request and application forms and plans for a Conditional Use Permit and Tentative Tract Map for a residential planned unit development, consisting of four (4) two-story, detached units on a 13,600 square foot lot submitted by the applicant, as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this conditional use permit.

DEVELOPMENT STANDARDS

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

within a 300' radius of the site. The cost of such notification shall be paid in advance by the Applicant.

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

LANDSCAPING

15. A Landscape and Irrigation Plan prepared by a Landscape Architect shall be submitted to the Planning Division for plan check showing the size, type, and location of all planting areas and shall incorporate the Tree Retention Plan and the following conditions of approval:
 - a. Landscaping shall be a combination of 24" and 36" box trees, shrubs, groundcover, and turf.
 - b. All landscaping shall be maintained by a permanent automatic irrigation sprinkler system.
 - c. Any unimproved City right-of-way contiguous with the property shall be landscaped by the Applicant and incorporated into the required landscape plan.

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

PARKING

17. All paved parking and driveway areas shall be surfaced with Portland cement concrete (3-1/2" minimum thickness) or approved alternative.
18. All driveway surface areas shall incorporate accent treatment throughout the design. Accent treatment shall include stamped concrete or other approved treatment.

CONSTRUCTION SITE REQUIREMENTS

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

GENERAL REQUIREMENTS

21. A draft copy of the Conditions, Covenants, and Restrictions (CC&R's) shall be provided in electronic form to the Planning Division for review. The CC&R's, acceptable in form and substance to the City Attorney, must meet the approval of the Planning Division Manager and City Engineer, and shall be recorded against each unit with the Los Angeles County Recorder's Office. No Certificate of Occupancy will be issued by the City until the CC&R's are approved and recorded. The CC&R's shall include that a homeowner's fee be collected by the Board of Governors of the Homeowners Association (HOA) for maintenance of the front yard and common landscaping, walls/fences, the driveway, and all exterior finishes and roofing. Additionally, the CCR's shall incorporate all of the provisions listed in MMC §17.44.050(C)(4)(a) as well as provisions imposing and enforcing the following conditions of approval:
- a. The CC&R's shall not be modified or revoked without the prior written approval of the City of Monrovia.
 - b. All trees indicated on the approved Landscape and Irrigation Plan and/or Tree Retention Plan shall be retained. Removal of any trees requires the approval of the Planning Division Manager.

- c. Garages shall be used for the storage of vehicles only and shall not be converted for livable, recreational or storage usage in a way that would prohibit its primary use as a two-car garage.
 - d. Maintenance of common landscaping and irrigation includes all areas not in enclosed private yard areas.
 - e. Trash cans shall be stored in private yard areas.
22. In addition to Planning (Data Sheet No. 1) and Public Works (Data Sheet No. 2) conditions of approval the Applicant shall also comply with all requirements of the Monrovia Municipal Code, Building Division and Fire Department that are directly applicable to the project.
23. Any violation of these conditions of approval or the Monrovia Municipal Code may be subject to the Administrative Fine Ordinance, other available remedies and/or revocation or modification of this permit at the discretion of the City Attorney and City Prosecutor.
24. The Applicant shall, within 30 days after approval by the Planning Commission, submit to the Community Development Department his/her written consent to all of the conditions of approval contained in Data Sheet Numbers 1 and 2. The Conditional Use Permit CUP2017-04 and Tentative Tract Map TTM74902 shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.
25. The Final Map for the proposed subdivision shown on this Tentative Tract Map No. 74902 must satisfy the requirements of Section 16.16.010 et seq. of the Monrovia Municipal Code and be filed with and deemed a complete filing by the City Engineer, and the use or development to which the Conditional Use Permit applies must begin, within twenty-four months after the Tentative Map was conditionally approved, or TTM74902 and CUP2017-04 will expire without further action by the City.
26. All of the above conditions shall be complied with prior to issuance of the Certificate of Occupancy, unless an earlier compliance period is specified as part of a condition.
27. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning these permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses (including, but not limited to, interest, attorneys' fees and expert witness fees), or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding in accordance with the Subdivision Map Act.



DATA SHEET 2

Public Works Conditions

CUP2017-04
TTM74902

902 West Colorado Avenue

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

Engineering Conditions

- 1) Prior to any development, the Applicant shall provide the following:
 - a) Final Tract Map for the subdivision of the 5 parcels
 - i) The Applicant shall submit a Final Tract Map (FM) as required by the City's Municipal Code, Chapter 16 – Subdivisions and all conditions of the Planned Unit Development (PUD)
 - ii) Prior to filing the Final Map with the Department of Public Services, the Applicant shall provide a current title report (Tract Map Guarantee) for the project site located in the City of Monrovia. The title report and guarantee is required and such documents shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders and supporting documents accompanying the title report.
 - iii) All easements and dedications shown on the approved tentative tract map and those not shown but to be recorded, such as: Covenants, Conditions & Restrictions (CC&Rs) must be accounted for at the time of the Final Map approval along with the establishment of the ownership of lot 5.
 - iv) A Final Map prepared by or under the direction of a Licensed Land Surveyor or Licensed Civil Engineer legally authorized to practice land surveying in the State of California must be filed in the Department of Public Services for review and approval and processed through the City Engineer prior to being filed with the Los Angeles County Recorder.
 - v) Prior to filing the Final Map with the Department of Public Services for review and approval, the Applicant's surveyor or engineer shall set durable monuments to the satisfaction of the City Engineer in conformance with Section 66495 of Subdivision Map Act.
 - vi) Improvement plans and an engineer's estimate of the improvements, using the departments approved unit rates, along with the necessary letters of credit, cash and/or bonds to secure the construction of all public improvements shall be submitted and approved by the City Engineer prior to the recordation of the Final Map. No security or bond will be released in partial amounts. When the project has been completed in full, the final punch list is complete, and the notice of completion filed with the appeal time frames expired, then and only then, will the bonds will be release with a formal request to the City Engineer, and processed though the City Clerk Office.

vii) Prior to filing the Final Map for recordation the developer shall execute a subdivider agreement with the City of Monrovia and shall adhere to the requirements of this subdivision agreement including a 10% warranty bond for a period of 3 years from the date of completion and acceptance.

viii) Prior to filing the Final Map with the Department of Public Services for review and approval, the Applicant shall provide street improvements adjacent to the proposed land division to the satisfaction of the City Engineer. Improvements shall include, but are not limited to, driveway modifications, new driveways, removal of abandoned driveways, sidewalk improvements, ADA improvements, replacement of damaged curb and gutter, and street resurfacing and/or slurry seal of street pavement within the boundary of the dedicated Right-of-Way property as directed by the Engineer.

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

i) Submit existing site plan, topographic map of the project site, grading, drainage and utility plan to Public Services Department for review and approval. The plans shall indicate existing and proposed structures, miscellaneous facilities if applicable and all utilities applicable within the project site. The plans shall be prepared on a 24" x 36" sheets with City standard title block stamped and signed by a Registered Professional Civil Engineer in the State of California. The submittal of the plans shall include: a hydrology report, a geotechnical report, required design calculations, a cost estimate, a plan check fee, and an inspection fee. The final submittal for final approval shall include a mylar of the approved grading, drainage and utility plans. The applicant shall use the assigned drawing number G-895 for this project. Partial or incomplete submittals will not be accepted.

ii) All site plans, grading plans, drainage plans and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.

c) Water Improvements

i) The Applicant shall install water service to Monrovia's water system to serve the entire development for domestic and fire usage within the City of Monrovia to the specifications of the City Engineer.

d) Waste Water Improvements

i) The Applicant shall install sanitary sewers to Monrovia's sewer system to serve the entire development within the City of Monrovia to the specifications of the City Engineer.

e) Geotechnical Investigation and Report

i) Prior to issuance of a grading permit or encroachment permit, Applicant shall provide geotechnical report that addresses earthwork and foundation recommendations, including but not limited to, earthwork, retaining walls and foundation construction adjacent to the existing structures located on the property, pavement structural sections and recommendations. The geotechnical report shall include data regarding the nature, distribution and strengths of existing soils, conclusions and recommendations for grading procedures, design criteria for and identified corrective measures, and opinions and recommendations regarding existing conditions and proposed grading. The report shall also include subsurface geology of the site, degree

of seismic hazard if any, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, opinions and recommended design criteria to mitigate any identified geologic hazards including locations of surface and subsurface fault lines in the area as applicable.

f) Hydrology Report and Hydraulic Calculations

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

g) Grading Plan

- i) Grading plan shall conform to MMC Chapter 15.28 and be prepared on a 24" x 36" sheets with City title block. Required improvements may be shown on the grading plan along with site drainage.
- ii) Applicant shall provide an analysis and construct required infiltration and/or treatment of storm water from impervious surfaces prior to reaching direct connections leading to the main storm drainage system.
- iii) All required mitigation measures identified in the soils engineer's and geologist's reports shall be incorporated into the grading/drainage plans and a made a part thereof.
- iv) The lot shall mitigate its own drainage and thereby not impacting off-site drainage structures.
- v) Grading plan to provide a scaled detail section at each property line where the project is in cut or fill greater than 0.5 feet. Provide in relation to the adjacent property existing conditions: set back dimensions, retaining wall dimensions and encroachments, ground and finish surface elevations, cut and fill slopes including code setbacks, and direction of flow indicators.

h) Utility Coordination Plan

- i) Applicant shall submit a utility plan showing all proposed utility cuts for services such as Water, Sewer, Fire Department Stand Pipe, Gas, Edison, Telephone, Cable TV, etc. The Utility plan shall be submitted and approved prior to issuance of grading permits. Private utility plans including sewer, water, gas, including all abandoned, or to be removed facilities, etc. for the proposed development shall be submitted for review and approval by the City Engineer. Pay all applicable fees for Engineering Division services for issuance of Public Works permits.

i) Off-site Street Improvement Plans

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

requirements shall be satisfied by the Applicant. These conditions apply on public right-of-way along property frontage.

- iii) All work such as but not limited to demolition, construction and improvements within the public right-of-way shall be subject to review and approval of the Public Services Department, and will require construction and encroachment permit from the City's Public Services Department, prior to start of any construction. All work within the public right-of-way shall be in accordance with applicable standards of the City of Monrovia, Standard Specifications for Public Works Construction ("Green Book", latest edition) and the Manual on Uniform Traffic Control Devices (MUTCD, latest edition), and further that construction equipment ingress and egress be controlled by a plan approved by the City Engineer.
 - iv) Applicant shall obtain applicable permits for all work to be done within the public right-of-way from the Public Services Department and shall pay all applicable fees for Engineering Division services such as plan check fee and construction inspection fee as applicable.
 - v) The City requires the restoration of the existing pavement after utility installation. Restoration is required from the outer limits of the area covering and encompassing all the utility cuts as shown on the plans, but actual limits shall be determined out in the field by City Engineer. Restoration of asphalt pavement may be up to 2-inch pavement grind and 2-inch asphalt overlay and slurry seal type II
- j) Off-site Utility Extension/Connection Plans
- i) Applicant shall connect all buildings to the public sewer. The sewer is to be constructed in the common driveways through new lateral(s) (sized per the feasibility study and engineered calculation, minimum 6 inches) with clean-out(s) at property line per City standard drawing S-215 and S-225. Cap off all abandoned laterals at the connection point from the main line to the satisfaction of the City Engineer. Indicate on the Site/Utility Plan the work to be done by the Applicant
 - ii) The Applicant shall comply with the requirements of MMC Section 13.12.015 Non-Storm Water Discharges, Section 13.12.02 Deposit or Discharge of Specified Substances Prohibited, Section 13.12.030 Grease Traps Required and Section 13.12.040 Maintenance of Sewer Laterals. All sewer laterals shall be maintained by the owner of the property served by such lateral in a safe and sanitary operating condition so that there is no seepage of waste at any point up to and including the junction of the sewer lateral and sewer main so that passage of waste through the lateral to the sewer main is free from stoppage and obstruction; all devices and safeguards required for the operation of sewer laterals shall be maintained in good working order. The Applicant shall provide the Department of Public Services a copy of a closed circuit television inspection report of the condition of the existing sewer lateral. If the sewer lateral needs repair, it shall be completed to the satisfaction of the City Engineer prior to commencement of the applicant's operation or prior to issuance of certificate of occupancy.

A CCTV video of the existing/proposed sewer lateral connecting to the City mainline is required for the project; a copy of the video shall be submitted to Public Services. Prior to CCTV please notify the Department of Public Works requesting to have the Public Works Inspector on-site to witness the inspection.

k) Environmental Conditions

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

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

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

l) Demolition of Existing Structures

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



DATA SHEET 3

Findings

Tentative Tract Map No. 74902
Conditional Use Permit CUP2017-04

902 West Colorado Boulevard

TENTATIVE TRACT MAP

As required by Sections 66473.5 & 66474 of the California Government Code, the decision for approving Tentative Tract Map No. TTM74902 for a 4-unit Planned Unit Development located at 902 West Colorado Boulevard is based on the following findings:

- A. That the tentative tract map subdividing the existing 13,600 square feet of land area for the development of four detached units, together with the provisions for the subdivision's design and improvement, are consistent with the General Plan and satisfy the requirements of the Map Act and of the Municipal Code. *This project will be consistent with the General Plan in that it meets the requirements of the current General Plan land use designation for the property. The RM/RM (Residential Medium-High Density) zoning allows for up to one dwelling unit per 2,500 square feet of lot area. The property's zoning would allow for up to five detached units, and applicant is proposing four units that meet all the Zoning Code development standards. The project is also consistent with Policy 1.6 of the Land Use Element that promotes a variety of housing types ranging in size, density, and price. The increase in the intensity of the land use from its current use will not be significant; thus it is compatible with the objective policies, general land uses and the programs specified in the General Plan. This project will conform to the Municipal Code standards for multifamily residential developments.*

- B. That the site is physically suitable for this type of development. *The size of the subject lot allows for the lot to be subdivided and developed with a new residential planned unit development project without creating detrimental visual or privacy impacts. The lot size and dimensions exceed the minimum RM/RH zoning requirements outlined in the Monrovia Municipal Code. The lot measures 80 feet wide and 170 feet deep, resulting in a total lot area of 13,600 square feet. The parcel will allow for the development of four residential units, each with an attached garage. The site has been sensitively designed to minimize impacts on the neighboring properties. All windows on the second story are were placed carefully to address privacy and view shed impacts of the properties to the east and west as much as possible. An existing 6'-0" tall block wall will be maintained along the property line, and several mature trees will be planted for further buffer. Lastly, all second floor windows that face side property lines were designed with a higher sill height, and will be placed a minimum of five feet above the second floor in an effort to reduce privacy impacts.*

- C. That the site is physically suitable for the proposed density of development, specifically the 13,600 square foot parcel is zoned RM/RH (Residential Medium-High Density), and is being developed within the maximum density and floor area ratio thresholds of the Zoning Ordinance. *The proposed development will meet or exceed*

all of the development standards of the Zoning Ordinance and no variances are requested for the proposed improvements.

- D. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat *in that the property is currently developed with a primary residence (902 West Colorado Boulevard) that was built in 1920, and a duplex (902A and 902B West Colorado Boulevard) and two-car carport with an attached ancillary room that were built in 1948. The land surrounding the site is also developed with a variety of residential uses ranging from single-family units to multifamily units. Therefore, the proposed subdivision and the proposed site improvements are not likely to cause substantial damage to the environment.*

- E. The design of the subdivision and the type of improvements are not likely to cause serious public health problems, as it will comply with all City design and safety standards, including fire suppression requirements. *The project plans have been routed for preliminary plan check by the Public Works Division and Fire Department. Condition of Approval No. 22 requires that project to comply with the Monrovia Municipal Code, Building Division and Fire Department standards and regulations that are directly related to the project. The City Engineer has reviewed this proposed subdivision relative to the adjacent right-of-way. Access to the site is proposed to be taken from West Colorado Boulevard. Based on the City Engineer's review, it is determined that the design and construction of the project would preserve public safety and provide adequate access and circulation for vehicular and pedestrian traffic. All necessary public improvements will be made prior to the proposed construction.*

- F. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, *as the public sidewalk incorporated into the design will continue to provide access to the public along that right-of-way, and the City is unaware of any other such easements that exist on the property.*

- G. The City has considered the effect of the subdivision on the housing needs of the region in which the City is situated, and balanced those needs against the public service needs of its residents and available fiscal and environmental resources. *The proposed development will not significantly increase the demands on available fiscal and environmental resources. The housing needs will be improved in the region by the addition of one more unit. Lastly, by subdividing the land, the opportunity for individual home ownership becomes a possibility.*

- H. The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements of the Regional Water Quality Control Board. *The City Engineer has reviewed the proposed subdivision. All necessary public improvements will be made prior to the proposed construction.*

CONDITIONAL USE PERMIT

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. CUP2017-04 for the development of a 4-unit Planned Unit Development (PUD) located at 902 West Colorado Boulevard is based on the following findings:

- A. The project site is adequate in size, shape and topography for the development of four units. *The site has sufficient width, depth and lot area to accommodate this type of development. The site is rectangular and relatively flat and of sufficient size to accommodate the proposed four unit PUD.*
- B. The project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by this 4-unit development. *The project will be accessed by one ingress and egress access driveway onto West Colorado Boulevard. The project provides the required residential parking spaces.*
- C. The 4-unit PUD will be compatible with the General Plan and will not adversely impact the objectives of the General Plan, *specifically the Residential Medium High designation allows a density of up to five detached units on this 13,600 square foot site.*
- D. The 4-unit PUD will comply with the applicable provisions of the Zoning Ordinance. *The projected is zoned RM/RH (Residential Medium – High Density) and is being developed with less than the maximum density of 1 unit per 2,500 square feet of lot area that is permitted for the project site under the Monrovia Municipal Code. All development guidelines including setbacks, recreation space, perimeter walls, and parking requirements are being met.*
- E. The proposed location of the 4-unit PUD and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity, *as the site will be upgraded to include new landscaping, perimeter walls, and architectural amenities. It is on a residential block developed with both single and multi-family residences. The development is consistent with the existing development patterns in the vicinity. There are several multifamily structures within this block of West Colorado Boulevard, many of which are two story structures. The new units will offer a Craftsman design and an application of various quality building materials to convey a sense of permanence in an existing multifamily residential neighborhood.*
- F. The proposed project will not result in the demolition of a residential structure built prior to January 1, 1940, with architectural or know historic value. *The property is currently developed with a primary residence (902 West Colorado Boulevard) that was built in 1920, and a duplex (902A and 902B West Colorado Boulevard) and two-car carport with an attached ancillary room that were built in 1948. Given that the existing residential structures were built within the historic period (50 years of age or older) and are proposed for demolition to make way for new development, the applicant was required to submit a professional historic assessment to*

determine if the property meets the criteria for listing in the California Register of Historical Resources or the local landmark criteria and is not a “historic resource” for the purposes of the California Environmental Quality Act. The assessment and Department of Parks and Recreation (DPR) Form prepared by LSA Associates, Inc. (LSA), found that the existing multifamily development does not have architectural or known historic value. The DPR was formally approved with a California Historic Status Code of 6Z, a status code that is assigned to properties that do not meet any of the criteria required for landmark designation, by the Historic Preservation Commission on January 25, 2017.

PLANNED UNIT DEVELOPMENT

As required by Section 17.44.050 of the Monrovia Municipal Code, the approval of the 4-unit PUD located at 902 West Colorado Boulevard is based upon the following findings:

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



DATA SHEET 4

Surrounding Land Uses

TTM74902/CUP2017-04

902 West Colorado Boulevard

Property Description:

The property is located on the south side of West Colorado Boulevard between South Fifth Avenue and South Madison Avenue. The lot measures 80 feet wide and 170 feet deep, resulting in a total lot area of 13,600 square feet. The property is currently developed with a primary residence (902 West Colorado Boulevard) that was built in 1920, and a duplex (902A and 902B West Colorado Boulevard) and two-car carport with an attached ancillary room that were built in 1948.

Zoning

Subject site:

RM/RH (Residential Medium-High Density)

Surrounding pattern:

north: RM 2500 (Residential Medium 2500)

south: RM/RH (Residential Medium-High Density)

east: RM/RH (Residential Medium-High Density)

west: RM/RH (Residential Medium-High Density)

Land Use

Subject site:

Multi-Family Residential

Surrounding pattern:

north: Multi-Family Residential

south: Single-Family Residential and Multi-Family Residential

east: Multi-Family Residential

west: Single-Family Residential

Environmental Determination:

Categorical Exemption Class 3

Applicable Ordinance Regulations:

- MMC 17.52.020 Planning Commission Authority for Conditional Use Permits.
- MMC 17.44.050 Condominiums and Planned Developments.
- MMC 16.12 Tentative Maps

PREPARED BY:

JACK LEE
CAL LAND ENGINEERING, INC.
576 E LAMBERT RD
BREA, CA 92821
TEL: (714) 671-1050
FAX: (714) 671-1090

OWNER:

BOWDEN DEVELOPMENT, INC.
CONTACT: TODD BOWDEN
212 W. FOOTHILL BLVD.,
MONROVIA, CA 91016
TEL: 626-303-7917

BENCHMARK:

FOUND SEWER MANHOLE AT INTERSECTION OF
MADISON AVENUE AND COLORADO BLVD.
ELEVATION: 491.06'

EARTHWORK QUANTITIES

CUT: 50 CY
FILL: 50 CY
EXPORT: 0 CY

BASIS OF BEARINGS:

CENTER LINE OF COLORADO BLVD.
BEARING AT N89°59'07"E

NOTES:

PRESENT ZONE: RM 2500
PROPOSED ZONE: R-3/U
NO OF EXISTING LOTS: 1
NO OF PROPOSED LOTS: 5
NO. OF STORIES: 2
NO. OF PARKINGS: 8 (RESIDENT)
SEWERAGE DISPOSAL: BY GRANTY SEWER PIPES TO STREET MAIN
LAND SIZE = 13,600 SF = 0.312 AC
IMPERVIOUS AREA = 8,100 SF
APN: 8506-025-029

LOT COVERAGE:
LOT 1: 1,665.70 SF
LOT 2: 2,451.38 SF
LOT 3: 1,655.36 SF
LOT 4: 2,451.76 SF
LOT 5: 5,375.80 SF
TOTAL: 13,600.00 SF

PROJECT DATA:

PROJECT: 4-UNIT P.U.D.
LOT SIZE: 13,600 SQ. FT.
APN: 8506-025-029
ZONING: RM/RH (RM 2500)

A. PROPOSED USE: R-3/U
OCCUPANCY GROUP: 2-STORY
BUILDING STORY: V/V W/AUTOMATIC SPRINKLER
TYPE OF CONSTRUCTION: SYSTEM THROUGHOUT

B. FLOOR AREA SUMMARY

ADDRESS	BUILDING (TYPE)	1ST FLR (SQ.FT.)	2ND FLR (SQ.FT.)	LVING (SQ.FT.)	PORCH (SQ.FT.)	GARAGE (SQ.FT.)
LOT 1	A	561	720	1,301	94	434
LOT 2	B	569	850	1,419	40	467
LOT 3	REVERSE A	561	720	1,301	94	434
LOT 4	REVERSE B	569	850	1,419	40	467
TOTAL:		5,440	5,440	5,440	268	1,802

DENSITY: 13,600/2,500 = 5.0 UNIT
PARKING: 2-CAR GARAGE/UNIT
5,440/13,600 = 40.00%
ACCESSORY BLDG. F.A.R. (MAX. 20%): 1,802/13,600 = 13.25%
OPEN SPACE REQUIREMENT (40% MIN. OF LIVING AREA):

ADDRESS	REQUIRED	PROVIDED
LOT 1	1,301 X 40% = 520 SQ. FT.	520 SQ. FT.
LOT 2	1,423 X 40% = 569 SQ. FT.	1,086 SQ. FT.
LOT 3	1,301 X 40% = 520 SQ. FT.	520 SQ. FT.
LOT 4	1,423 X 40% = 569 SQ. FT.	1,086 SQ. FT.

TENTATIVE TRACT MAP NUMBER 74902
LOCATED IN THE CITY OF MONROVIA
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LOT 2 AND A PORTION OF LOT 1 OF TRACT 8656, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 105, PAGE 56, OF MAPS, IN THE COUNTY
RECORDER OFFICE OF SAID COUNTY.

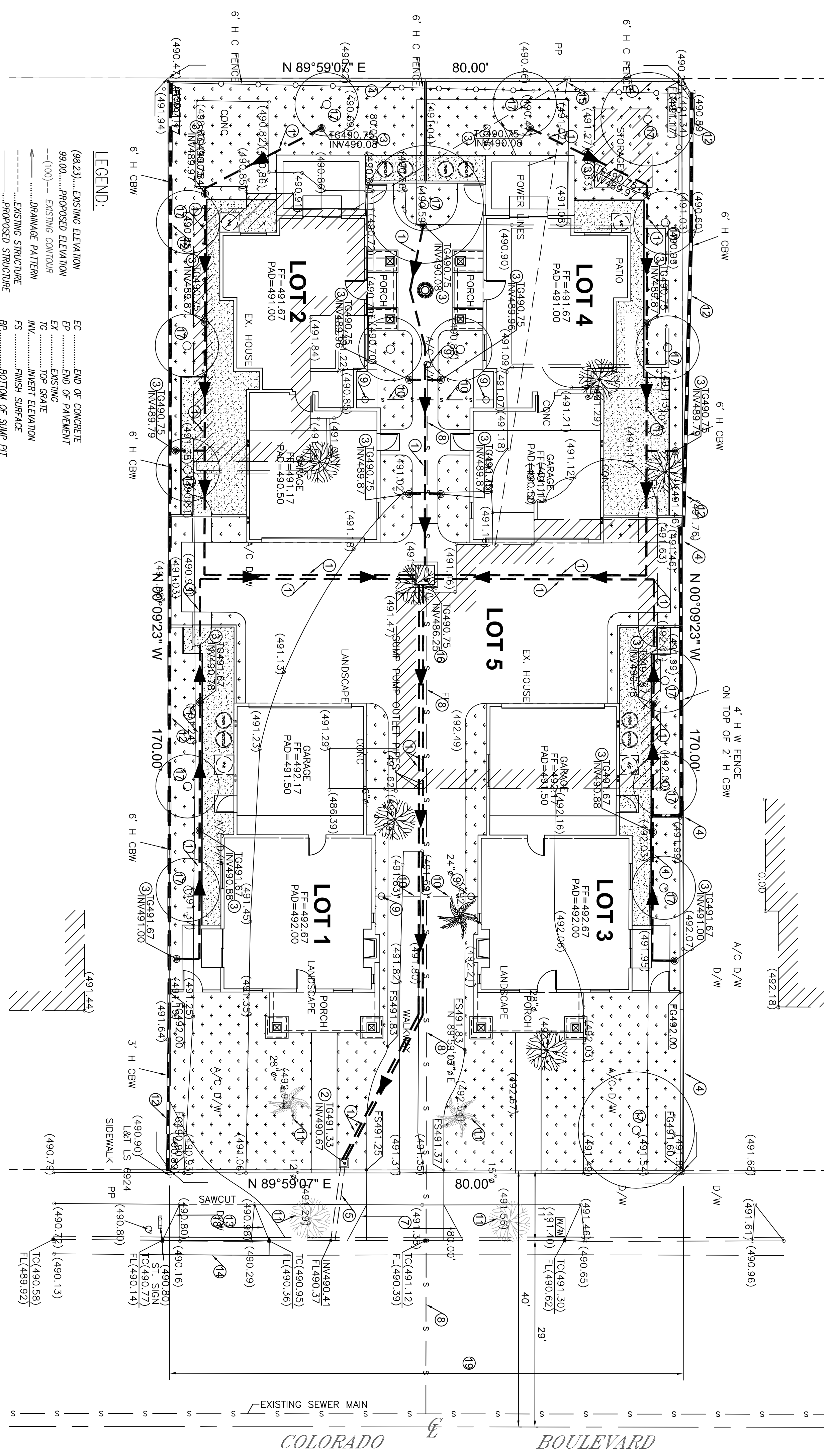
APN: 8506-025-029

FOR PUD PURPOSES

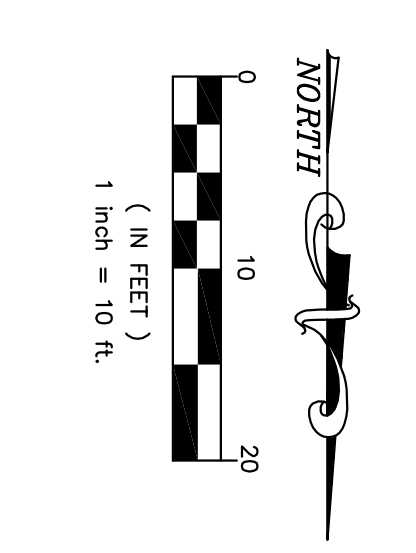
- NOTES:
- PROPOSED 4" PVC DRAIN PIPE
 - PROPOSED 12"x12" CONCRETE CATCH BASIN
 - PROPOSED 4" AREA DRAIN
 - PROPOSED BLOCK WALL
 - PROPOSED PARKWAY DRAIN PER SPRING STD 151-2
 - PROTECT-IN-PLACE EXISTING WALL
 - PROPOSED DRIVEWAY APRON PER CITY STD 305
 - PROPOSED SEWER LATERAL PER CITY STD 215
 - PROPOSED SEWER CLEANOUT
 - PROPOSED SEWER HOUSE CONNECTION
 - PROTECT-IN-PLACE EXISTING TREE
 - PROTECT-IN-PLACE EXISTING WALL
 - REMOVE EXISTING DRIVEWAY
 - PROPOSED CURB & GUTTER PER DETAIL 300
 - PROTECT-IN-PLACE EXISTING POLE
 - PROPOSED TWO 1.5HP - SUMP PUMPS IN A PT
 - PROPOSED TREE
 - PROPOSED SIDEWALK PER CITY STD 300
 - REMOVE AND REPLACE ANY SIDEWALK THAT DOES NOT CONFORM TO THE ADA STANDARDS

TREE NOTE:
REMOVE ALL EXISTING TREES
UNLESS OTHERWISE SHOWN IN
THIS PLAN

LID NOTE:
BEING A PROJECT THAT HAS LESS THAN 5 UNITS, HAS LESS THAN 10,000
SF OF IMPERVIOUS SURFACE AND OF SINGLE-FAMILY LAYOUT, THE PROJECT
IS EXEMPT FROM THE CITY'S LID ORDINANCE.



- LEGEND:
- FC.....END OF CONCRETE
 - EP.....END OF PAVEMENT
 - EX.....EXISTING
 - TG.....TOP GRADE
 - INV.....INVERT ELEVATION
 - FS.....FINISH SURFACE
 - BR.....BOTTOM OF SWAMP PIT
 - TC.....TOP OF CURB
 - FL.....FLOW LINE
 - F.G.....FINISH GRADE
 - F.F.....FINISH FLOOR
 - FF.....TOP OF CURB
 - TC.....DAILY LINE
 - HP.....HIGH POINT
 - EP.....EXISTING ELEVATION
 - 99.00.....PROPOSED ELEVATION
 - (100).....EXISTING CONTOUR
 -DRAINAGE PATTERN
 -PROPOSED STRUCTURE
 -EXISTING R/W LINE
 -PROPOSED SEWER
 -FIRE HYDRANT
 -CATCH BASIN
 -RIDGE LINE
 -PLANTER
 - B/W.....BACK OF SIDEWALK
 -PROPOSED TREE



REGISTERED PROFESSIONAL ENGINEER
Jack Lee
No. 48970
Exp. 3-31-19
CIVIL
STATE OF CALIFORNIA

PREPARED FOR:
4-UNIT PUD
902 W. COLORADO BLVD.,
MONROVIA, CA 91016

DRAWN: RR
CHECKED:
DATE: 4-24-2017
JOB NO.: 16-220-002
SCALE: 1"=10'

RELEASED
REVISIONS

RELEASED
REVISIONS

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REVISIONS

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REVISIONS

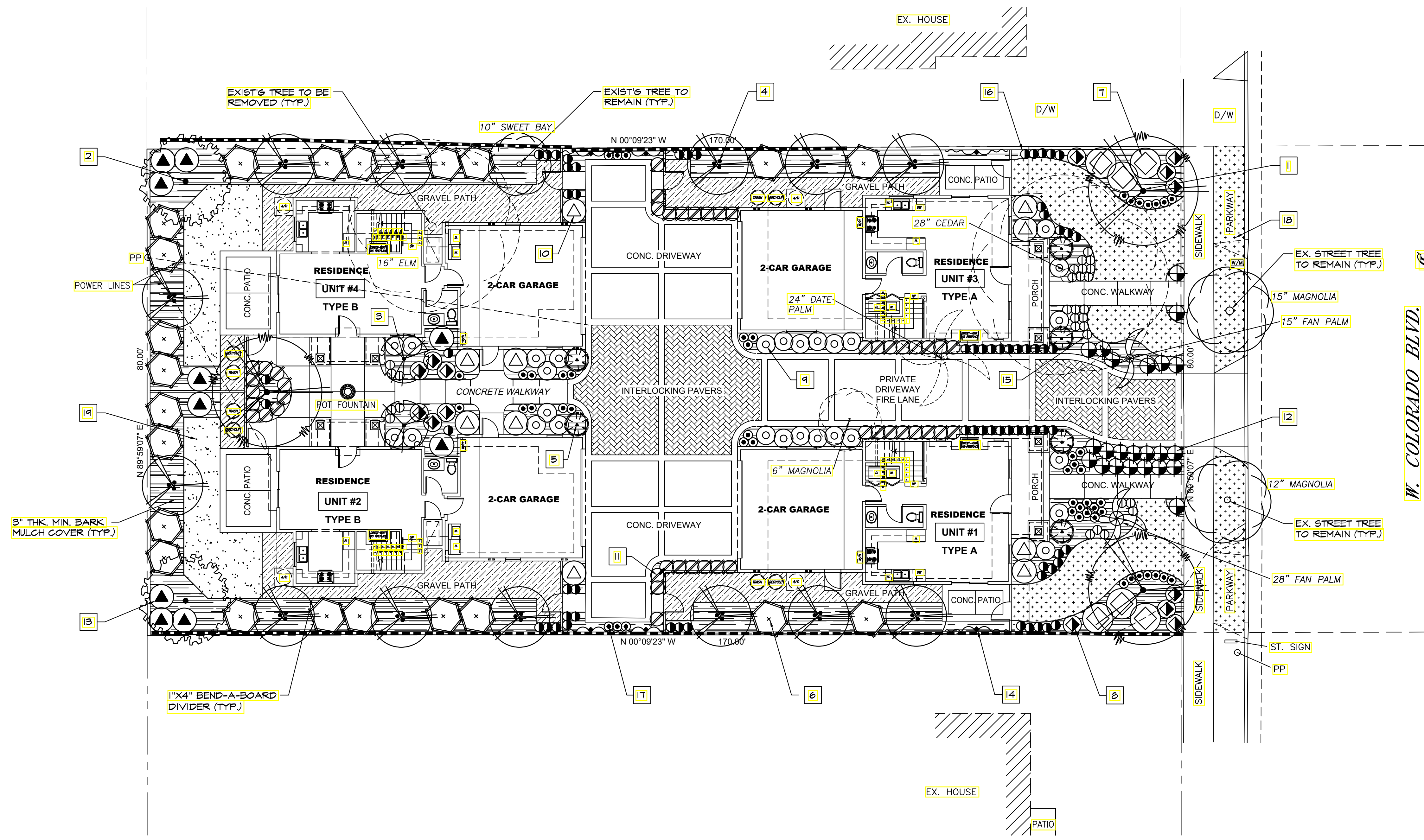
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REVISIONS

CAL LAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 • FAX: (714) 671-1090



CONCEPTUAL LANDSCAPE PLAN

SCALE : 1" = 10'-0"



PLANT LEGEND

SYMBOL	ITEM NO.	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	TYPE	WATER USE
	1	CUPANIOPSIS ANACARDIODES	CARROTWOOD	36" BOX	3	TREE	M
	2	ARBUTUS MARINA	STRAWBERRY TREE	24" BOX	2	TREE	L
	3	MAGNOLIA GRANDIFLORA SOUTHERN CHARM	TEDDY BEAR SOUTHERN MAGNOLIA	24" BOX	2	TREE	M
	4	LAURUS NOBILIS	SWEET BAY	24" BOX	13	TREE	L
	5	JUNIPERUS CHINENSIS HETZII COLUMNARIS	GREEN COLUMNAR JUNIPER	15 GAL.	6	SHRUB (SPIRAL FORM)	M
	6	PRUNUS CAROLINIANA MONUS	BRIGHT 'N TIGHT CAROLINA LAUREL	15 GAL.	22	SHRUB	M
	7	CISTUS X PULVERULENTUS 'SUNSET'	MAGENTA ROCK ROSE	15 GAL.	6	SHRUB	L
	8	LAVANDULA DENTATA	FRENCH LAVENDER	5 GAL.	14	SHRUB	L
	9	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAATHORN	5 GAL.	28	SHRUB	M
	10	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL.	10	SHRUB	L

SYMBOL	ITEM NO.	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	TYPE	WATER USE
	11	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'	GREEN BEAUTY BOXWOOD	5 GAL.	45	SHRUB	M
	12	ROSA HYBRID 'MEIDLAND'	MEIDLAND ROSE	5 GAL.	23	SHRUB	M
	13	CEANOTHUS & HORIZONTALIS 'DIAMOND HEIGHTS'	VARIEGATED CARMEL CREEPER	5 GAL.	10	SHRUB	L
	14	MACFADYENA UNGUIS-CATI	CAT'S CLAW	5 GAL.	6	VINE	L
	15	AGAPANTHUS AFRICANUS 'BLUE LILY OF THE NILE'	BLUE LILY OF THE NILE	1 GAL.	24	GROUND COVER	M
	16	HEMEROCALLIS HYBRID 'STELLA DE ORO'	STELLA DE ORO DWARF DAYLILY	1 GAL.	64	GROUND COVER	M
	17	PELARGONIUM PELTATUM	IVY GERANIUM	1 GAL.	51	GROUND COVER	M
	18	DYMONDIA MARGARETAE	SILVER CARPET	FLATS	10'0.0'	GROUND COVER	L
	19	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOD	486 S.F.	LAWN	WST

EXISTING TREE LEGEND

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

NOTES:

1. TOTAL LANDSCAPE AREA: 5,500 S.F.
2. EXISTING TREES INDICATE TO REMAIN SHALL BE PRESERVED & PROTECTED DURING THE COURSE OF CONSTRUCTION.
3. PROVIDE ROOT BARRIERS ON ALL TREES WITHIN 5 FEET OF ALL PAVED AREAS AND FOUNDATIONS.
4. CONTRACTOR/ DEVELOPER TO MAINTAIN ALL PRIVATE YARDS WITHOUT ANY NEEDS OR DEBRIS BEFORE THE UNIT SOLD.
5. CITY TO APPROVE PLANTING MATERIALS PRIOR TO INSTALLATION.
6. CONTRACTOR TO VERIFY WITH CITY PLANNING DIVISION AND PARK DIVISION MANAGERS FOR STREET TREES PLANTING REQUIREMENT.
7. NO EXISTING OAK TREES ON SITE OR OFF SITE.
8. ROOT BARRIERS SHALL BE PROVIDED ON ALL TREES WITHIN 5 FEET OF ALL PAVED AREAS AND FOUNDATIONS.
9. ALL PAVING AREAS SHALL BE KEPT CLEAN AND FREE OF DUST, MUD, OR TRASH.
10. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND HEALTHY CONDITION.
11. SHREDDED WOOD CHIPS 1"-3" LENGTH, 3/8"-5/8" DIAMETER- 3 INCHES THICK MIN., DISPENSER EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT TURF AREA.

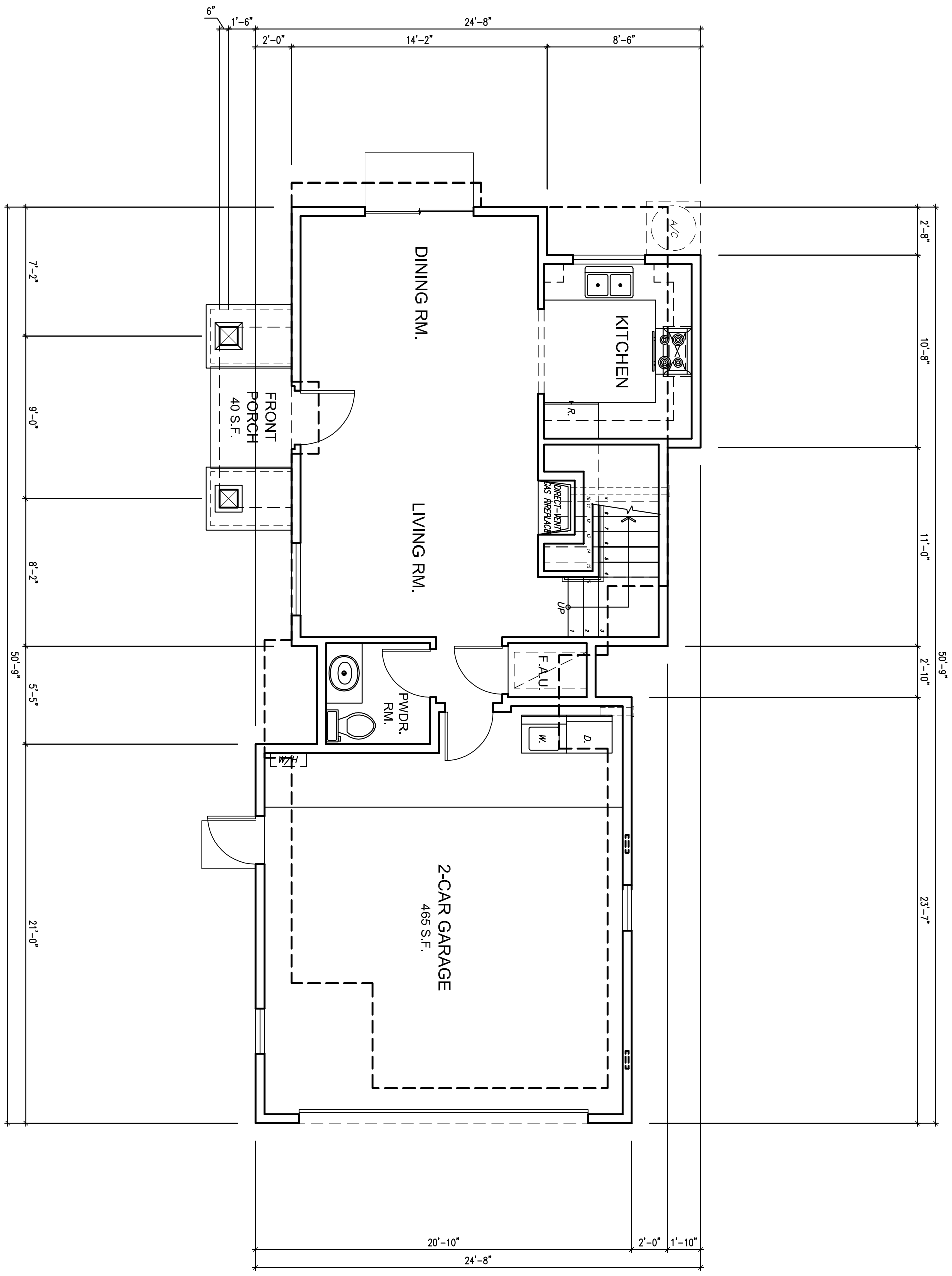
REVISIONS	
DATE	NO

CONSULTANT LANDSCAPE ARCHITECT, LIC. # 3109
BEN LUNDGREN & ASSOCIATES
 2605 FAIRFIELD PL.
 SAN MARINO, CA 91108
 TEL: 626-535-9544 FAX: 626-535-9534

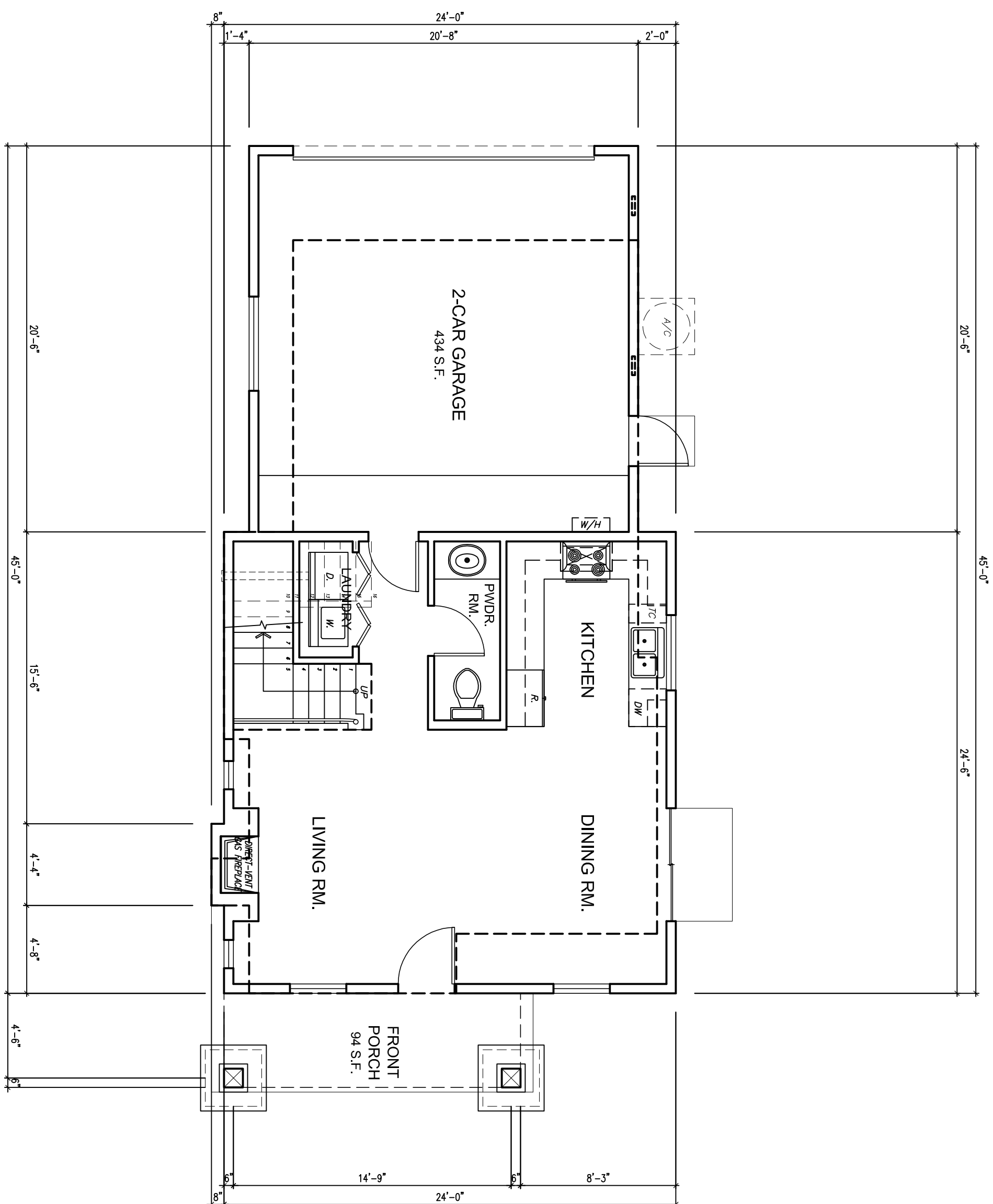
Prepared by
TERRY LEE DESIGN GROUP
 220 W. LESLIE DR.
 SAN GABRIEL, CA 91775
 TEL: 626-285-6522 FAX: 626-285-6479

Project
4-UNIT P.U.D.
 902 W. COLORADO BLVD.
 MONROVIA, CA 91016
 Assessor's ID No. 8506-025-029

Sheet Title	CONCEPTUAL LANDSCAPE PLAN
Date	10-18-16
Scale	1"=10'-0"
Drawn	T.L.
Job	101816
Sheet	L-1



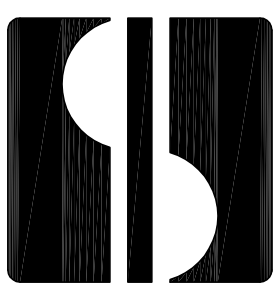
FIRST FLOOR PLAN UNIT #2- BLDG. B
 SCALE: 3/16" = 1'-0" 569 SQ. FT.
 UNIT #4- BLDG. B
 REVERSED



FIRST FLOOR PLAN UNIT #1- BLDG. A
 SCALE: 3/16" = 1'-0" 581 SQ. FT.
 UNIT #3- BLDG. A
 REVERSED

REVISIONS	
DATE	NO

Stamp

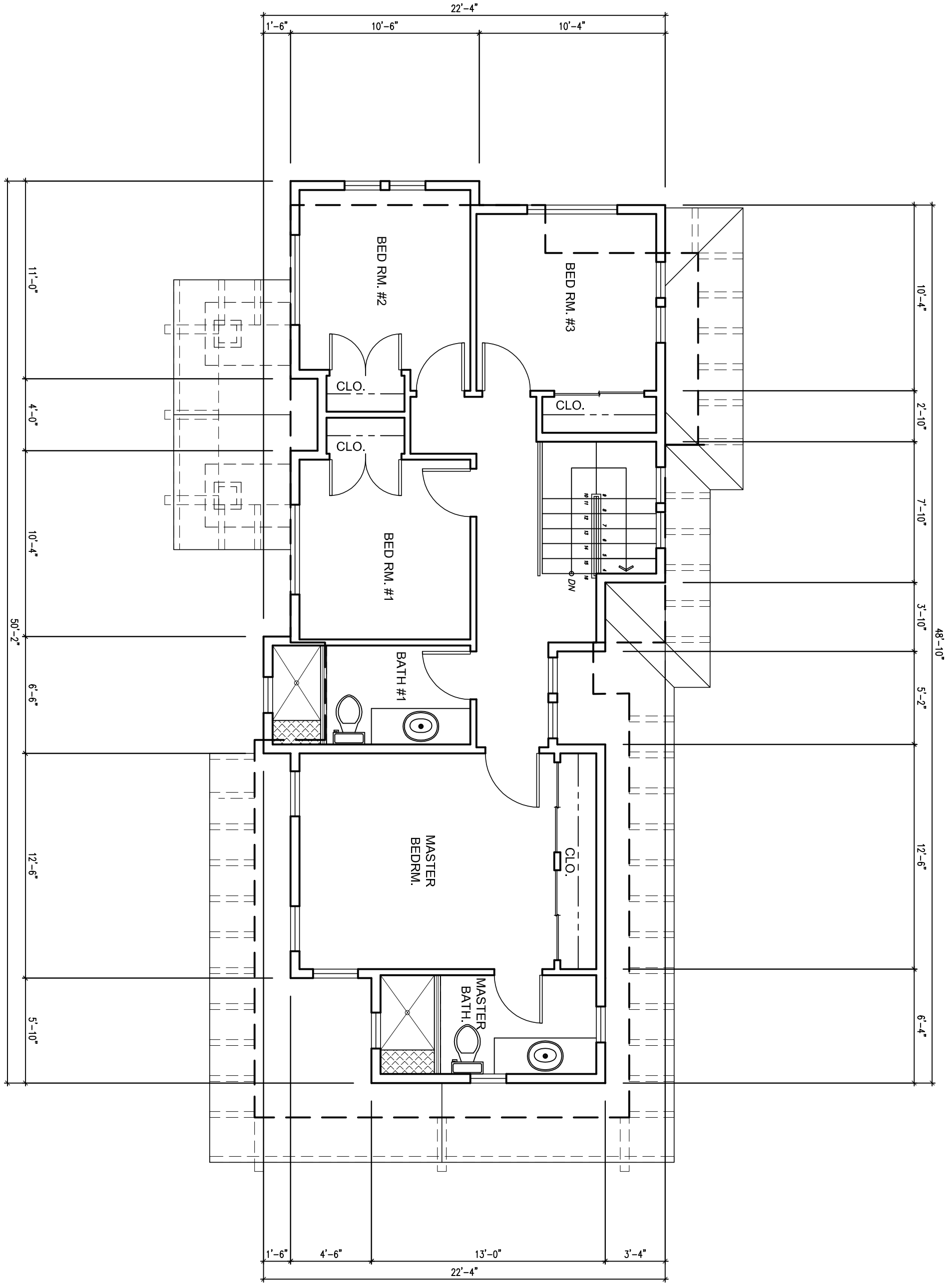


SANYAO INTERNATIONAL INC.
 • Residential Planning •
 255 E. Santa Clara St., #200, Arcadia, CA 91006, U.S.A.
 Tel (626) 446-8048 • Fax (626) 446-7090

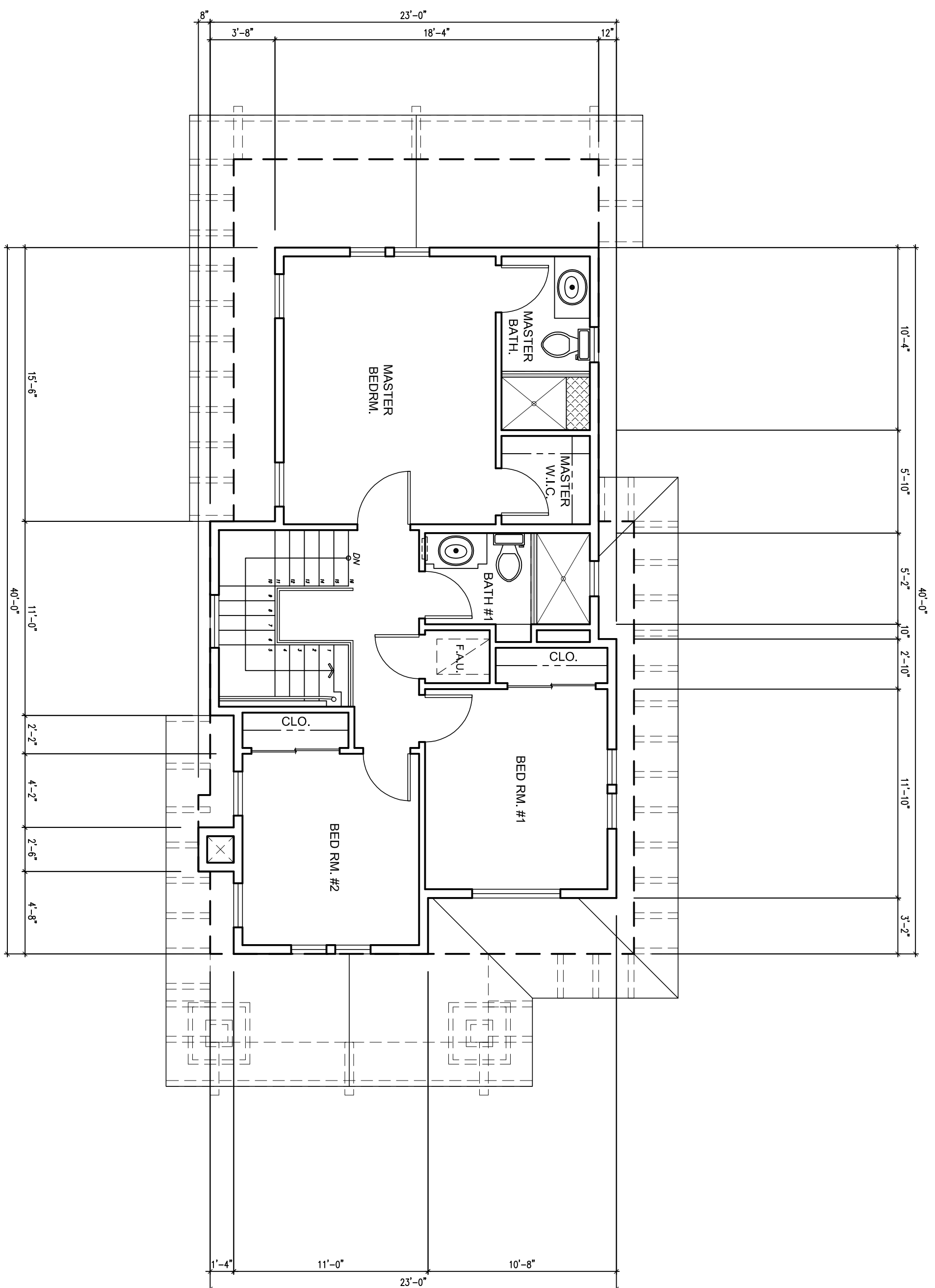
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4-UNIT PLAN UNIT DEVELOPMENT
902 W. COLORADO BLVD.
MONROVIA, CA

Date 1/24/2017
 Scale SEE PLAN
 Drawn M.R.
 Job 2016-21
 Sheet



SECOND FLOOR PLAN UNIT #2- BLDG. B
 SCALE: 3/16" = 1'-0" 850 SQ. FT.
 UNIT #4- BLDG. B
 REVERSED



SECOND FLOOR PLAN UNIT #1- BLDG. A
 SCALE: 3/16" = 1'-0" 720 SQ. FT.
 UNIT #3- BLDG. A
 REVERSED

REVISIONS	
DATE	NO

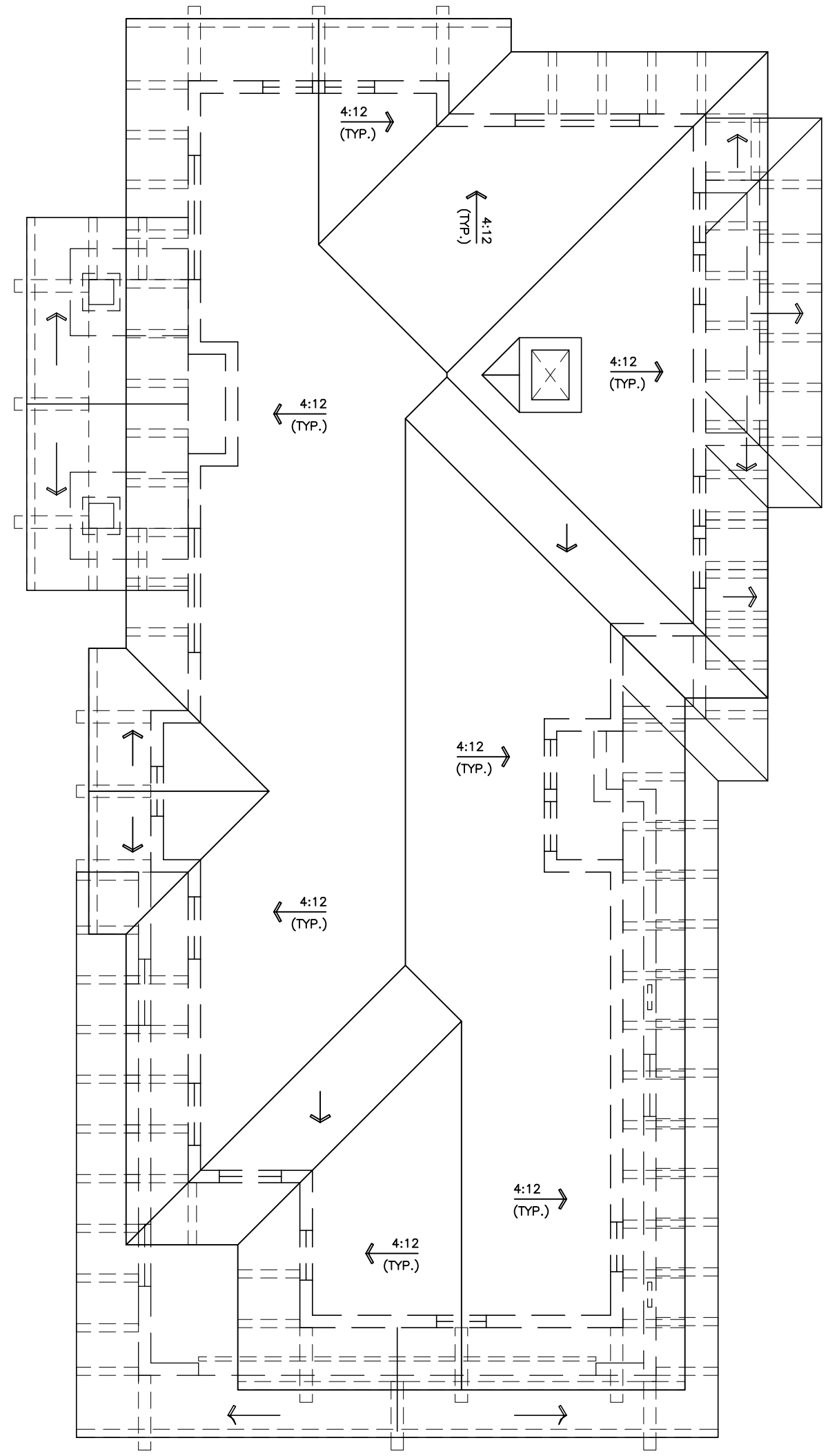
Stamp

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 • Residential Planning •
 255 E. Santa Clara St., #200, Arcadia, CA 91006, U.S.A.
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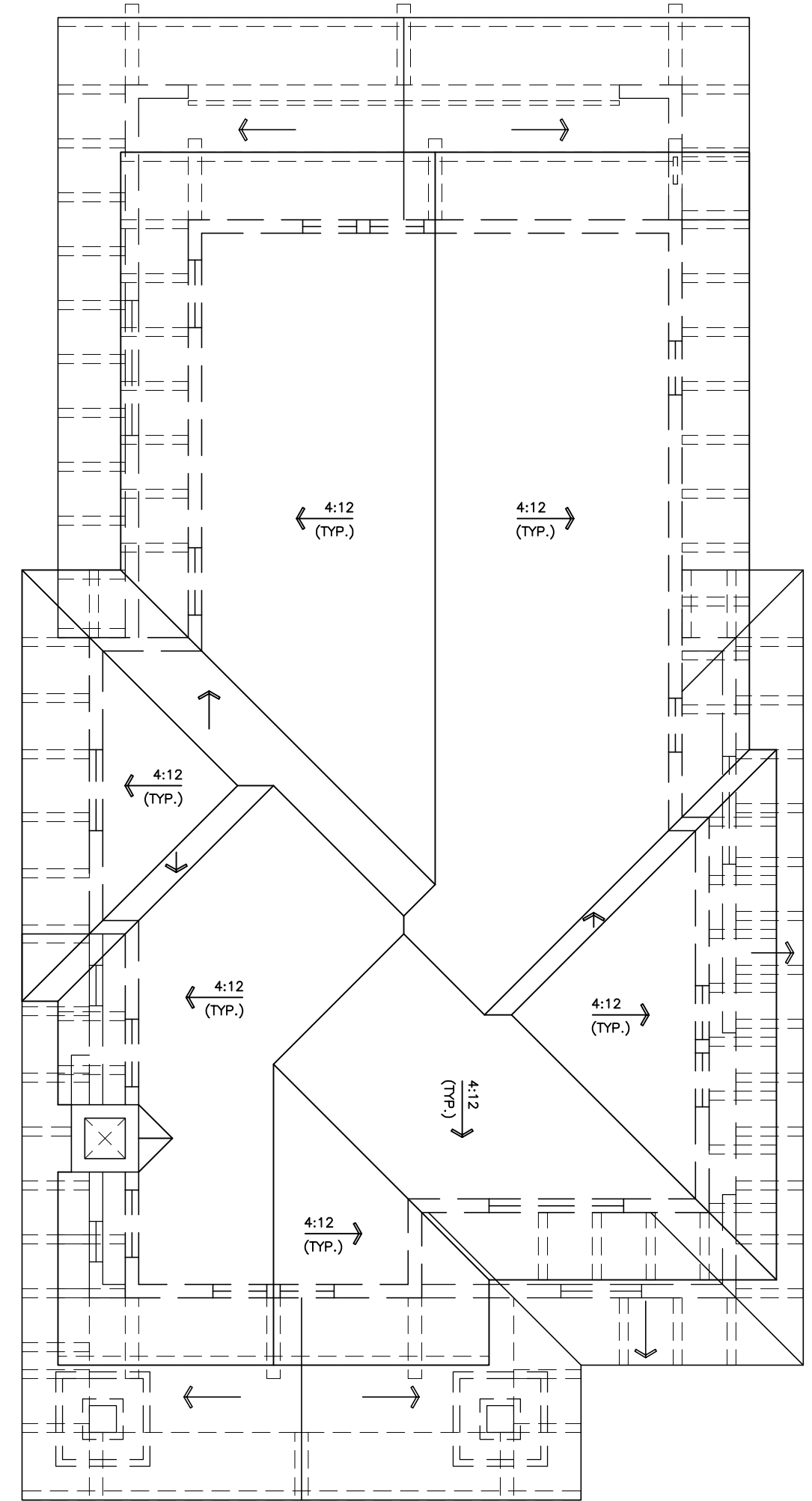
4-UNIT PLAN UNIT DEVELOPMENT
902 W. COLORADO BLVD.
MONROVIA, CA

Date	1/24/2017
Scale	SEE PLAN
Drawn	M.R.
Job	2016-21
Sheet	



ROOF PLAN
SCALE: 3/16" = 1'-0"

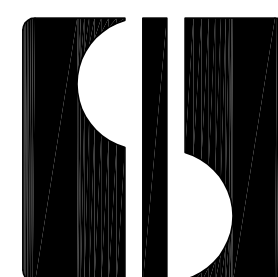
UNIT #2- BLDG. B
UNIT #4- BLDG. B
REVERSED



ROOF PLAN
SCALE: 3/16" = 1'-0"

UNIT #1- BLDG. A
UNIT #3- BLDG. A
REVERSED

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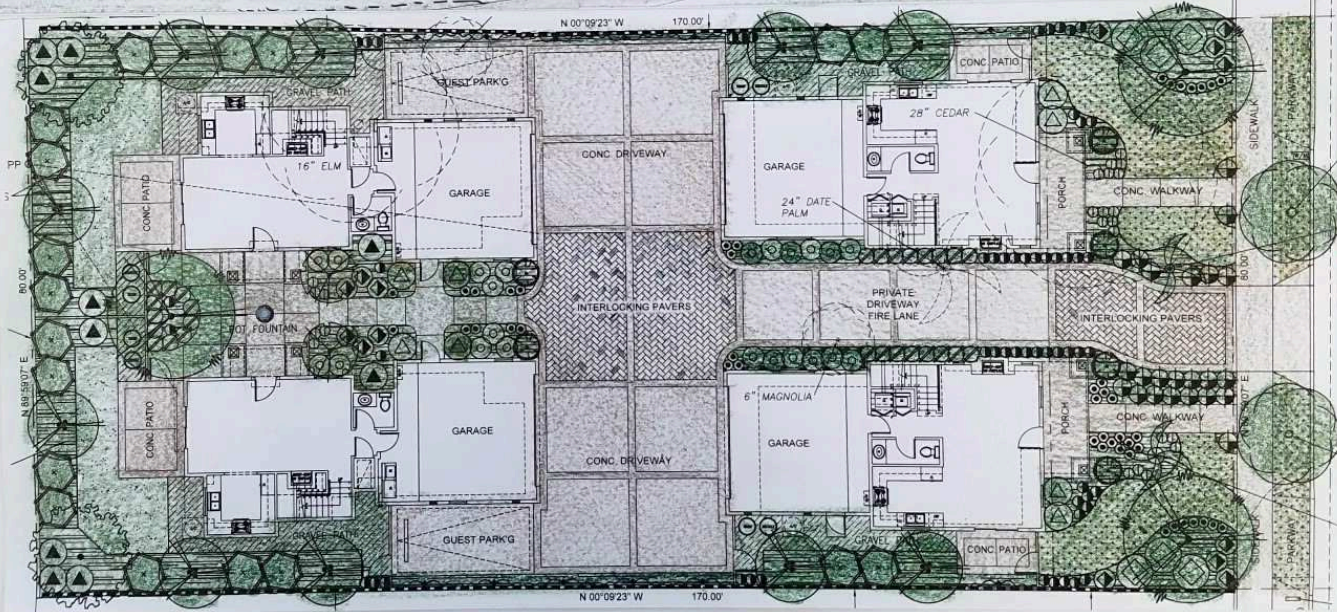
SANYAO INTERNATIONAL INC.
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Tel (626) 446-8048 • Fax (626) 446-7090

REVISIONS	
DATE	NO

4-UNIT PLAN UNIT DEVELOPMENT
902 W. COLORADO BLVD.
MONROVIA, CA

Date 1/24/2017
Scale SEE PLAN
Drawn M.R.
Job 2016-21
Sheet

A-3



**4-UNIT PLAN UNIT DEVELOPMENT
902 W. COLORADO BLVD.
MONROVIA, CA**

