



CITY COUNCIL AGENDA REPORT



DEPARTMENT: Community Development

MEETING DATE: November 12, 2002

PREPARED BY: Steve Sizemore
Planning Division Manager

AGENDA LOCATION: D-2

TITLE: Tract Map No TTM54022/Conditional Use Permit CUP2002-20 to Construct a 4-unit, 2-story Planned Unit Development in the RM3500/PUD (Residential Medium Density) Zone for Property Located at 416 East Olive Avenue, Edgar Bourne, Developer

OBJECTIVE: Approval of a Tentative Tract Map and Conditional Use Permit

BACKGROUND: At their meeting on October 9, 2002, the Planning Commission held a public hearing to review a proposal for a Tentative Tract Map and a Conditional Use Permit to construct a four- (4) unit, detached, two story Planned Unit Development in the RM3500/PUD (Residential Medium Density) Zone. There was no testimony in opposition to the project. After the public hearing, the Commission voted to recommend approval of the project to the City Council.

The project is Categorically Exempt (Class 32) in accordance with the California Environmental Quality Act.

ANALYSIS: The subject property is located on the south side of Olive Avenue approximately 156 feet east of California Avenue in the RM3500/PUD (Residential Medium Density) Zone. The subject property has 63 feet of street frontage on Olive Avenue with a depth of 223 feet. The 14,049 sq ft lot borders a 16 foot wide public alley to the south. There are currently three structures existing on the site housing six dwelling units. Access to the site is via an unimproved driveway having access off of Olive Avenue and the public alley.

The surrounding land use consists of an older mix of single family and low density multiple family housing types.

Site Plan

The proposed site plan consists of a four- (4) unit detached, two-story planned unit development. Access to the site will be via a 20 foot wide private driveway located along the easterly property line. The two story units are evenly spaced along the westerly side of the property. One unit is orientated toward Olive Avenue, the other units are orientated towards the private driveway. The driveway approach is slightly offset in the front yard setback and incorporates textured concrete. Each unit has a two-car garage and there are no on-site guest parking spaces.

The overall site layout provides adequate building separation and open space. The front yard setback is at 25' with the first unit's covered front porch encroaching 5' into the setback per code. A 6' -3" setback is provided from the westerly property line and a 23' setback from the east property line. The rear yard setback from the alley is 20'.

Each dwelling will have private open space adjacent to the unit, meeting or exceeding the minimum requirement of 40% of the unit's floor area. In this case, the total area needed for recreation space is

D-2

2,242 square feet The yard area being provided for the front unit is 640 square feet of private space The rear unit provides 903 square feet of private yard area and the interior units have 620 square feet apiece of private recreational space

Building design/elevations

In keeping with the character of the neighborhood, the applicant is proposing a modern Craftsman architecture The front unit facing Olive Avenue provides a front porch and front facing door Architectural detailing includes wood railings with battered real river rock columns, tapered wood columns and a decorative eave vent The buildings will be approximately 24½ feet high Craftsman style mullion windows, craftsman entry door and wood shake siding complete the architectural detailing of the front unit The interior units are also craftsman styling with small entry porches and a decorative garage door as the prominent architectural features Craftsman style mullion windows, craftsman entry door and wood shiplap siding complete the architectural detailing Roofing materials consist of fiberglass shingles

Two floor plans are being offered The front facing unit will have 1,417 square feet of living space and the interior units will have 1,396 square feet of living space Each unit provides a great room, bathroom, and kitchen downstairs, and three bedrooms and two bathrooms upstairs A proposed 6' high decorative concrete block wall will be constructed along both sides and rear property lines and a 6' high decorative block wall will be provided between the units

The air conditioning condenser units will be placed at the rear of each unit, five feet from the side property line

The landscaping on the site will be a mixture of 24" and 36" box trees, shrubs, ground cover and sod A plan prepared by a licensed landscape architect is required

Individual trash containers will be picked up from the curbside for each unit Storage for the receptacles will be located on site in the individual private area of each unit

The overall site layout provides adequate building separation and open space The dwellings are well designed with craftsman architecture with adequate roof and facade modulation, and architectural detailing

CONCLUSION: The Planning Commission and Development Review Committee and Staff are pleased with the architectural treatment of the units All sides of the units are well designed The existing structure on the site has six rental units and a non-conforming parking situation Consequently, the density of the site is not increasing and the parking is being substantially upgraded The development of the site with single-family detached houses allows the project to better blend with the existing neighborhood

FISCAL IMPACT: There is no direct fiscal impact to the City

RECOMMENDATION: The Planning Commission is recommending approval of the proposed project to the City Council

COUNCIL ACTION REQUIRED: If the City Council concurs, following the public hearing, the appropriate actions are as follows

- 1 Find that Tentative Tract Map No 54022 and Conditional Use Permit CUP2002-20 is Categorically Exempt from the California Environmental Quality Act
- 2 Approve the findings on Data Sheet No 4
- 3 A motion to approve Tentative Tract Map No 54022 and Conditional Use Permit CUP2002-20 subject to the Planning conditions on Data Sheet No 1, Fire conditions on Data Sheet No 2 and Public Works conditions on Data Sheet No 3



DATA SHEET 1

Planning Conditions

TTM54022/CUP2002-20

416 East Olive Avenue

- 1 The development shall be constructed in strict compliance with the approved site, elevation and landscape plans.
- 2 A six foot high decorative block shall be provided adjacent to the rear (south) and interior (east and west) property lines, reduced to three feet in the front setback area. The property line fencing or wall must be a minimum of five feet above the subject property's finished grade and a maximum of six feet above the adjacent property's grades
- 3 All private recreation areas must be enclosed by 5' to 6' high decorative block wall or approved alternative.
- 4 Individual trash receptacle pick up shall be required for each unit Storage for the individual receptacles shall be provided within the private yard area of each unit
- 5 A landscape and irrigation plan by a licensed landscape architect shall be submitted to the Community Development Department for plan check showing the size, type, and location of all planting areas. Landscaping shall be a combination of 24"- and 36"- box trees, shrubs, groundcover and turf. All landscaping shall be maintained by a permanent automatic irrigation sprinkler system.
- 6 Submit a landscape documentation package as required by Chapter 17.20 Water Efficient Landscaping and Landscape Irrigation System of the MMC. (This is a requirement for all projects exceeding 2,500 square feet in landscaped areas except residential development consisting of three (3) or less dwelling units or ecological restoration projects.)
- 7 Any unimproved City right-of-way contiguous with the property shall be incorporated into the required landscape plan
- 8 Provide the Engineering Division with a grading and drainage plan. Grading shall conform to Municipal Code, Chapter 15 28
- 9 Placement and design of mailboxes shall be reviewed and approved by both the U S. Postal Service and the Planning Division.
- 10 Electrical power and telephone service to the development shall be underground (cable, television and communication lines shall be underground and provided to each unit).
11. No roof mounted mechanical equipment shall be permitted unless completely screened by the proposed roof design

- 12 Ground level mechanical equipment shall be completely screened with landscaping.
- 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 plan with provisions for appropriate screening
- 14 All paved parking and driveway areas shall be surfaced with portland cement concrete (3-1/2" minimum)
- 15 All driveway surface areas shall incorporate accent treatment throughout the design Accent treatment shall include stamped concrete or other approved treatment
- 16 The Conditions, Covenants, and Restrictions (CC & R's) shall be approved for the project before the final map is approved See MMC Section 17 44 050(c)(4) for the conditions that must be included
17. Final sample board including colors shall be submitted for approval with building plans
- 18 One sign (36" x 48" each) in both English and Spanish noting construction hours, noise control rules, and a phone number for contact shall be posted at the front of the site
- 19 All of the above conditions shall be complied with prior to commencement of the operation



DATA SHEET 2

Fire Conditions

TTM54022/CUP2002-20

416 East Olive Avenue

- 1 The Calculated Required Fire Flow per Fire Department standards, based on I.S O requirements, is 1500 g p.m. The water system will need to be evaluated to determine available pressure and quantity. The required fire flow must be provided for the project.
- 2 Underground fire mains which cross property lines shall be provided with CC & R's, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check.
- 3 The water supply, including mains and hydrants, shall be acceptably tested and approved by the Public Works Department and Fire Department PRIOR to the framing stage of construction and/or on-site combustible storage, to assure availability and reliability for fire fighting purposes. Phased construction shall ensure that the water systems are independently adequate to provide for the necessary fire flow from phase-to-phase in the construction planning
- 4 **A fire flow – hydrant flow test is required prior to the design of all fire sprinkler systems. This information will provide the designer or contractor(s) with the needed information for bidding of design.** The test can be conducted by any qualified and C-16 licensed fire sprinkler contractor and the results sent to the Fire Department for approval prior to use. The test can also be conducted by any of the fire sprinkler plan review consultants utilized by the Fire Department. Contact the Fire Department for a list of consultants and test information.
- 5 A residential fire sprinkler system is required. Said system shall be designed and installed to standards approved by the Monrovia Fire Department. Plans shall be submitted to one of the five (5) fire protection consultants for review and approval prior to being submitted to the Fire Department for permit process. (Information sheet available from the Fire Department)
- 6 Fire Lanes are required to be installed in interior access roadways. (Information sheet available from the Fire Department)
Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Said numbers shall contrast with their background.
- 7 Large trash receptacles, commonly known as dumpsters, that are placed adjacent to structures or in areas with heavy accumulations of vegetation extending over the top of the receptacles, shall be protected by at least one automatic fire sprinkler head. This sprinkler head may be supplied by the domestic water line.

- 8 All Fire Department inspections shall be requested a minimum of forty-eight hours in advance, and will be scheduled as requested based on available personnel. Contact 626-256-8181.
- 9 Curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards
- 10 The developer shall transmit a copy of these requirements to his on-site contractor to foster a mutual understanding between on-site personnel and the Fire Department
- 11 The developer/general contractor is responsible for reasonable periodic clean up of the development during construction to avoid hazardous accumulations of combustible trash and debris both non-acid off-site. Open fires are not permitted as they pose a hazardous situation, consequently, the developer/general contractor will be cited for this
- 12 **Complete architectural and structural building plans**, including all specifications, shall be submitted to the Fire Department through the Building Department for review prior to the issuance of any building permits. These plans and specifications shall include, but not be limited to, construction type, exits, fire protection equipment, building protection, and interior finish. The developer is responsible for, and shall apply for and receive, all Fire Department permits, paying all necessary fees, prior to beginning construction
13. Spark arrestors are required on all sizes of fireplace chimneys and are to be substantially constructed using wire mesh, minimum size of 16 gauge and maximum size of 12 gauge, openings not exceeding one-half inch or less than three-eighths inch, and securely mounted to avoid movement. Spark arrestors must be visible from the ground
- 14 All roof covering shall be of fire resistive materials only (Class A or Class B according to the Uniform Building Code) Materials shall be approved by the Building Department.
- 15 The following is a list of possible plan reviews necessary for completion of this project. Some of these are "shop drawings" and specifications done by sub-contractors. Plan review fees and permit fees may apply – check with the Fire Department for confirmation.

Fire Sprinkler/ Fire Lanes

- 16 Provide building address numbers, minimum of 12 inches for address numbers located farther than 25' from the curb face, and minimum of 6 inches for address numbers located within 25' from the curb face, and visible from the opposite side of the street
- 17 All Fire Department plan review fees to be paid prior to issuance of any permits



DATA SHEET 3

Public Works Conditions

TTM54022/CUP2002-20

416 East Olive Avenue

The Director of Public Works requests that all of the conditions appearing below be attached to the Development Application. All conditions shall be met prior to the final approval of the project

1. Provide the Engineering Division with a soils investigation report and a grading plan and related drainage information. The soils investigation shall evaluate the soils percolation characteristics for storm drainage considerations. Each lot shall handle its own drainage and shall be directed to either Olive Avenue or Walnut Avenue. Grading plan shall conform to MMC Chapter 15.28 and be prepared on a maximum 24" x 36" sheets with City title block. Required public improvements may be shown on the grading plan along with site drainage

Drainage review shall investigate and report on the methodology to handle drainage onto this site from adjacent properties and determine if the drainage area can handle the additional drainage if applicable.

All grading is to be done under the supervision of a licensed engineer qualified in soils field. Upon completion of the grading, the Soils Engineer shall file a certification with the Public Works Department that he supervised the grading and that the grading was done pursuant to the City of Monrovia Municipal Code, Chapter 15 28, and the grading plan approved by the City.

2. The development shall comply with the City's Stormwater Management Ordinance, MMC 12.36. The design, implementation, construction activities and maintenance of the management devices shall mitigate and reduce pollutants in storm water discharges to the maximum extent practicable and shall be identified on the grading plans. See attached Priority III Construction Project handout for project requirements.

Based upon the Standard Urban Stormwater Mitigation Plan requirements of the Los Angeles County Municipal Storm Water National Pollutant Discharge Elimination System (NPDES) Permit issued by California Regional Water Quality Control Board, Los Angeles Region, the following shall be incorporated into the project application:

SUSMP Requirements

- Applicant must submit to the City a **Local Stormwater Pollution Prevention Plan (L-SWPPP)**, **Forms LS-1 & LS-2** to identify potential sources of runoff pollution; select BMPs to reduce discharge of potential pollutants to the storm drains system; prevent illicit discharges or connections of potential pollutants.
- If construction occurs during the rainy season (October 1 to April 30), the applicant must submit a **Wet Weather Erosion Control Plan (WWECP)** to the City, **Form LS-3**, and incorporate the applicable BMP's selected/listed into the project.

- All sediment and erosion control measures shall be incorporated
- Forms are available from the Engineering Division.
- **Building and Grading permits will NOT be issued until the applicant provides the City with the required forms, and all BMPs selected have been reviewed and approved.**

General Conditions

Based on the Development Planning Program and Storm Water Program Planning Priority Checklist (Form PC), this project is **NON-exempt**, and the applicant **SHALL** demonstrate mitigation of the following options:

- The project shall require that post-construction Treatment Control BMP's incorporate, a volumetric treatment control design standard, or both, to infiltrate, filter or treat storm water runoff from the project to capture the first ¾ inch of storm runoff.
- Control of Impervious Runoff
- Roof down spouts must not be directed to trash enclosures or material storage areas. Down spouts should be discharged to gravel or heavily vegetated areas whenever possible.
- Trash containers shall be enclosed to prevent discharge of trash, and be equipped with lids, or screened, roofed or walled, and runoff should be diverted around trash areas to avoid flow through
- Trash enclosure drainage should be directed to vegetative areas whenever feasible
- Storm drains should be stenciled All yard drains and catch basins to the street or storm drain system must be stenciled or labeled with the "No Dumping – Drains to Ocean" logo or equivalent.
- Outdoor storage must be equipped with adequate secondary containment or other equivalent measures to reduce contamination of runoff. This applies to storage of both hazardous and non-hazardous materials (solids or liquids)
- The project shall provide verification of maintenance provisions for structural and treatment control BMP's, including but not limited to legal agreements, covenants, CEQA mitigation requirements, and or conditional use permits

The following forms have been provided to the applicant:

- A. Brochure. City of Monrovia Planning Developer's Guidelines and Review (Applicant Retains)
- B. Stormwater Best Management Practices (BMPs) – General Construction & Site Supervision
- C. Development/Planning – Minimum Project Requirements (Applicant Retains)
- D. Form PC – Storm Water Program Planning Checklist (Applicant Returns)
- E. Form P1 – General Project Certification (Applicant Returns)
- F. Form OC1 – Minimum BMPs for all Construction Sites
- G. Form LS-1 – Local Storm Water Pollution Prevention Plan (Applicant Returns)
- H. Form LS-2 – Local Storm Water Pollution Prevention Plan, BMP Table (Applicant Returns)
- I. Form LS-F – Sample Project Site Diagram, Local Storm Water Pollution Prevention Plan (Applicant Retains)
- J. Self Inspection Forms (Applicant Retains)

K. Form LS-3 – Wet Weather Erosion Control Plan (Applicant Returns, if applicable)

- 3 Connect all buildings to the public sewer, The sewer is to be constructed in the common driveways through new 6 inch lateral(s) with clean-out(s) at property line per City standard drawing S-215 and S-225. Install onsite sewer main in driveway and separate building laterals of size and materials specified by the Building Division Cap off all abandoned laterals at the property line per request of Community Development - Building Official.
4. Obtain permits for all work within the public right-of-way from the Public Works Department. Submit utility plan showing all proposed utility cuts for services such as Water, Sewer, Gas, Edison, Telephone, etc . Pay all applicable fees for Engineering Division services for issuance of Public Works permits
5. Apply to the City's Utilities Division for new water services and for removal of all unused meters by the City Construction costs will be based on actual time and material incurred by the City.
6. Remove abandoned utility (natural gas, etc) boxes and meters.
- 7 Remove existing driveway aprons Construct new driveway approaches per City standards.
8. Remove and replace any public curb, gutter, sidewalk, or pavement found by the City Engineer to be broken, uplifted or damaged.
- 9 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. Restoration of asphalt pavement shall be 1 1/2 inch pavement grind and 1 1/2 inch asphalt overlay.
- 10 Landscape and maintain unimproved City right-of-way on Walnut and Olive Avenues
- 11 Construct sidewalk, as required on Walnut Avenue and Olive Avenue per City standard drawing S-360 to match existing improvements on adjacent properties. Sidewalk width may need to exceed 5' to accommodate 4' clear area around existing obstructions Landscape and maintain unimproved City right-of-way
12. Provide trash enclosures, compliant with the City's Stormwater Management Ordinance, with roof structures.

File PlanningComm/TM54022 swm



DATA SHEET 4

Findings

TTM 54022/CUP2002-20

416 East Olive Avenue

TRACT MAP No. 54022

As required by the of the Monrovia Municipal Code, the Planning Commission shall make its decision for approving the Tract Map based on finding the following

- A That the tract map subdividing the existing 14,049 square foot parcel for development of a 4-unit Planned Unit Development is consistent with the General Plan and satisfies the requirements of the Map Act and of this code
- B That the design of the proposed Planned Unit Development is consistent with the General Plan
- C That the site is physically suitable for the type of development
- D. That the site is physically suitable for the proposed density of development, specifically the 14,049 square foot parcel is zoned RM3500/PUD and is being developed at less than the permitted density and floor area ratio
- E That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage since the site is already developed

CONDITIONAL USE PERMIT

As required by Section 17 52 290 of the Monrovia Municipal Code, the decision for granting the conditional use permit at 416 East Olive Avenue shall be based on the following findings:

- A The proposed four-unit development project can be accommodated on the site in a way that is appropriate to its size, shape and topography
- B This project conforms to the various development standards, zoning regulations, and provisions of the General Plan, and will not adversely impact the intention of any of these
- C Based on the design, siting and traffic load anticipated, this project will not have an adverse impact on the roadway system in either quality or quantity.
- D The granting of a conditional use permit for the proposed project will not have an adverse impact on the health, safety, or welfare of the neighborhood or community in that the site will be upgraded to include new landscaping, perimeter wall and architectural amenities.



DATA SHEET 5

Surrounding Land Uses

TTM54022/CUP2002-20

416 East Olive Avenue

Property Description:

The site is 63 feet wide by 223 feet deep with an area of 14,049 sq ft. The topography is flat. It is currently developed with three structures housing six residential units.

Zoning

Subject site: RM 3500/PUD (Residential Medium Density)

Surrounding pattern:

north: RM3500
south: RM3500/PUD
east: RM3500/PUD
west: RM3500/PUD

Land Use

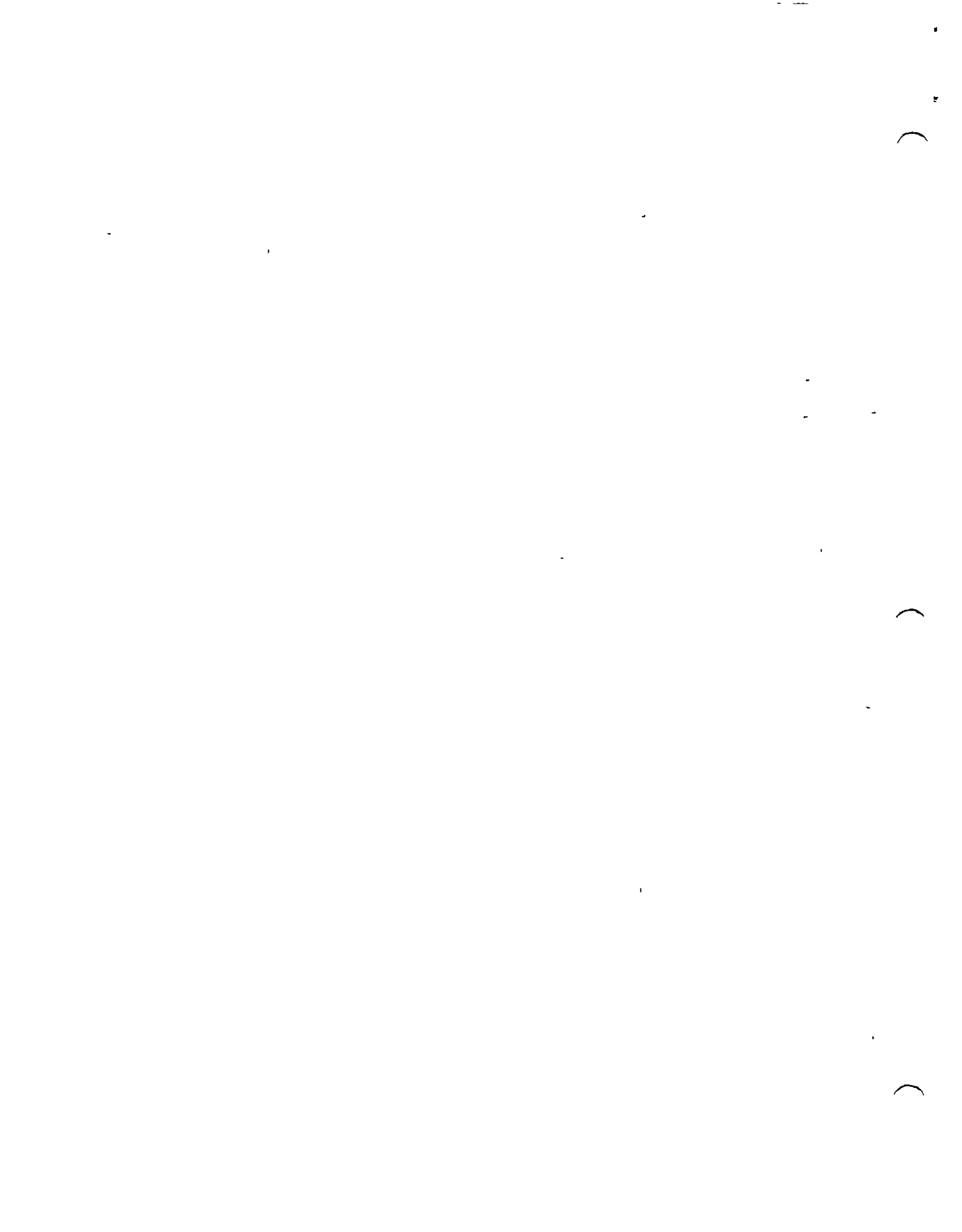
Subject site: Multi-Family Residential

Surrounding pattern:

north: Single Family Residential
south: Single Family Residential
east: Single Family Residential
west: Single Family Residential

Environmental Determination: Categorical Exemption

Applicable Ordinance Regulations: MMC §17.12.030 Regulations for multiple family residential, MMC §17.52.020 Planning Commission Authority for CUP



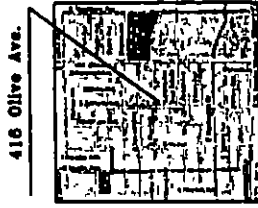
TENTATIVE TRACT MAP. 54022

IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

SEPTEMBER 08, 2002

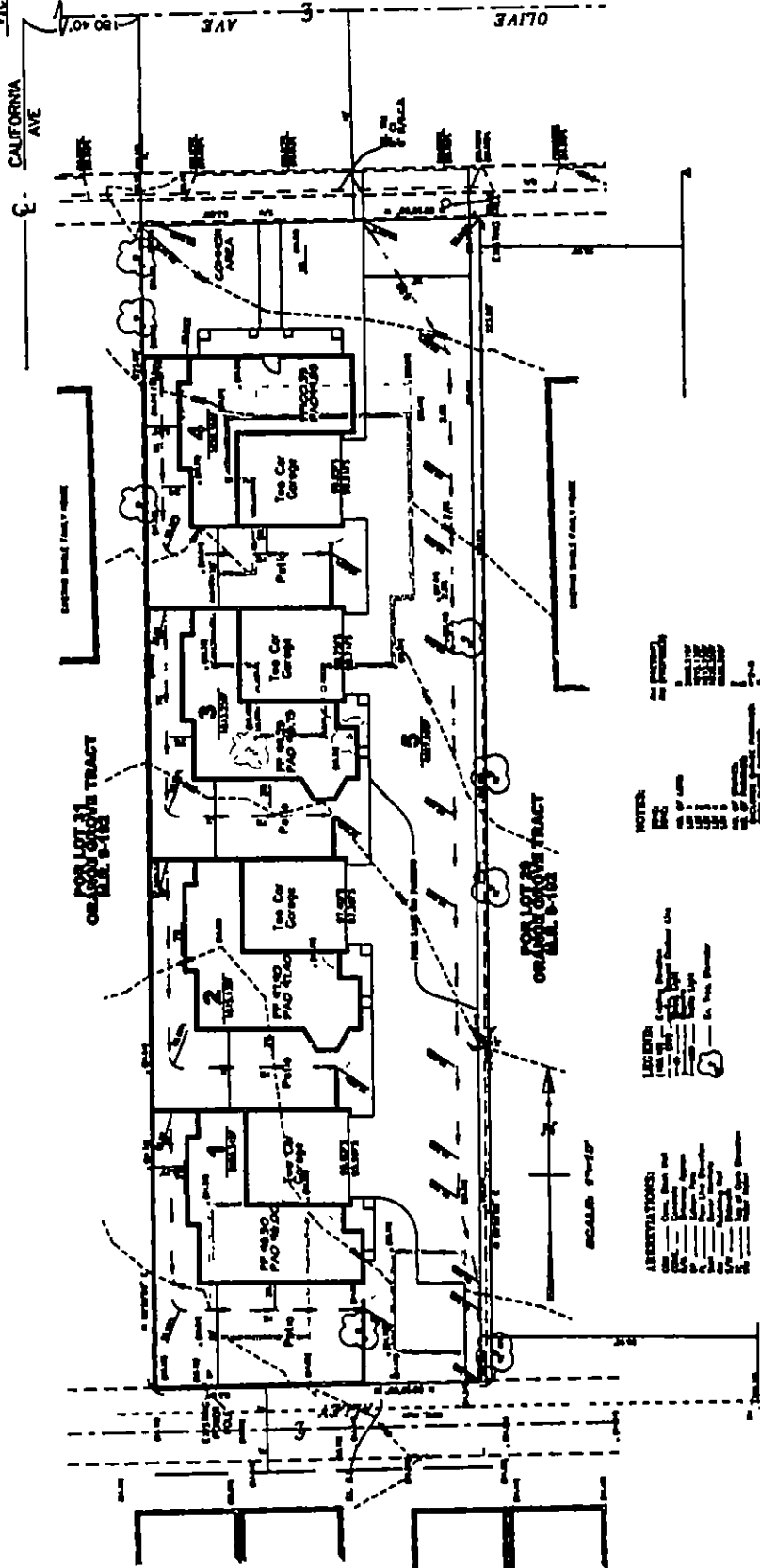
LOT 30 AND A PORTION OF LOT 31 OF THOMAS WARDALL ORANGE GROVE TRACT, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE 192 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

FOR PLANNED DEVELOPMENT PURPOSES



416 Olive Ave.

VICINITY MAP



NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPERTY UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRACT UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CITY UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COUNTY UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STATE UNLESS OTHERWISE NOTED.

LEGEND:
 1. Proposed Building Footprint
 2. Proposed Parking Area
 3. Proposed Driveway
 4. Proposed Concrete Drive
 5. Proposed Street
 6. Proposed Lot Line
 7. Proposed Tract Line
 8. Proposed City Line
 9. Proposed County Line
 10. Proposed State Line

ABBREVIATIONS:
 C.F. - Civil Engineer
 P.E. - Professional Engineer
 P.L.C. - Professional Land Consultant
 P.L.S. - Professional Land Surveyor
 P.L.D. - Professional Land Developer
 P.L.M. - Professional Land Manager
 P.L.A. - Professional Land Architect

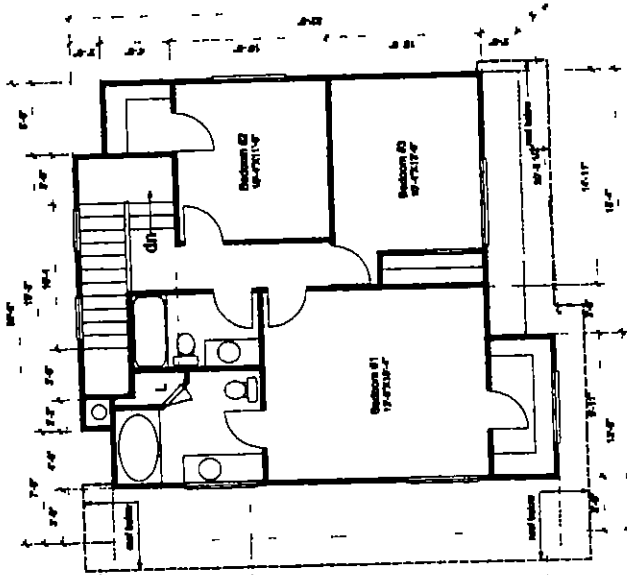
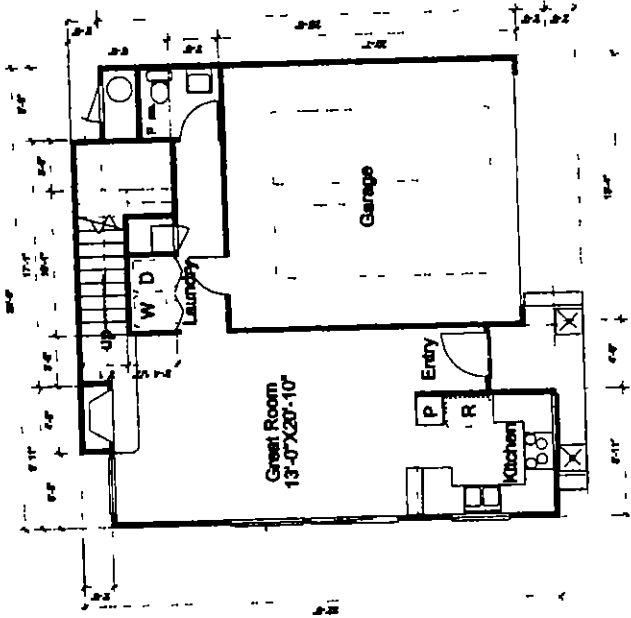
OFFICE:
 TETECH ASSOCIATES INC.
 118 QUINN AVE.
 MONROVIA, CA 91701
 TEL: (626) 344-1111
 FAX: (626) 344-1112

TENTATIVE TRACT NO 54022

LEGAL DESCRIPTION:
 LOT 30 AND A PORTION OF LOT 31 OF THOMAS WARDALL ORANGE GROVE TRACT, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE 192 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

TETECH ASSOCIATES INC.
 118 QUINN AVE.
 MONROVIA, CA 91701
 TEL: (626) 344-1111
 FAX: (626) 344-1112

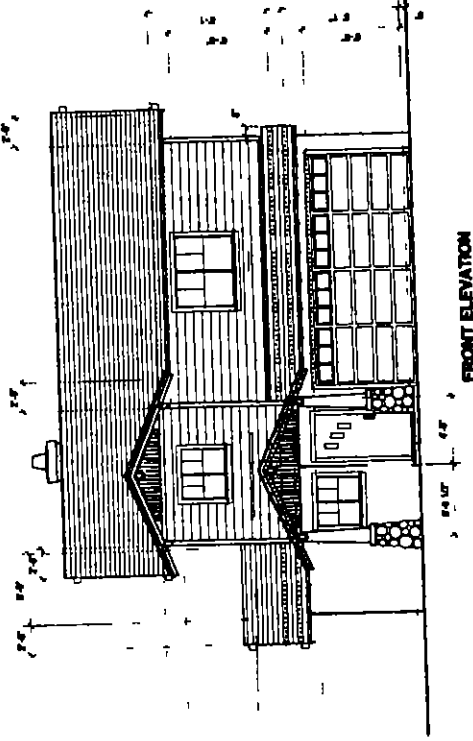
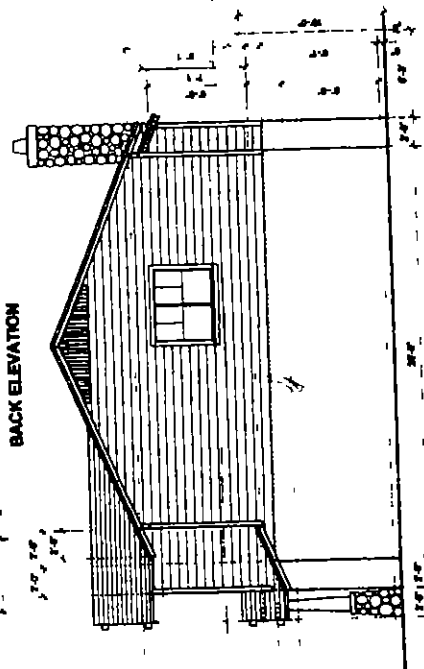
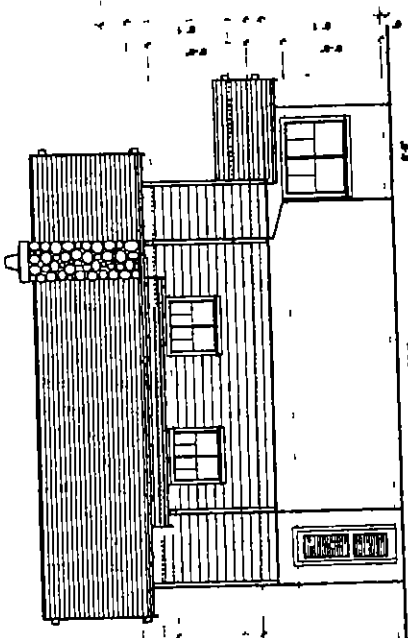
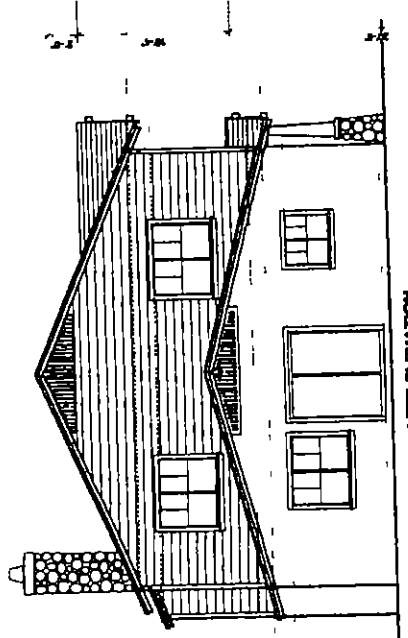
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 DATE: 09/08/02

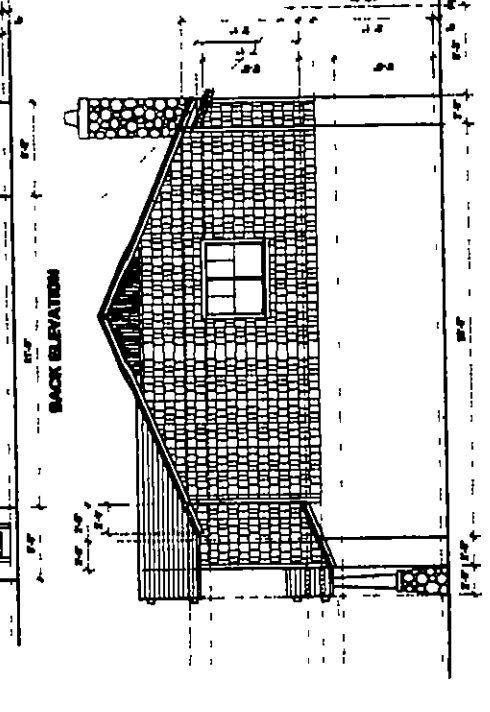
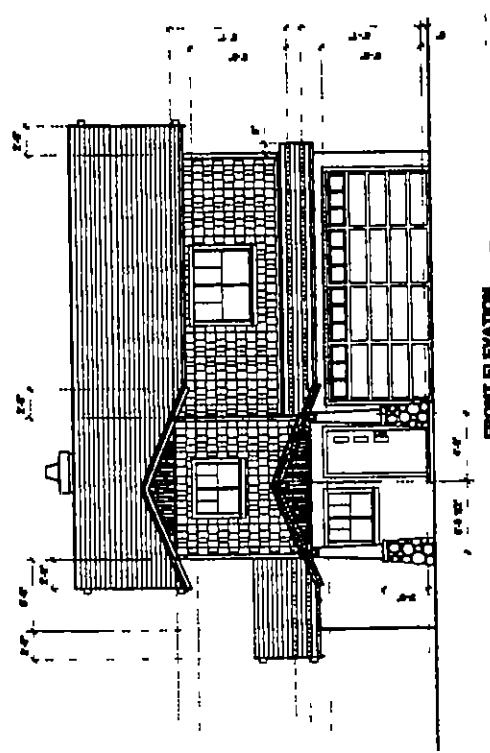
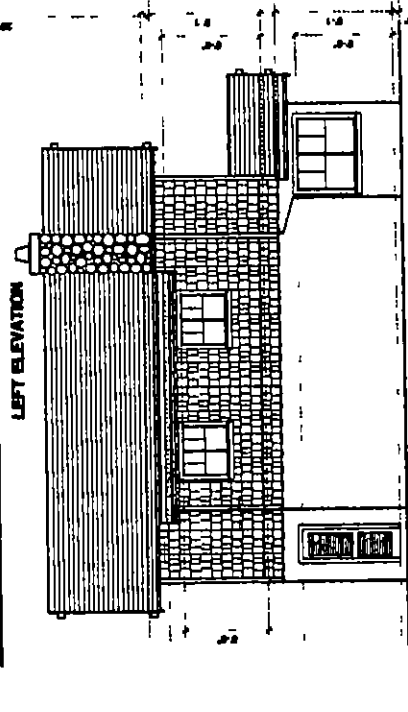
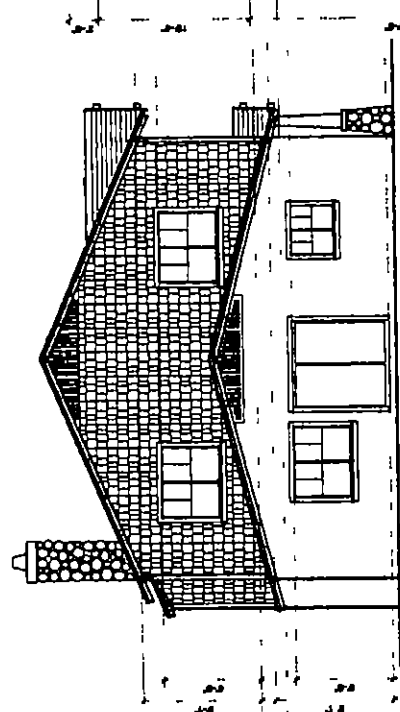
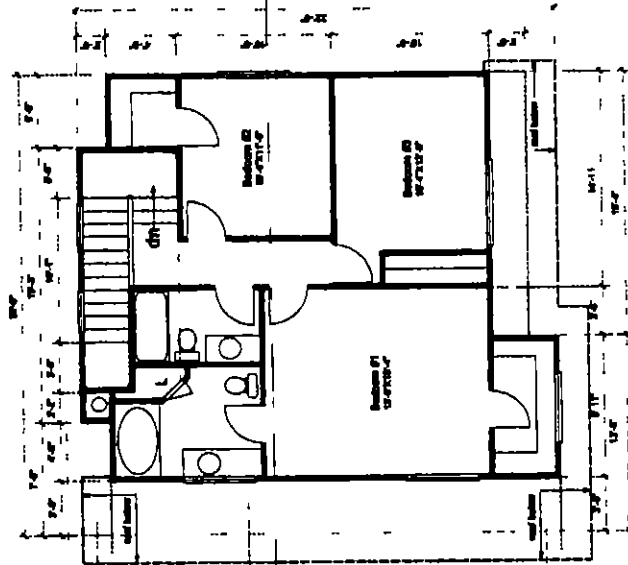
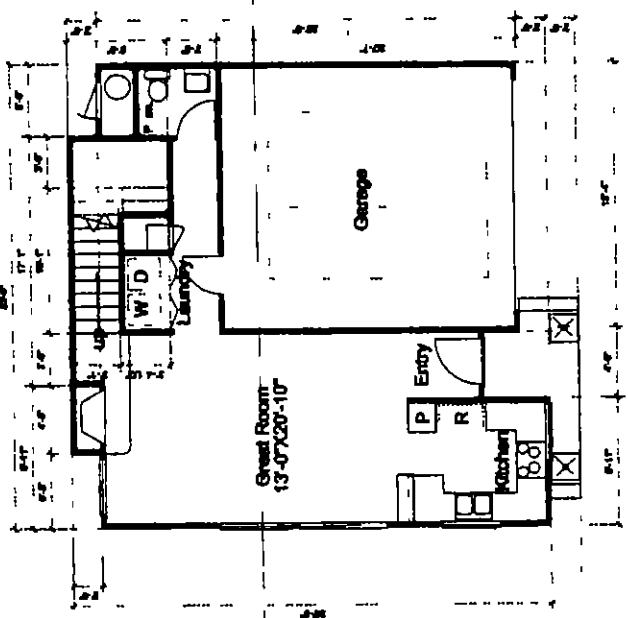


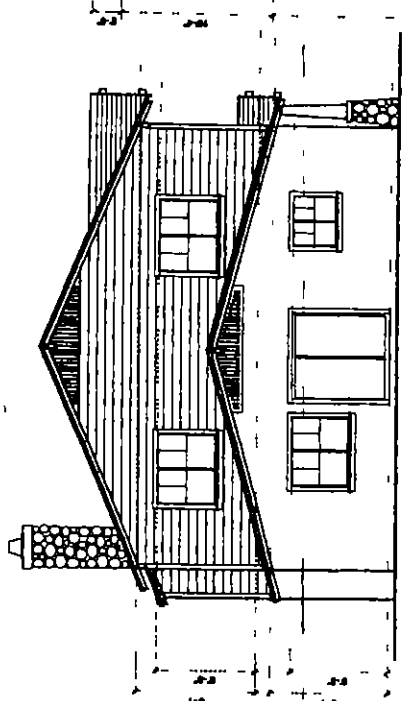
EXTERIOR MATERIALS
 ROOFING: Asphalt shingles
 WALLS: Hardie siding
 FLOORING: Hardie plank
 TRIM: 1 1/2" x 3/4" casing & Chair Mouldings, 2 1/2" wood tile

FLOOR PLANS & ELEVATIONS
 SCALE 1/8" = 1'-0"
 Prepared by:
 418 E. Olive Avenue, Norwalk, CA
BOURNE CONSTRUCTION INC.
 42 Clearwater, Orange, CA 91616
 (714) 523-8977

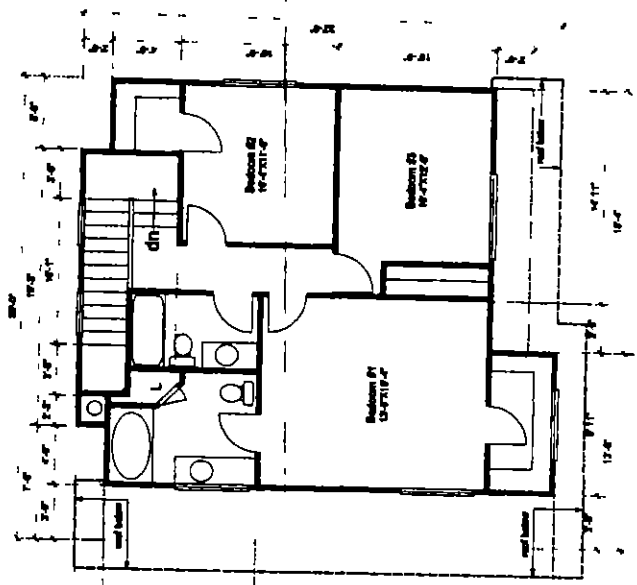
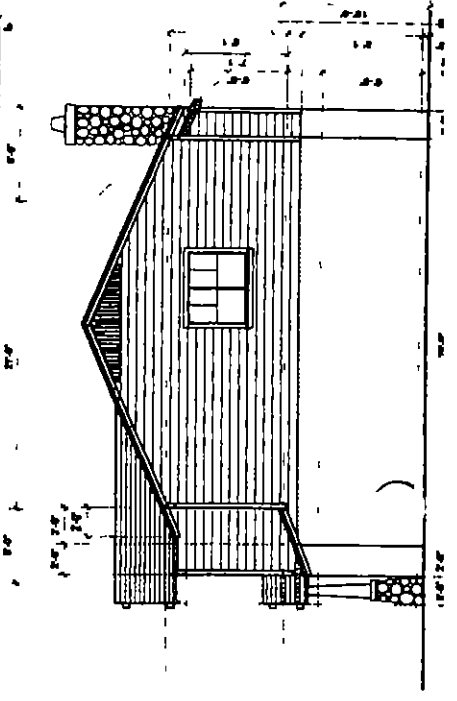
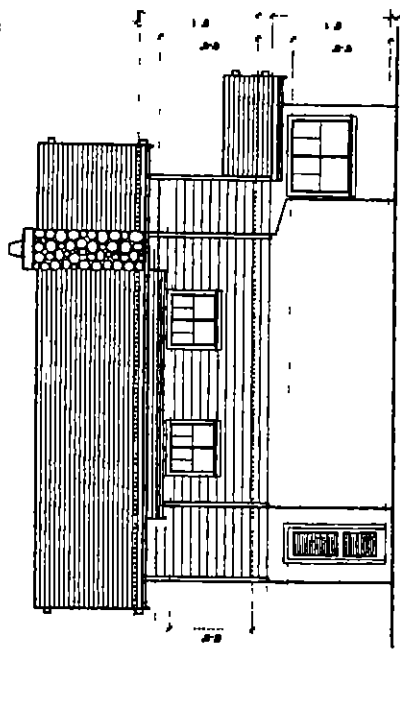
KNOWLTON PERINOLD ARCHITECT



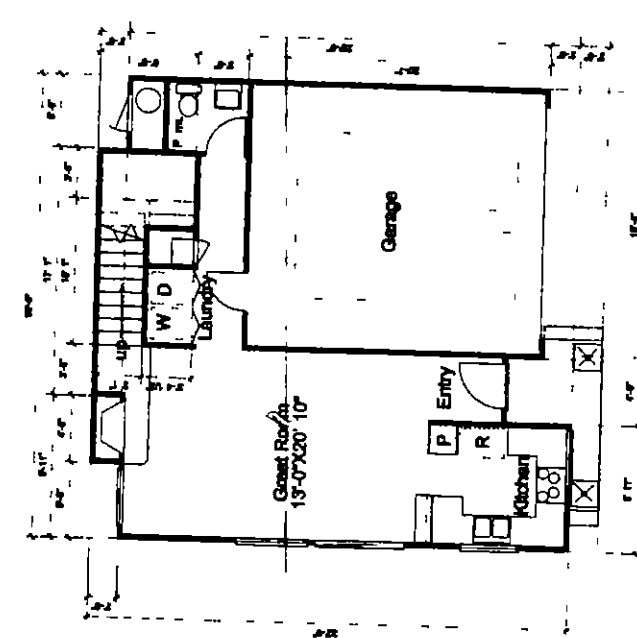




LEFT ELEVATION



SECOND FLOOR PLAN
760 sq. ft.



FIRST FLOOR PLAN
688 sq. ft.

TOTAL FLOOR AREA = 1,298 sq. ft.
SCALE: 1/8" = 1'-0"

UNIT #4

EXTERIOR MATERIALS

- ROOFING: Asph/Flt
- WALLS: Siding
- FLOORING: Carpet
- PAINT: See notes on site
- FINISH: See notes on site

FLOOR PLANS
& ELEVATIONS
SCALE: 1/8" = 1'-0"

418 E. Olive Avenue, Torrey
BOURNE CONSTRUCTA
© Oakland, Davis, CA 94612

OLIVE AVENUE

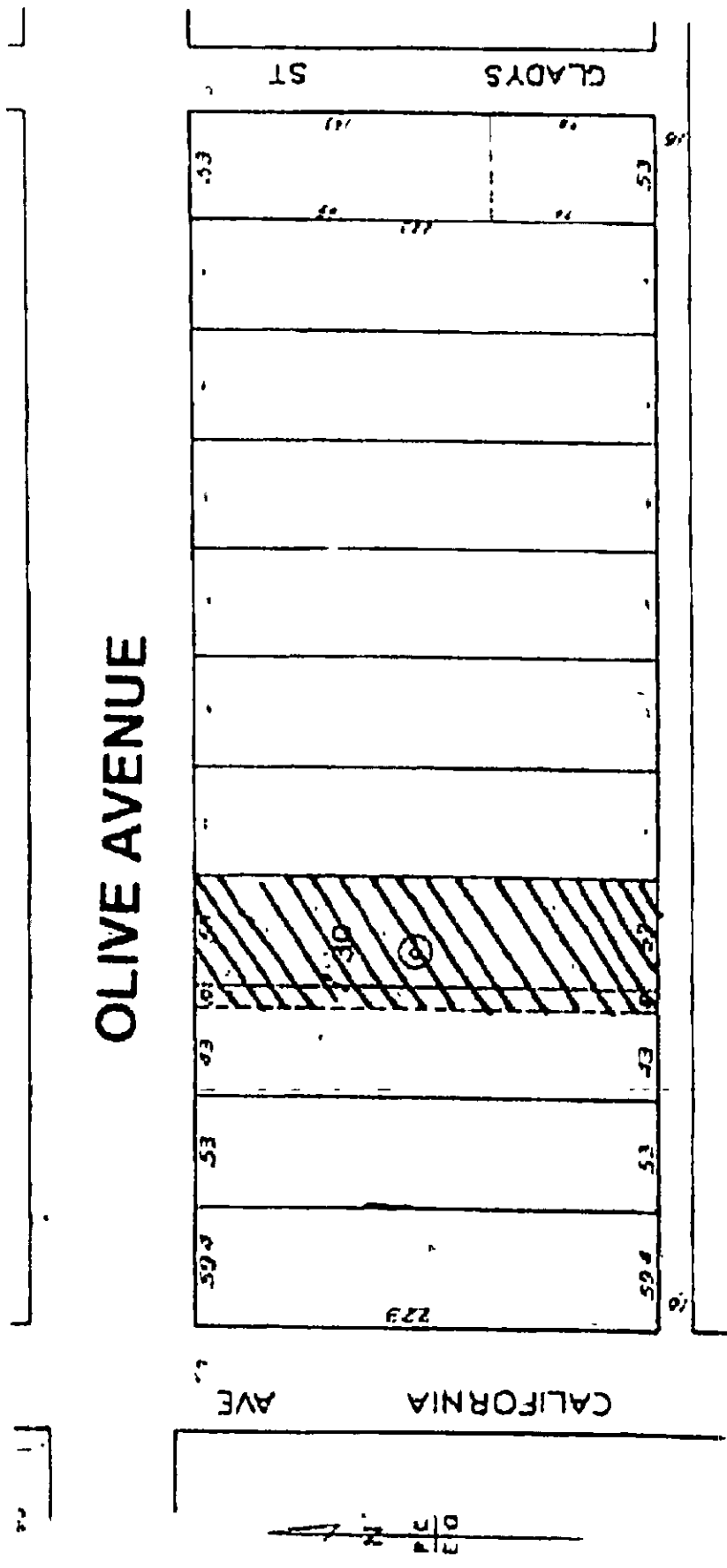


EXHIBIT A

Date: 11/8/02

Applicant: Bourne

Subject Property

Tentative Tract Map 54022

CITY OF MONROVIA
 COMMUNITY DEVELOPMENT
 PLANNING DIVISION



EXHIBIT B

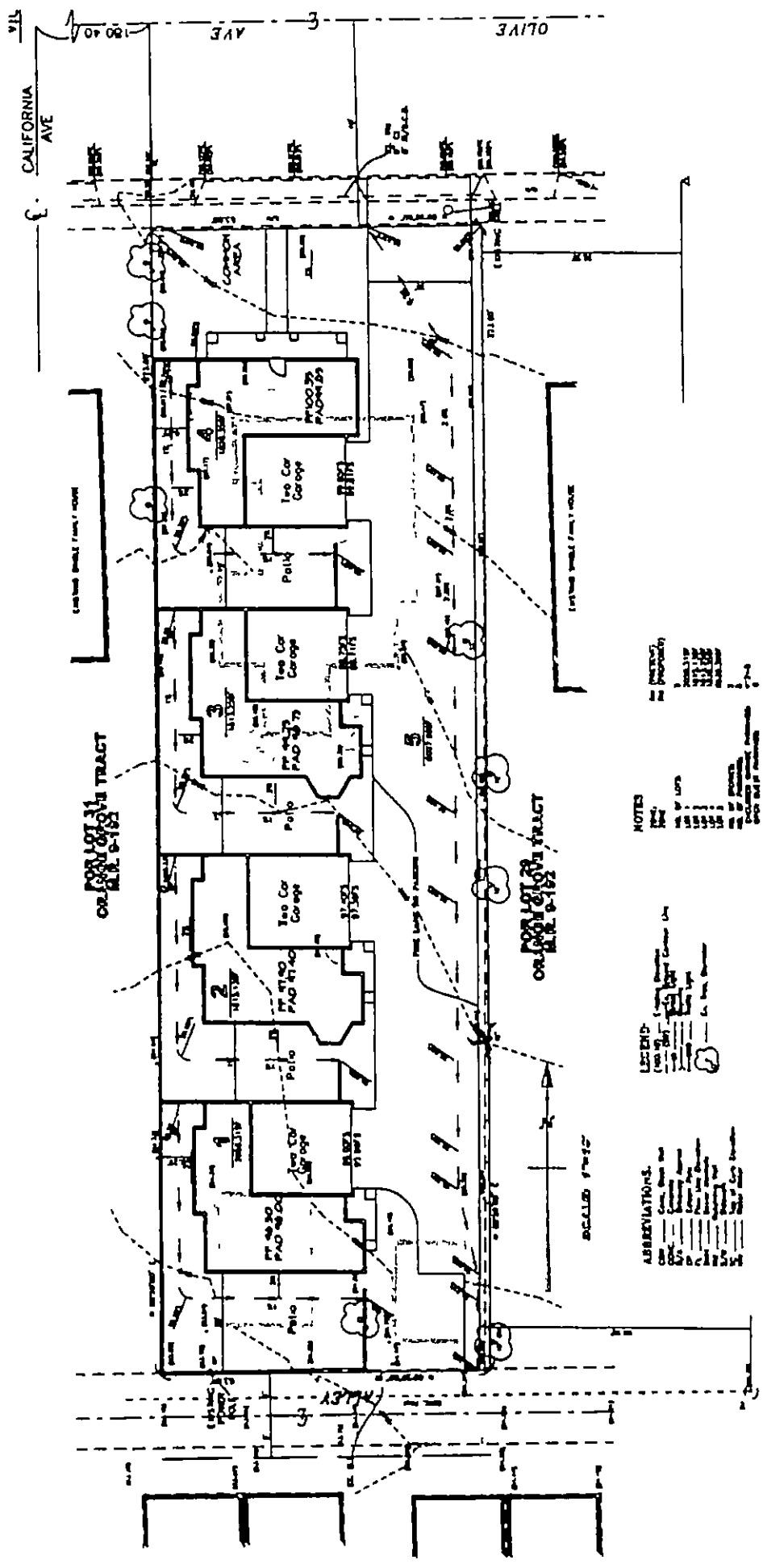
Date: 11/8/02

Applicant: Bourne

Tract Map

Tentative Tract Map 54022

CITY OF MONROVIA
COMMUNITY DEVELOPMENT
PLANNING DIVISION



NOTES

- 1. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENCES.
- 2. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENCES.
- 3. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENCES.
- 4. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENCES.
- 5. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENCES.

LEGEND

- 1. EXISTING WALKWAY
- 2. EXISTING DRIVEWAY
- 3. EXISTING UTILITY
- 4. EXISTING FENCE
- 5. EXISTING POOL
- 6. EXISTING LUNCH AREA

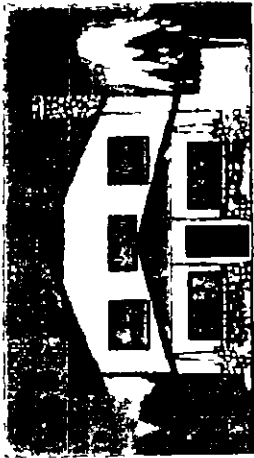
ABBREVIATIONS

- 1. EXISTING WALKWAY
- 2. EXISTING DRIVEWAY
- 3. EXISTING UTILITY
- 4. EXISTING FENCE
- 5. EXISTING POOL
- 6. EXISTING LUNCH AREA

TENTATIVE TRACT NO 54022

OWNER

REPORT DATE



UNIT 10
ELEVATION



UNIT 10
ELEVATION

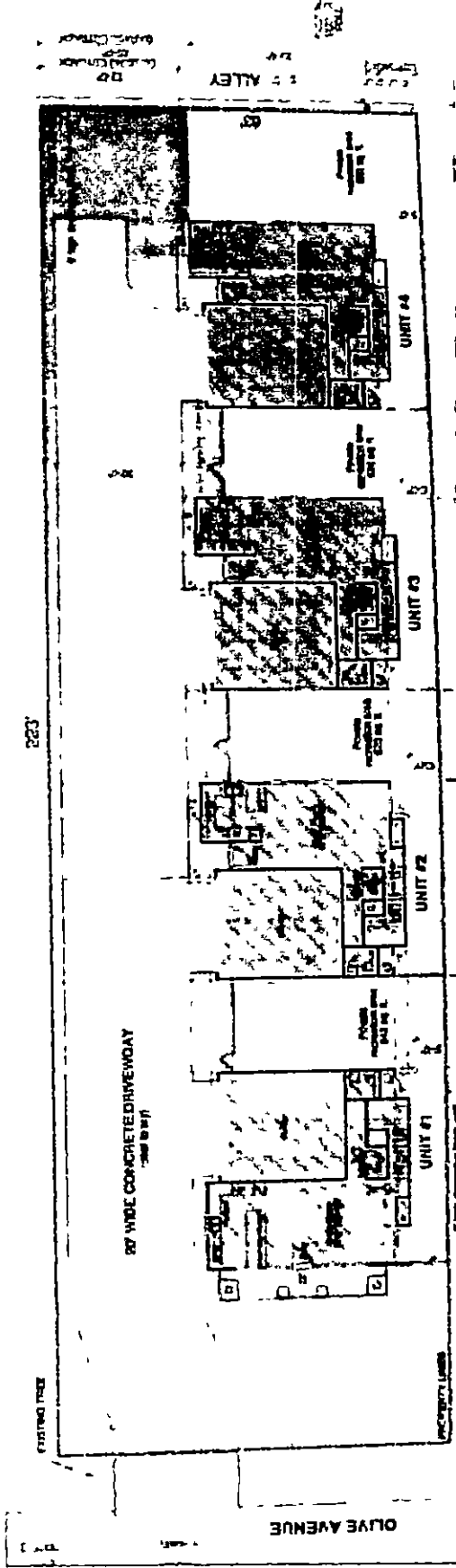


EXHIBIT C

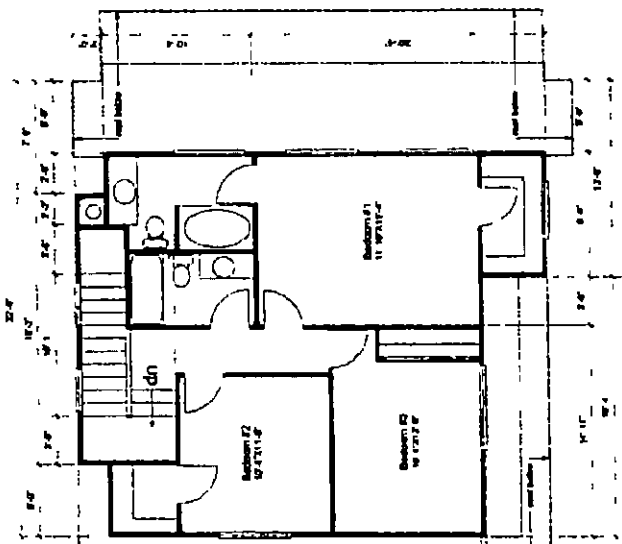
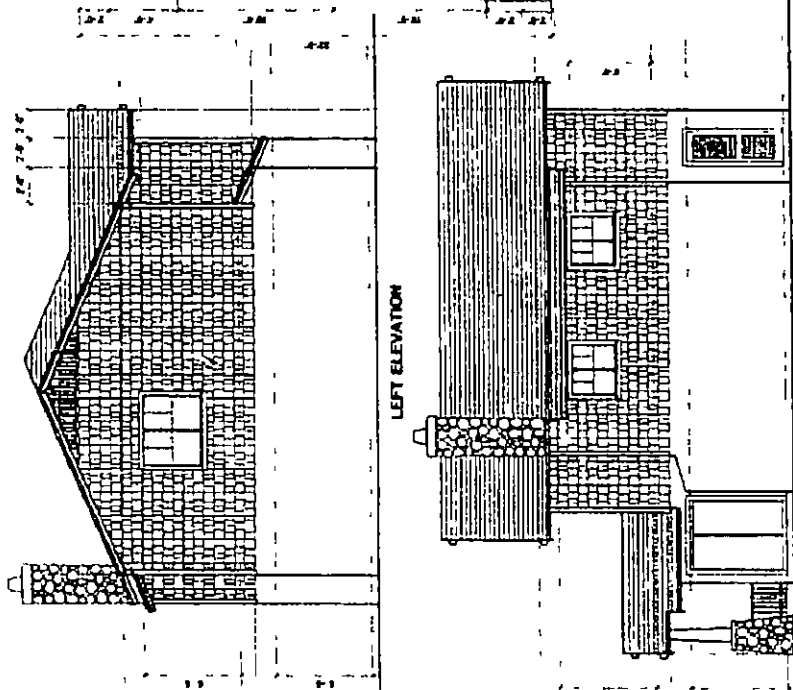
Date: 11/8/02

Applicant: Boume

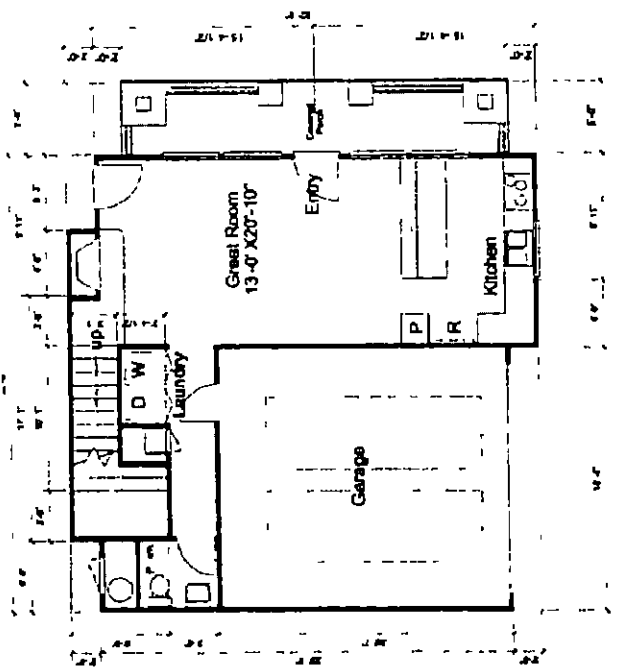
Site Plan and Elevations

Tentative Tract Map 54022

CITY OF MONROVIA
COMMUNITY DEVELOPMENT
PLANNING DIVISION



SECOND FLOOR PLAN
780 sq. ft.



FIRST FLOOR PLAN
807 sq. ft.

TOTAL FLOOR AREA = 1,617 sq. ft.
SCALE: 1/8" = 1'-0"

UNIT #1

EXTERIOR MATERIALS

- ROOFING: Asphalt/Flt Shingles
- WALLS: Stucco
- FLOORING: Hardwood
- PAINT: White
- TRIM: White
- SCREENING: Aluminum
- SCREENING COLOR: White
- SCREENING TYPE: 1/2" Clear
- SCREENING COLOR: White
- SCREENING TYPE: 1/2" Clear
- SCREENING COLOR: White
- SCREENING TYPE: 1/2" Clear

**FLOOR PLANS & ELEVATIONS
SCALE: 1/8" = 1'-0"**

Prepared by:
410 E. Olive Avenue, Monrovia, CA
BOURNE CONSTRUCTION INC.
24 Calhoun Lane, CA 91800
(626) 334-9977



EXHIBIT D

Date: 11/8/02

Applicant: Bourne

Floor Plan 1

Tentative Trac Map 54022

**CITY OF MONROVIA
COMMUNITY DEVELOPMENT
PLANNING DIVISION**



EXHIBITE

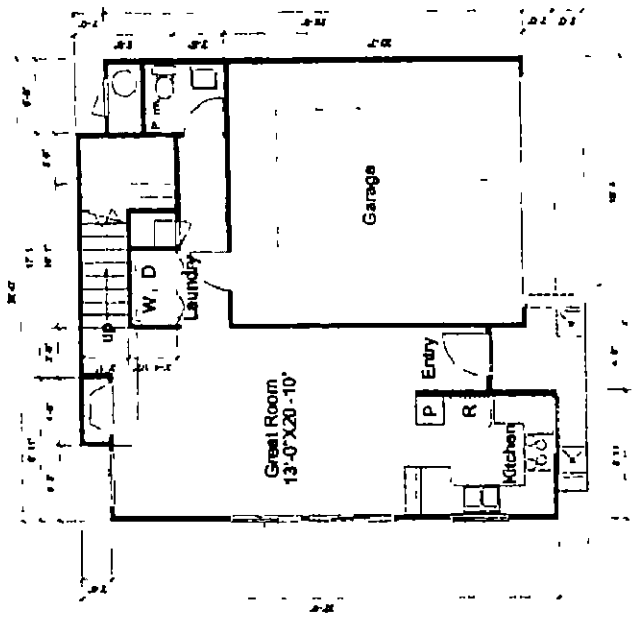
Date 11/8/02

Applicant Bourne

Floor Plan 2

Tentative Tra Map 54022

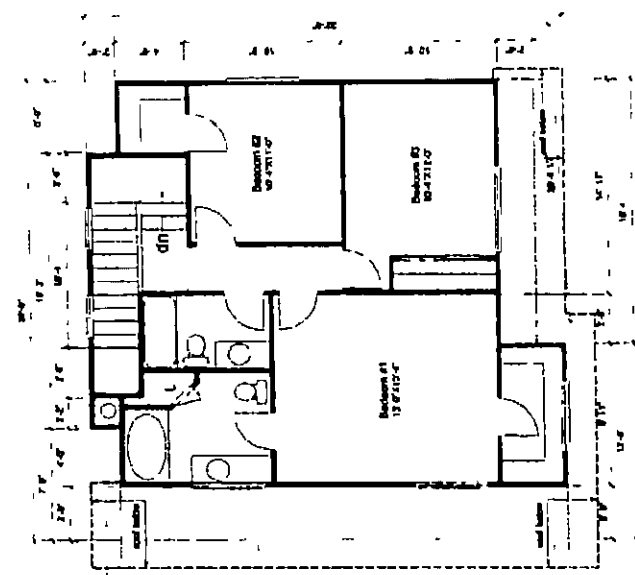
CITY OF MONROVIA
COMMUNITY DEVELOPMENT
PLANNING DIVISION



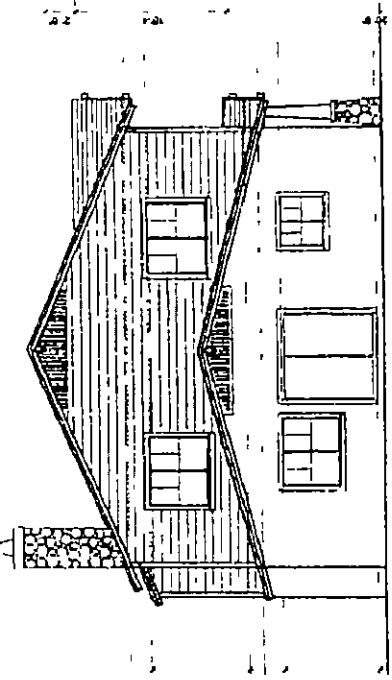
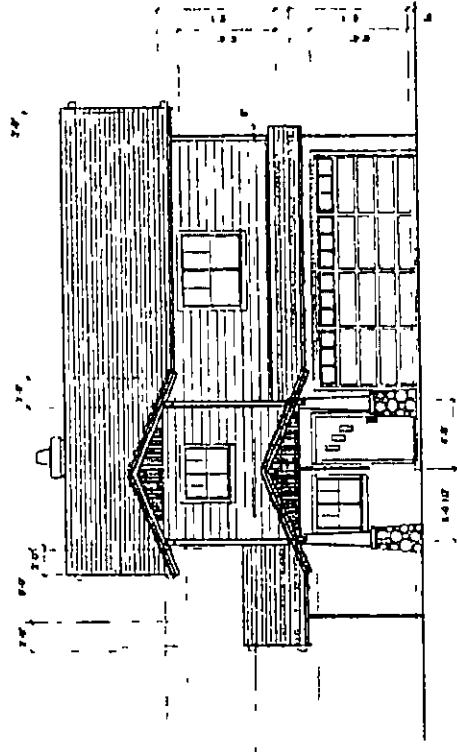
FIRST FLOOR PLAN
G.S.R.
TOTAL FLOOR AREA - 1,360 sq. ft.
SCALE 1/4" = 1'-0"

EXTERIOR MATERIALS
ROOFING: Asphalt shingles
WALLS: Stucco
FLOORING: Carpet
TRIM: 1/2" x 4" wood
1/2" x 4" wood
1/2" x 4" wood

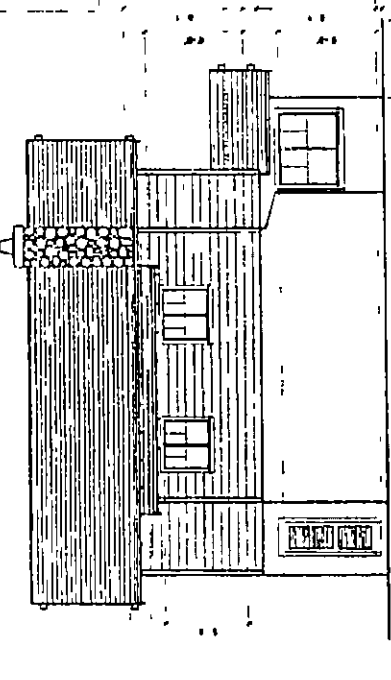
FLOOR PLANS & ELEVATIONS
SCALE: 1/4" = 1'-0"
418 E. Olive Avenue, Monrovia, CA
BOURNE CONSTRUCTION INC.
37 California, Down, CA 91716
(626) 332-4971
K. WOLFE/FERRALDO ARCHITECT



SECOND FLOOR PLAN
760 sq. ft.



LEFT ELEVATION



BACK ELEVATION

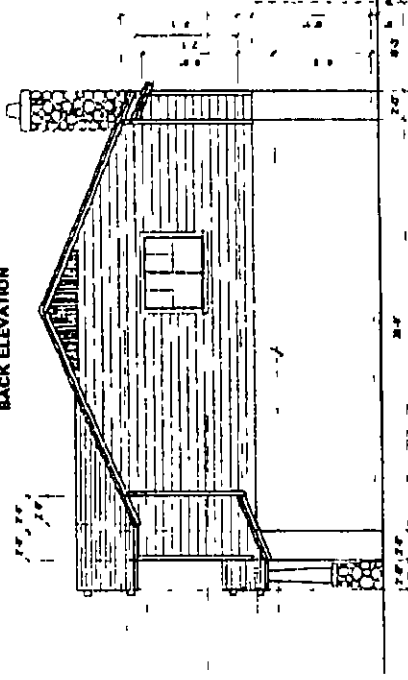




EXHIBIT F

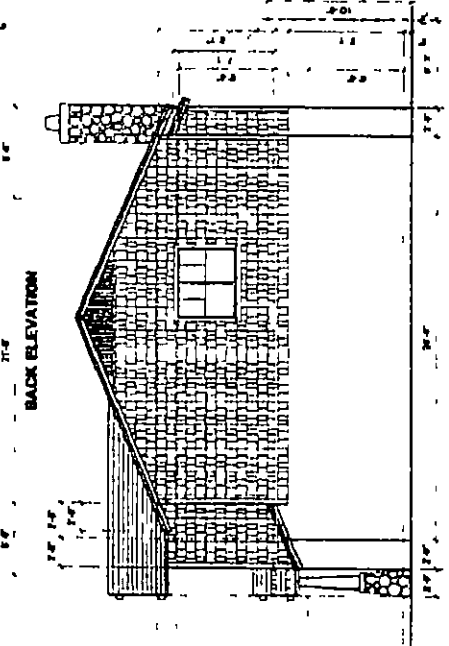
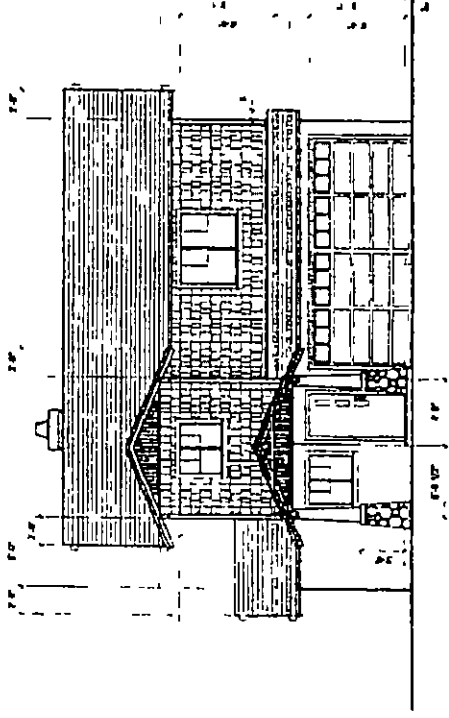
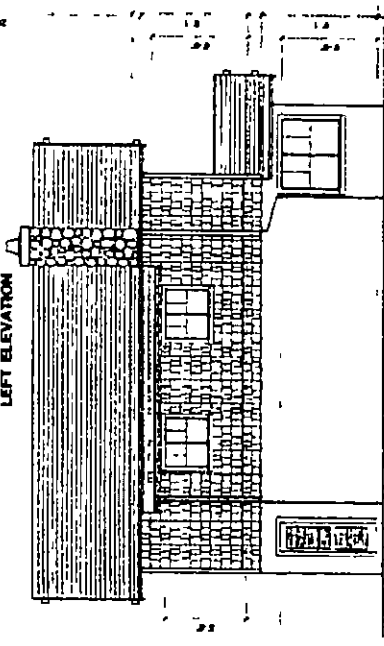
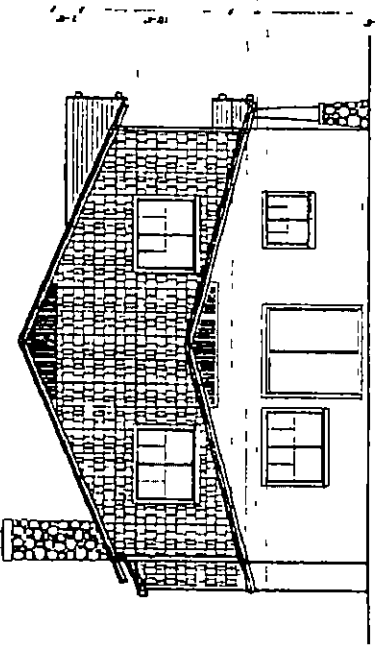
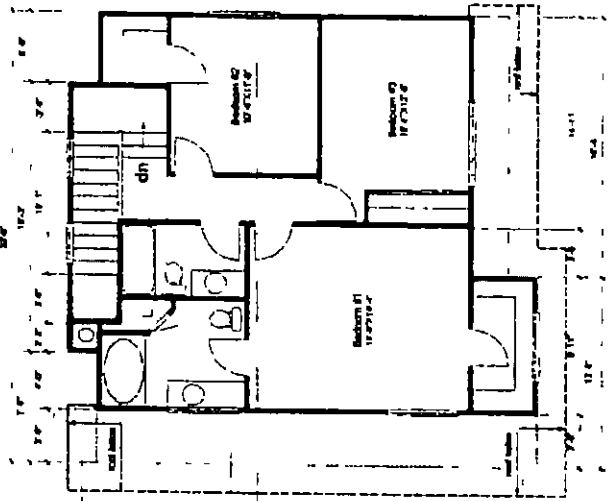
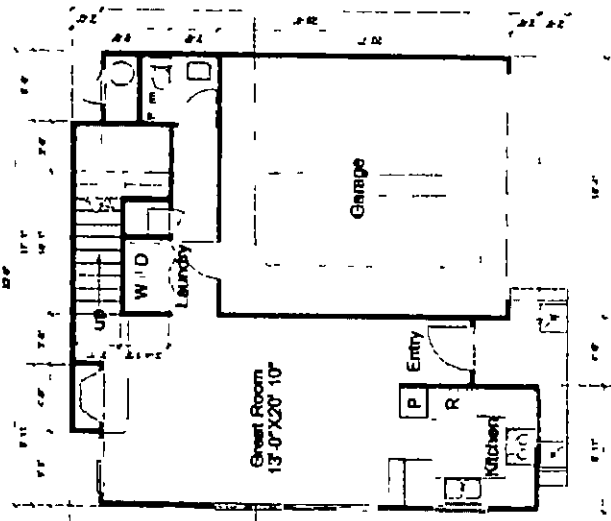
Date: 11/8/02

Applicant: Bourne

Floor Plan 3

Tentative Tra Map 54022

CITY OF MONROVIA
COMMUNITY DEVELOPMENT
PLANNING DIVISION



EXTERIOR MATERIALS
 ROOFING: Asphalt shingles
 WALLS: Stucco
 FLOORING: Hardwood
 PAINT: See notes on site plan

FLOOR PLANS & ELEVATIONS
 Prepared by: KNOXWELTON FURNALD ARCHITECT
 418 E. Olive Avenue, Monrovia, CA
 BOURNE CONSTRUCTION INC.
 11 California Street, CA 91016
 (916) 323-8997

KNOXWELTON FURNALD ARCHITECT



EXHIBIT G

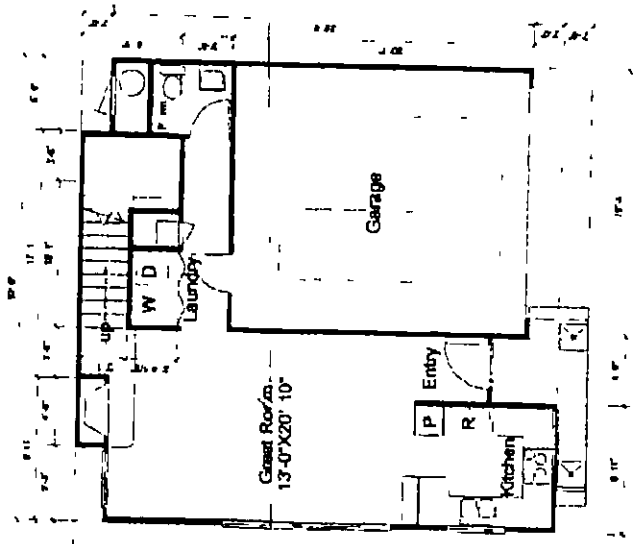
Date 11/8/02

Applicant Bourne

Floor Plan 4

Tentative Tra Map 54022

CITY OF MONROVIA
COMMUNITY DEVELOPMENT
PLANNING DIVISION



FIRST FLOOR PLAN

ENR 2
TOTAL FLOOR AREA = 1,268 sq. ft.
SCALE 1/8" = 1'-0"

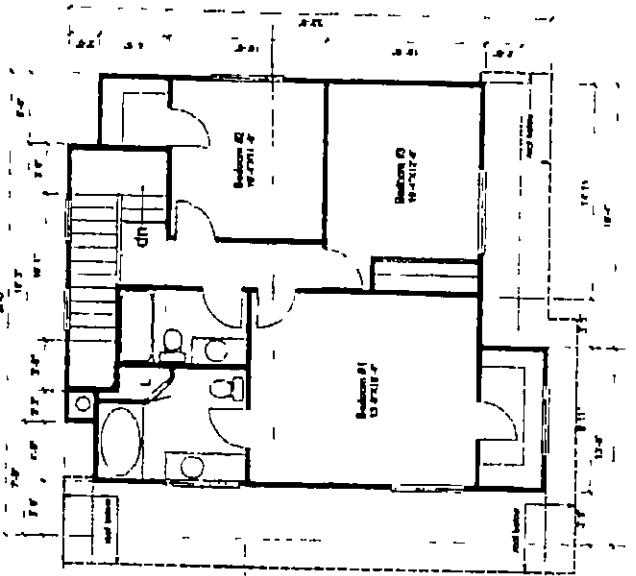
UNIT #4

EXTERIOR MATERIALS

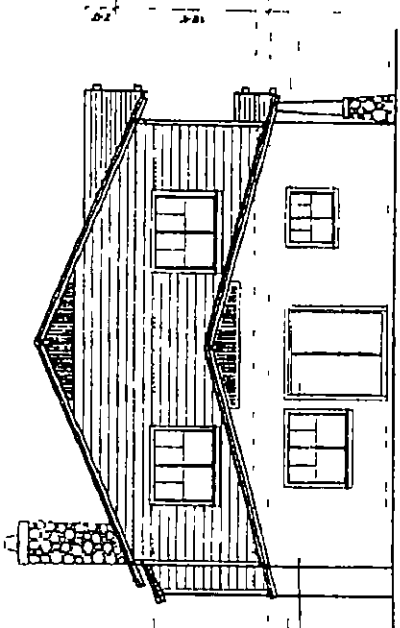
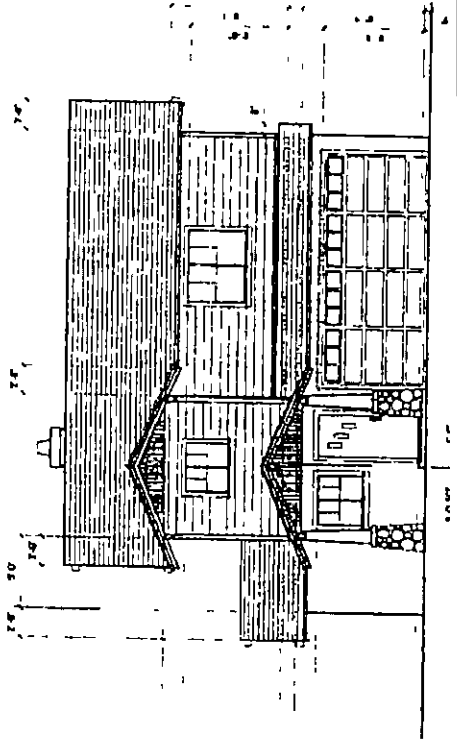
- ROOFING: Asphalt shingles
- WALLS: Stucco
- FLOORING: Hardwood
- PAINT: White exterior, dark interior
- TRIM: 1 1/2" x 3/4" x 1/2" Clear Mahogany, 200 sq. ft.

FLOOR PLANS & ELEVATIONS SCALE 1/8" = 1'-0"

Prepared by
418 E. Olive Avenue, Monrovia, CA
BOURNE CONSTRUCTION INC.
12 Chestnut Street, CA 91016
(626) 337-9977



SECOND FLOOR PLAN



LEFT ELEVATION

