

PLANNING COMMISSION STAFF REPORT

AGENDA ITEM: 5-2
MEETING DATE: June 9, 1999

TO: Planning Commission

FROM: Robert A. Kastenbaum, Director of Community Development

SUBJECT: Tentative Tract Map No. 52865
Variance V99-04
339 Prospect Avenue

APPLICANT: Bowden Development, Inc.
425 East Huntington Drive
Monrovia, CA 91016

REQUEST: **Subdivide an existing lot into six parcels with variances for lot widths on three of them. Five lots will be improved with one-story residences and the existing home will be retained on the remaining lot. A new cul-de-sac street is proposed along the west side of the subdivision.**

BACKGROUND

The applicant is requesting approval of a Tentative Tract Map to subdivide one (1) lot into six (6) lots. A dedicated cul-de-sac street shall be provided. Variances for lot widths for three lots are being requested. This application will require City Council review and approval.

A Negative Declaration has been prepared for the project in accordance with the California Environmental Quality Act. The Initial Study indicated this project would not have an adverse impact on the environment with the mitigating measures as found on Data Sheet Numbers 1, 2 and 3.

SUBJECT PROPERTY

The subject property is located on the north side of Prospect Avenue between the subdivision on Pine Street to the west and the subdivision on Hill Street to the east. The site has approximately 160 feet of frontage on Prospect Avenue, a depth ranging from 473.48 feet on the west to 547.82 feet on the east, and a rear lot width of 175.55 feet. The total lot size is 1.86 acres or 81,172 square feet. The site has a gentle slope from north to south.

The site, commonly known as the Longford Estate, has an existing house built in the 1920's. There is also a carriage house built generally at the same time with a garage below and living area above. The existing house will be retained on the proposed Lot 3 and repaired and painted. The carriage house will be offered for relocation off site. There is also an abundance of mature trees consisting of oaks, pines, palms, avocados, jacaranda and other species. The five (5) oaks and the two large pine trees, will be retained and included in the landscape plan.

The existing stone wall that runs along the front of the property will be retained. The one driveway column will be retained and the westerly column and wall will be relocated several feet to the west to provide a sufficiently wide street entrance. The site will have to be graded but as much as possible of the easterly driveway wall will be retained and incorporated into the front yard setback design.

The site has a General Plan and zoning designation of Residential-Low Density. The surrounding General Plan and zoning designation is Residential-Low Density allowing single family development on minimum 7,500 square foot lots. The lots to the north on Hillcrest Blvd. average 8,600 square feet in area, the lots to the west on Pine Tree Lane are approximately 7,030 square feet in area, and the lots to the east on Hill Street are approximately 7,425 square feet in area. Development on the surrounding lots consists of single family homes. The homes are generally single story to the east and south, and two stories to the west.

DISCUSSION/ ANALYSIS

Subdivision: The subdivision consists of six lots and a dedicated street. The lot sizes are as follows:

LOT	WIDTH	LENGTH	SQ FTG
1	85'	113.91'	9,632
2	75'	113.93'	8,544
3	120'	113.93'-105.15'	13,609
4	63'	105.15'-115.66'	7,674
5	50'	267.62'-202.14'	14,294
6	45'	163.11'-202.14'	10,808

The required lot sizes for the Residential-Low Density (R-L) zone are 75' wide by 100' deep with a minimum square footage of 7,500. The six lots all meet the depth and square footage requirements. Lots 1, 2, and 3 meet the width requirements. Lots 4, 5, and 6 do not meet the width requirements due to their frontage on the cul-de-sac.

The dedicated street will be provided on the west side of the property. It will generally have a 45 foot right-of-way. A ten foot landscaped parkway will be provided along the west property line, a thirty foot paved width driving surface and then a five foot landscaped parkway will be provided on the east. On-street parking will be provided on the east side of the street. Sidewalks are not recommended on the street due to the fact that a portion of the stone work along the frontage would have to be removed to provide access from Prospect. The ten foot parkway on the west will be landscaped with trees spaced in order to eventually provide screening for the rear yards of the houses on Pine Tree lane.

A sidewalk will be provided on Prospect. The five foot sidewalk will be next to the property line. A landscaped parkway will be provided next to the curb. Two 36" box street trees will be planted in this area. Decorative textured concrete will be placed at the entry to the street.

The entrance to the street will be twenty-four feet in width. The eastern pilaster will be retained and the western pilaster will be rebuilt along with the lower stone wall. The Development Review Committee discussed at length the retention of both pilasters. However, the reduced width was a safety concern from a traffic and circulation perspective. The street entry at twenty-four feet in width also meets the standard in the Circulation Element of the General Plan.

Variances: Variances are being requested for the lot width on Lots 4, 5, and 6 due to their location on the cul-de-sac. The first design submitted by the applicant showed a longer cul-de-sac which allowed the lots to meet the requirement of 75' of lot width. The greatest drawback to this design was that it required the removal of the Engleman Oak tree. Additionally, the first design involved significantly more asphalt paving which detracted from the aesthetics of the project. In reviewing several of the other cul-de-sac streets in town such as Pine Tree Lane, Todd Lane, Kirkwood, Mountain, and Meadow Lane none meet the required 75 foot width at 25 feet from the front property lines due to the frontage being on the radius of a cul-de-sac. Staff determined that the siting of the houses on the cul-de-sac lots are appropriate with the lot widths of less than 75 feet. Consequently, the Development Review Committee when reviewing the two alternate cul-de-sac designs preferred the shorter cul-de-sac which preserves the Engleman Oak and provides for more landscaping.

House Layout/ Design: The applicants propose to retain the existing Longford House on Lot 3 and will repair and repaint it. A new two car garage will be constructed on the lot to fulfill the required parking. The remainder of the lots will be improved with single story, single family homes. A deed restriction is being required to assure that the homes will remain single story in the future.

The preliminary elevations of the houses have been included for your review. If there are any changes in the future to these elevations the Development Review Committee will have to approve them. The house on Lot 1 will face Prospect to better integrate the subdivision with the surrounding development. Consequently, the setback will be at eleven (11) feet as this is the side yard of the lot. The Development Review Committee discussed the orientation of the house and felt that a front elevation on Prospect was essential although it is located at a side yard setback dimension. The applicant is setting the house back at 11' instead of 10' and is using the stone of the existing wall as a wainscot for the house. Additionally a stepped entry to the front door has been designed with matching stone columns and walls. The two-car garage will be accessed through the new street. The remaining house designs use brick, siding, and stucco. They have porches, chimneys, and varied roof designs. Five lots have two car garages, and one lot has a three-car garage. The houses range in square footage from 2,026 to 2,533 square feet.

The proposed houses are all sited on the lots in conformity with the setback standards. The existing house is located so that a seventeen (17) foot front setback can be provided in lieu of the twenty-five (25) feet required. Given the fixed location of the house and the minimum forty-five foot right of way required for the street the front setback becomes foreshortened to retain the historic house. Additionally, the five foot parkway on the east side of the street will be incorporated into the front yard landscaping which will provide twenty-two (22) feet of landscaped front yard.

Conditions of Approval: The Planning, Fire and Public Works conditions on the attached data sheets detail improvements to the site as a result of the subdivision. The following are the conditions that deal with the aesthetics of the project.

- A decorative block wall will be constructed on the west, north, and east property lines. The west wall next to the proposed street will be decorative and have a granite cap to tie it with the existing walls.
- The large trees on the site will be retained including five oak trees and two pine trees. Additional landscaping will be required in each front yard, two 36" box street trees will be provided on Prospect, and in the ten foot landscaped setback on the west side of the

proposed street a row of 24" box trees will be provided. These trees will be planted so that eventually full screening of the rear yards of the houses on Pine Tree Lane will be achieved.

- Decorative surface treatment will be provided at the entry to the street. This will compliment the pilasters and stone wall.
- Decorative lighting standards will be provided on the proposed street. The design will be similar to the new light standards in the downtown. Two new marbelite standards will be provided on Prospect.

CONCLUSION

The Development Review Committee and staff are recommending approval of the subdivision of the site for several reasons. The subdivision is in conformity with the General Plan and zoning designation for the site. The size and configuration of the lots is similar to the surrounding existing subdivisions. The applicant has strived to retain as much of the original character of the site as possible by retaining the existing house, several mature trees, and the frontage rock wall. The single story design of the homes in combination with a decorative street entry with rock pilasters, screening of the west wall, and decorative light standards will provide for an aesthetically pleasing project.

RECOMMENDATION

The Development Review Committee and Staff recommend approval of the proposed project.

If the Planning Commission concurs with this recommendation, following the public hearing, the appropriate actions are:

1. Find that Tentative Tract No. 52865/ Variance V-04 will not have a significant effect on the environment and approve a Mitigated Negative Declaration.
2. Approve the findings on Data Sheet No. 3.
3. Approve the Tentative Tract Map No.52865/ Variance V-04 subject to the Planning conditions on Data Sheet No. 1, the Fire conditions on Data Sheet No. 2, and the Public Works conditions on Data Sheet No. 3.

MOTION TO APPROVE

A motion to approve Tentative Tract Map No. 52865/Variance V-04 subject to the recommendations in the Staff Report and so recommend to the City Council.

END OF REPORT

Prepared by Alice Griselle

DATA SHEET 1

Planning Conditions

TTM 52865/V99-04/339 Prospect Avenue

1. A six foot high decorative block wall shall be provided adjacent to the rear and interior property lines; reduced to three feet in the front setback area where determined necessary by the Planning Division. The property line wall shall be a minimum of five feet above the subject property's finished grade (exposed retaining wall shall be allowed on the subject site). The westerly wall adjacent to the dedicated street shall have a decorative granite cap. The existing driveway walls to the east of the proposed street shall be retained where ever possible. These walls shall be shown on the grading plan. Each lot shall be enclosed with a minimum 5' high fence.
2. Provide the Engineering Division with a grading and drainage plan. Grading shall conform to Municipal Code, Chapter 15.28.
3. A preliminary tree preservation plan has been submitted and the following trees shall be preserved. On lot 1 a 15" oak, 36" pine and 50" pine. On lot 2 a 12" oak. On lot 3 a 20" oak. On lot 5 a triple oak with trunks of 18", 18" and 24" and on lot 6 a 26" oak. An arborist report shall be submitted on the health of the trees and the measures needed to preserve the trees before a grading permit is issued. The developer shall submit a final tree preservation plan which shall show trees that will remain. These plans shall be submitted simultaneously with grading plan, and be drawn to same scale as the grading plan. A review of the tree plan may necessitate site design alterations. Where existing trees cannot be saved, a tree replacement program shall be required consisting of 2:1 replacement ratio. The size and type of trees to be determined by the Planning Division Manager based on the trees reviewed.
4. A landscape 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 in the front yards and common areas. Landscaping shall be a combination of box trees, shrubs, ground cover, and turf. All landscaping shall be maintained by a permanent automatic irrigation system. An irrigation plan by a licensed landscape architect must be approved. Special provision for landscaping under the oak tree drip line shall be made by the landscape architect. No irrigation shall be allowed.
5. The area under the dripline of all existing trees which are to be saved shall be fenced during construction and grading operations restricted under them to prevent soil compaction around the trees and to protect them from damage. Oak trees shall be protected with respect to pruning during grading and construction and new landscaping irrigation plans shall be pursuant to Section 15.48 of the Monrovia Municipal Code.

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. No rooftop mechanical equipment shall be allowed. Ground level mechanical equipment shall be located in the rear or side yards with no view from the street.
9. The entrance to the proposed dedicated street shall be widened to no less than 24 feet. The existing westerly column shall be rebuilt along with the wall to the west property line.
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. The development shall be constructed in strict compliance with the site plan.
12. All proposed homes shall be single story and the final designs shall be approved by the Development Review Committee. A deed restriction shall be recorded for each lot restricting the houses to single story construction now and in the future.
13. All driveway surface areas shall incorporate accent treatment. Accent treatment shall include stamped concrete or other approved treatment.
14. All paved private driveways shall be surfaced with Portland cement concrete (3 ½ " thick minimum).
15. 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 provision for appropriate screening.
16. Placement and design of mailboxes shall be review and approved by both the U. S. Postal Service and the Planning Division.
17. The applicant shall submit a \$25.00 filing fee for submittal of the Negative Declaration through Los Angeles county to the State Department of Fish and Game. A check shall be submitted to the Planning Division within two (2) days of the approval.
18. No gating of the street shall be permitted.

19. Maintain a minimum 18' W X 20' D clearance in the two car garage structures.
20. The dedicated street shall have a ten (10) foot landscaped parkway on the west side with a minimum of 24" box trees spaced adequately to eventually screen the properties to the west of the site. The species of the trees to be approved by the Parks Division. A thirty (30) foot paved surface shall be required with parking on the east side of the street. A five (5) foot parkway shall be provided on the east and shall be incorporated into the front yard landscaping.
21. A five foot sidewalk shall be provided on Prospect Avenue located next to the property line. Two 36" box street trees shall be provided. Species to be approved by the Parks Division.
22. The exterior of the house to be retained shall be repainted, repaired, and restored to the satisfaction of the Planning Division Manager.
23. An eleven foot sideyard setback shall be provided on the south side of the house on Lot 1.
24. The house on Lot 1 shall incorporate a rock similar to the existing rock on the site in the design of the house.
25. Decorative surface treatment at the entrance to the street shall be required.
26. Decorative lighting in lieu of marbellite poles shall be required on the cul-de-sac. Design to be approved by the Planning Division Manager.
27. The existing house shall be used as a single family house as defined by the Monrovia Municipal Code.

DATA SHEET 2

Fire Conditions

V99-04/339 Prospect Avenue

1. Fire Sprinklers required in all new buildings using the current edition of NFPA 13D standards.
2. 2 story existing building requires sprinklers if substantial work is done allowing ceiling access.
3. All Attached garages to have automatic Fire Sprinklers.
4. Roadways to meet Monrovia Roadway and Fire Dept Standards.
5. Roadway Width to be approved by Public Works and the Fire Chief.
6. Grade for Fire Dept apparatus to be designed not to exceed proper standards and to be approved by the Fire Chief.
7. No Parking on west side of street.
8. Provide no parking signage where required.
9. New hydrant to be installed on the new roadway.
10. Provide building numbers Minimum of 6 inches high and visible from the street.
11. All fire dept plan review fees to be paid prior to Issuance of any permits.
12. 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.
13. All fire hydrants shall be identified by a reflective blue dot marker and installed per the Fire Department.
14. The water supply, including mains and hydrants, shall be acceptably tested and approved by the Engineering and Fire Department PRIOR to the framing stage of construction and/or on-site combustible storage, to assure availability and reliability for firefighting 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.
15. 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.
16. 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 Marshal's office.

17. 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.
18. Complete architectural and structural building plans, including all specifications, shall be submitted to the Fire 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.
19. 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.
20. 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.
21. Any and all covenants, conditions and restrictions shall include maintenance of the following noted fire protection items:
 - Fire Sprinklers
 - Fire lanes
 - Fire resistive roof covering
 - Built-in structural building protection
22. 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.

Building Architectural Plans On-Site Water & Fire Hydrant Utility Plans Detailed Site Fire lanes.
23. Note Fire Sprinkler Plans to be sent to a Monrovia Fire Dept approved Engineer before being submitted to the Fire Dept for Permit process **Contact Fire Dept for details.**

DATA SHEET 3

Public Works Conditions

TTM52865/V99-04/339 Prospect 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. Remove and replace any public curb, gutter, pavement and sidewalk found by the City Engineer to be broken, uplifted, or damaged along the Prospect Avenue frontage.
2. Construct 4" thick P.C.C. sidewalk a minimum of five feet in width next to the property line along north side of Prospect Avenue per City standard drawings S-304. Wherever pedestrian obstructions exist, a minimum 4' wide clear section of sidewalk shall be provided. Provide standard handicap ramps on both sides of new street. Landscape remainder of street right-of-way of Prospect Avenue with an irrigation system.
3. Remove two (2) existing driveway aprons and construct curb and gutter per standard drawing S-304 in place of former easterly driveway. For entrance to new street construct intersection per City Standards.
4. Landscape and maintain unimproved City right-of-way.
5. Dedicate on the subdivision map a street right-of-way generally 45' in width with an increased width of right-of-way for a cul-de-sac bulb of the north end of the street. Construct a new public street to serve 6 lots. Typical street cross section from east to west is to be 5' wide parkway with sidewalk, 30' wide street asphalt concrete pavement between new concrete curb and gutters and 10' wide parkway. Parkway areas to be landscaped. North end of street to have a cul-de-sac designed to Fire Department's requirements. Individual concrete City Standard driveway to be installed for each lot. Other public improvements such as fire hydrants, street lights and street signage to be located in parkway area outside of sidewalk. A separate street improvement plan sheet shall be submitted for this work.
5. Construct new 8" V.C.P. sewer main in new street. Install a new sewer manhole at connection point with the existing sewer in Prospect Avenue. A sewer terminal clean out structure shall be installed at the end of the new sewer main in the cul-de-sac.
 - * Provide a CCTV video inspection of the existing 6" sewer line on Prospect Avenue from Hill Street to Canyon Blvd. for review by the City.Install VCP and separate building laterals of size and material specified by Building Division. Connect existing house at 337/339 E. Prospect Avenue to new 8" sewer in new street and disconnect from existing 6" sewer in Prospect Avenue. Cap off all no longer used laterals at the sewer main in the street (Prospect Avenue). A separate improvement plan shall be submitted for the proposed sewer work for review by the City.

7. Provide Engineering Division with a grading plan and related drainage information for each lot to drain to the new street except that Lot 1 may drain directly to Prospect Avenue through parkway drains. A Grading plan shall conform to MMC Chapter 15.28 and be prepared on maximum 24" x 36" sheets with City title block. Required public improvements may be shown on the grading plan along with site drainage except as stated under other conditions. Drainage review shall investigate and report on the methodology to handle drainage onto this site from properties located northerly, easterly, and westerly thereof. Provide the Engineering Division with a soils investigation report prepared by a licensed soils engineer. All grading is to be done under the supervision of a licensed engineer qualified in the soils field. Upon completion of the grading, the Soils Engineer shall file a certification with the Public Works Department that the 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.
8. A final subdivision map, prepared by a licensed land surveyor, or a registered Civil Engineer authorized to prepare said map, shall be submitted to the City of Monrovia Engineering Division for plan check and approval. After the final map is approved, the map shall be recorded by the engineer/surveyor at the Los Angeles County Recorder's office and reproducible tracing filed with the City with the Recorder's reference marked thereon.
9. A new 8" diameter ductile iron water main is to be installed by the developer in the new street. The new 8" water shall be connected to the existing 8" water main in Pine Tree Lane through a new 8" D.I. Main in Prospect Avenue. To meet Fire Department requirements fire hydrant(s) shall be installed thereon as specified. A new 1" minimum metered service connection shall be provided from the new water main to serve each lot including for the existing house at 337/339 E. Prospect Avenue. The present service connection which serves the existing house will be discontinued by the City Utilities Division. Pay all applicable fees and charges of the Utilities Division. A separate improvement plan shall be submitted for the water system proposed for review and approval by the City Utilities Division .
10. Arrange for the other serving utilities for natural gas service, electric service, telephone service, and cable service to prepare and submit to the City for coordination of the utility locations and work for new underground services to the new and existing house and disconnection of all existing services to the house at 337/339 E. Prospect Avenue. Remove all no longer used utility facilities and boxes left from the disconnection of the present services to the house at 337/339 E. Prospect Avenue.
11. Provide a drainage hydrology study for the tract. Should the storm water runoff in the street gutter exceed the Flood Control District standard for depth of gutter flow then storm drain improvements shall be provided to Flood Control District standards to get the discharge drainage into the east/west gutter flow line along the north side of Prospect Avenue and to not permit runoff to cross Prospect Avenue from north to south at the new

street intersection.

12. Install a street lighting system including 2 minimum high pressure sodium vapor single cobra street lights on marbelite poles per City Standard Drawing S-317 on Prospect Avenue. Install a street lighting system including 2 minimum light standards. The design to be approved by the Development Review Committee and City Engineer. Provide electric service thereto underground. Obtain approval of Southern California Edison Co. for new light service. The light system is to include a Meyers Box control pedestal mounted on a concrete pad in the parkway in the vicinity of east property line in the landscaped area of the parkway of Prospect Avenue. There is to be a shunt connection in the Meyers Box with meter socket for future electric meter without meter for electric service. The controlling photo electric cell is to be mounted on one of the cobra head arms on a light on Prospect Avenue.
13. Have a licensed surveyor set centerline ties for the intersection of Prospect Avenue and the new street and submit notes therefor to the City Engineer.
14. Provide and install breakaway type posts and street signage for new street including Stop sign at Prospect Avenue, street name sign, street sweeping sign, No Parking signs on west side of new street and Not A Through Street sign. Name of new street is to be approved by Development Review Committee. Paint street pavement legends for stop control on new street and stripe street per City Standards.
15. Obtain permits for all work within the public right-of-way from the Public Works Department. Pay all applicable fees of Engineering Division for issuance of Public Works permits.
16. Should the developer want to record subdivision map prior to completion of the required public improvements, the developer shall file with the City securities and agreements to assure to the City that improvements will be satisfactorily constructed before occupancy of property is intended

TENTATIVE TRACT MAP

1. The proposed six (6) lot subdivision is in conformance with the provisions of the General Plan. The Land Use Element of the General Plan designates this site as Residential Low Density. The proposed residential subdivision is consistent with the Residential Low Density designation.
2. The site (81,172 square feet) is physically suitable for the proposed density of development and complies with the provisions and standards of the Monrovia Municipal Code Title 15 – Subdivisions and Title 17 – Zoning.
3. The proposed development is consistent with the type and density of surrounding land uses. The proposed lots will vary from 8,544 to 14,294 square feet and the surrounding lots are in the 7,000 to 8,000 square foot range. The subject lots will all have single family homes as do the surrounding properties.
4. Based on the design, siting and anticipated traffic load, this project will not have an adverse impact on the street system in either quality or quantity. The proposed street meets the standards established in the Circulation Element of the General Plan.
5. The proposed six (6) lot subdivision will help safeguard the health, safety and property value in the zone in that the project is attractively designed with respect to elevations, site layout, and landscaping. The existing house and many trees are being integrated into the subdivision.
6. The design of the subdivision will not create environmentally significant changes as the site represents an in-fill property surrounded by existing single family development that are similar in size. Five oaks and two pine trees will be retained. Additionally, the front wall will be saved to retain some of the feel of the Longford Estate.

VARIANCE

As required by provisions of Section 65906, California Government code, the following findings must be made before a variance from the terms of the Zoning Ordinance shall be granted:

- A. The requested variance for lot width may be granted because of special circumstances applicable to the property. There are several oak trees on the property located where the roadway was originally proposed. Oak trees are protected by Municipal Ordinance. In order to preserve the oak trees, the roadway was shortened which necessitated a reconfiguration of the lots. Consequently, the strict application of the zoning ordinance will deprive the property of privileges enjoyed by other property owners in that zone.
- B. Granting the variance shall not constitute a grant of special privileges since the density of the project is consistent with the General Plan and Zoning Ordinance and the proposed number of lots could be accommodated without a variance request if the oak trees were removed. Additionally, the Monrovia Municipal Code does not address lot widths on cul-de-sacs, lots on cul-de-sacs on surrounding streets also do not meet the standard lot width.

DATA SHEET 5

Surrounding Land Use

TTM No. 52865/V99-04
339 Prospect Avenue

Property Description:

The site is an 81,172 square foot irregular shaped lot at 339 Prospect Avenue. The lot has 160 feet of street frontage and is 473 feet deep on the west and 548 feet deep on the east. Currently there is an existing residence which will be retained and an accessory structure which will be relocated or demolished.

Zoning

Subject site:

Residential Low density (RL)

Surrounding pattern:

north: RL

south: RL

east: RL

west: RL

Land Use

Subject site:

Single Family Residential

Surrounding pattern:

north: Single Family Residential

south: Single Family Residential

east: Single Family Residential

west: Single Family Residential

Environmental Determination:

Negative Declaration

Applicable Ordinance Regulations:

MMC 16.12.090 Council approval required for Tract Maps. 17.12.020 Residential Low density development standards.

DATA SHEET 6

Negative Declaration

APPLICATION	Tentative Tract Map No. 52865/Variance V99-04
APPLICANT/ADDRESS	Bowden Development, Inc 339 Prospect Avenue Monrovia, CA 91016
PROJECT LOCATION	339 Prospect Avenue
PROJECT DESCRIPTION	Subdivide an existing lot into 6 parcels with variances for lot widths on three lots. Five (5) lots will be improved with one-story residences and the existing home will be retained on the remaining lot. A new cul-de-sac street is proposed along the west side of the subdivision.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines for the City of Monrovia, the Lead Agency has analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Lead Agency prepared this NEGATIVE DECLARATION.

The City of Monrovia has reviewed the initial study of environmental effects for the above described project and finds:

- A. The project is in conformance with the environmental goals and policies adopted by the community
- B. The project will not have a significant effect on the environment.

A copy of the Initial Study, documenting reasons to support the finding, is on file in the Planning Division. Mitigation measures, if any, included in the project to avoid potentially significant effect are contained on the Data Sheets on file in the Planning Division, Community Development Department, 415 South Ivy Avenue, Monrovia, CA 91016, (626) 932-5565.

A period of at least 21 days from the date of publication of the notice of the NEGATIVE DECLARATION will be provided to enable public review of the project specifications, the Initial Study and this document prior to the final adoption of the NEGATIVE DECLARATION by the Lead Agency. A copy of the project specifications is on file in the Office of Planning Division, Community Development Department, 415 South Ivy Avenue, Monrovia, California.

Date

May 6, 1999

By:

Alice G. Griselle
Alice G. Griselle
Planning Division Manager

TENTATIVE TRACT NO. 52865

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

BEING A SUBDIVISION OF A PORTION OF LOT 1 OF TRACT
No. 33758, AS PER MAP FILED IN BOOK 917 PAGES 58, 59 AND 60 OF
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SHEET 1 OF 1 SHEET

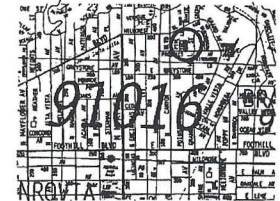
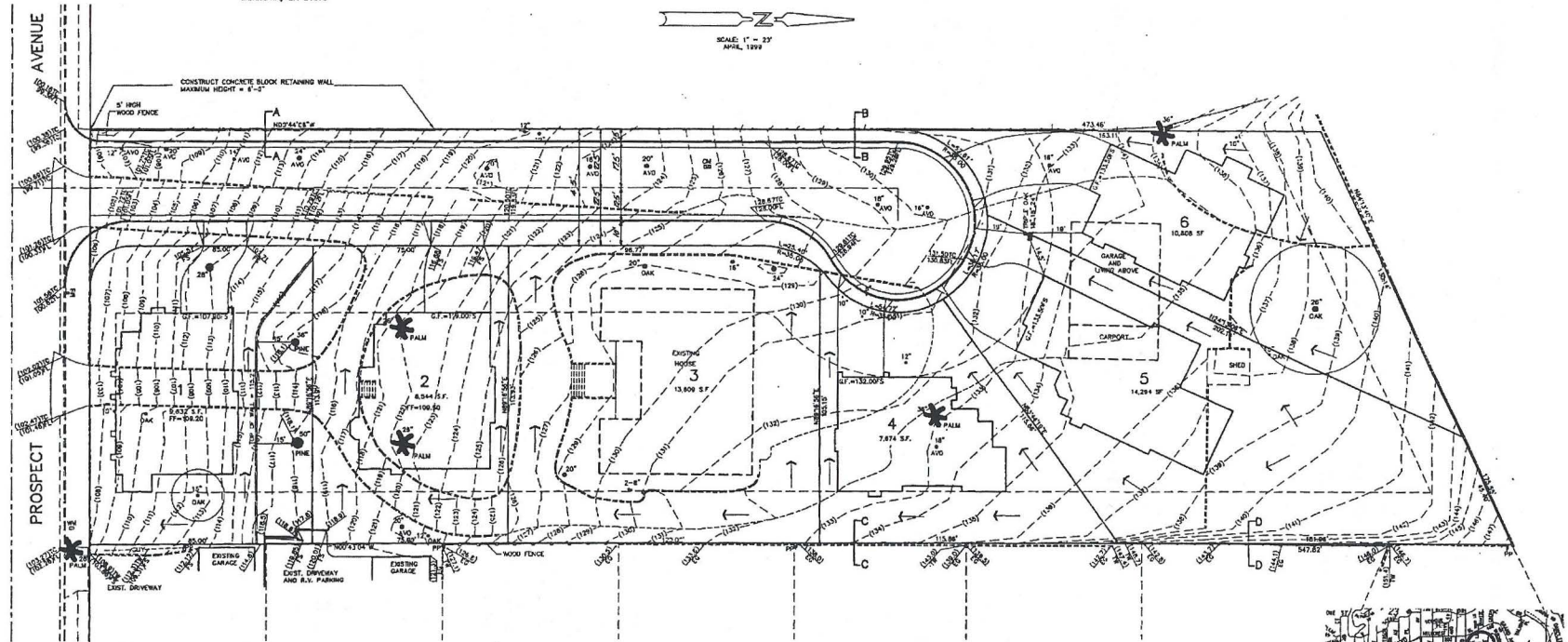
SUBMITTER:
BOWDEN DEVELOPMENT
425 E. HUNTINGTON DRIVE
MONROVIA, CA 91016

SITE ADDRESS: 339 PROSPECT AVENUE

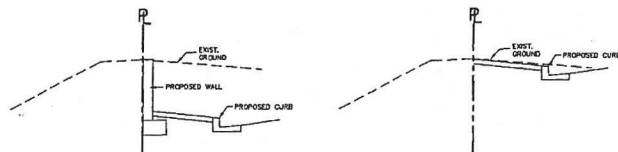
SITE AREA
81,172 SQ. FT.



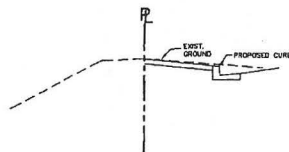
SCALE: 1" = 25'
APRIL, 1999



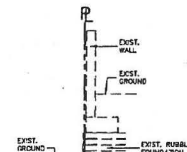
VICINITY MAP
NOT TO SCALE



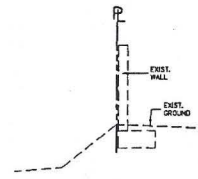
SECTION A-A
NO SCALE



SECTION B-B
NO SCALE



SECTION C-C
NO SCALE



SECTION D-D
NO SCALE

LEGEND

- (100) = EXISTING ELEVATION
- 100 = PROPOSED ELEVATION
- F.S. = FINISHED SURFACE
- F.G. = FINISHED GRADE
- T.C. = TOP OF CURB
- F.L. = FLOW LINE
- H.P. = HIGH POINT
- G.F. = GARAGE FLOOR
- F.F. = FINISHED FLOOR
- = CONCENTRATED FLOW
- = SHEET FLOW
- (T) = EXIST. TREE TO BE REMOVED



PREPARED BY:
GILBERT ENGINEERING COMPANY
3820 EAST COLORADO BOULEVARD, SUITE 109
PASADENA, CALIFORNIA 91107
(818) 446-4330
FAX (818) 446-4883

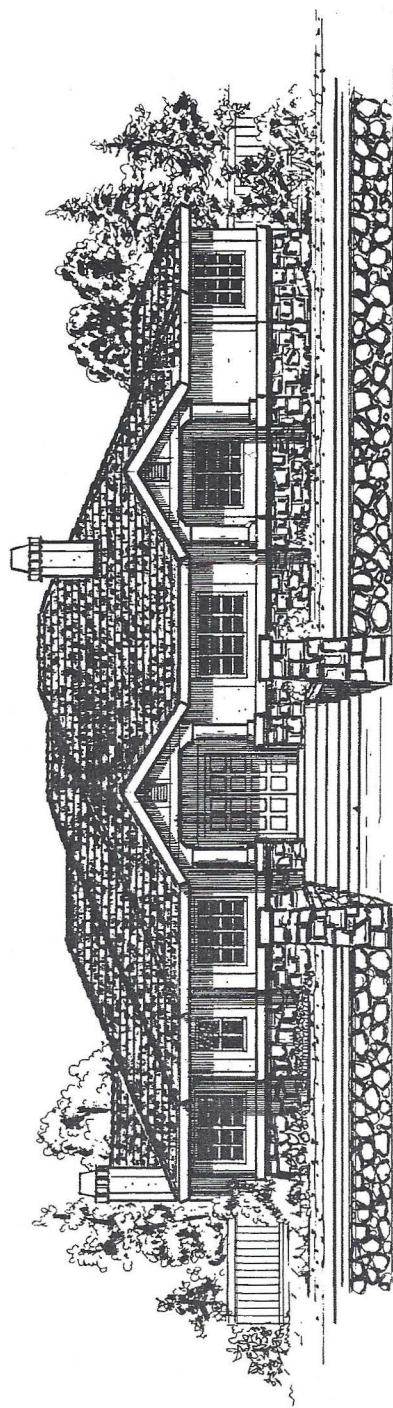


1515 Ridge St., Suite 202
South Pasadena, CA, 91030
926-441-9262
FARMER, HARTLEY & DESIGN

339 Prospect Ave
Morrovia Ca

Bowden Development
425 E Huntington Dr.
Monrovia, Ca 91016
714 (626) 302-7917 • Fx (626) 358-1930

REVISIONS	5



PROSPECT STREET ELEVATION

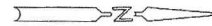
SITE PLAN FOR TENTATIVE TRACT NO. 52865

SHEET 1 OF 1 SHEET

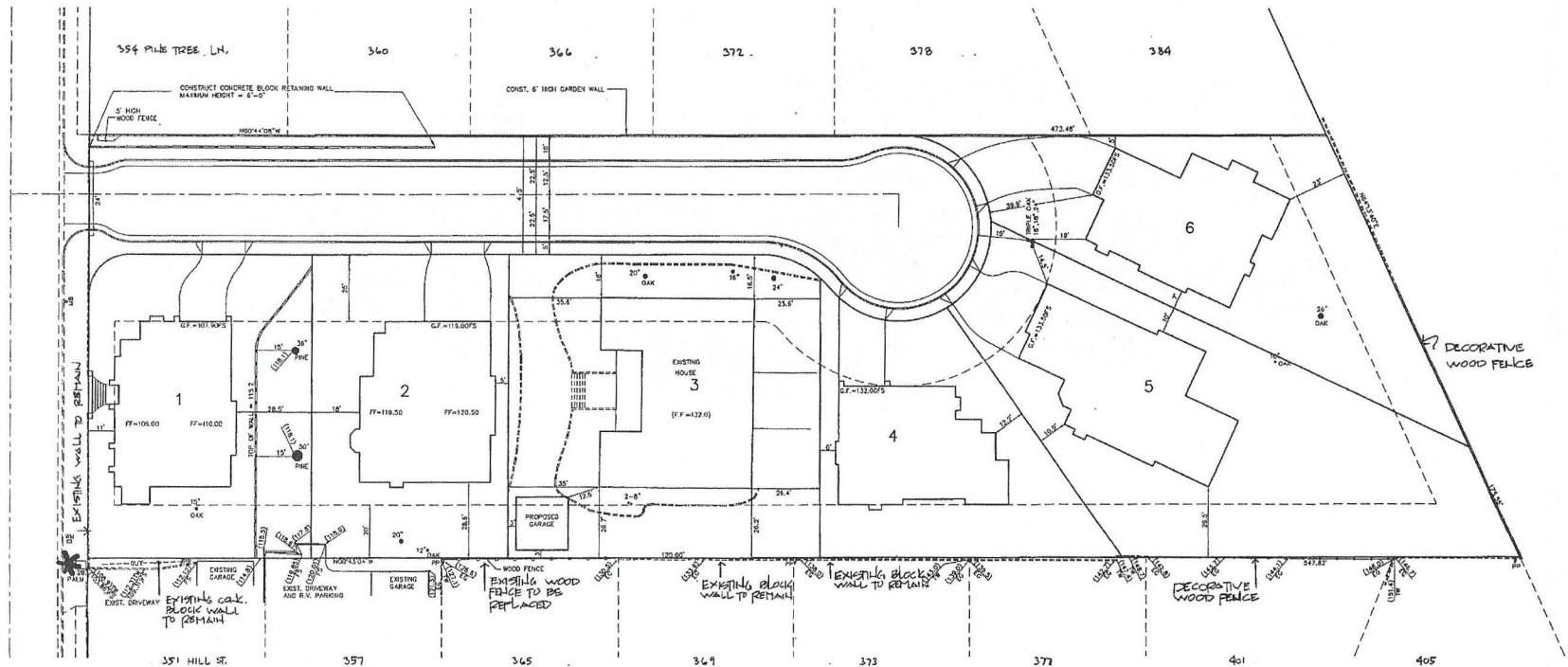
IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 1 OF TRACT
No. 33758, AS PER MAP FILED IN BOOK 917 PAGES 58, 59 AND 60 OF
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SUBDIVIDER:
BOWDEN DEVELOPMENT
425 E. HUNTINGTON DRIVE
MONROVIA, CA 91016



SITE AREA
81,172 SQ. FT.



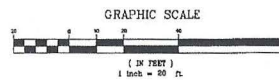
NOTES, SITE DATA

OWNER/DEVELOPER: BOWDEN DEVELOPMENT INC.
425 E. HUNTINGTON DRIVE
MONROVIA, CA. 91016
(626) 303-7917

PROJECT ADDRESS: 339 PROSPECT
MONROVIA, CA.

PROPOSED PROJECT: FIVE-SINGLE STORY, SINGLE
FAMILY HOMES.

TYPE OF CONSTRUCTION: V-B



LOT SIZES:	
1.	9,632 SQUARE FEET
2.	9,544 "
3.	11,500 "
4.	7,674 "
5.	14,294 "
6.	10,008 "

KEITH REILLY
1515 HURST ST., SUITE 202
SOUTH PASADENA, CA., 91030
626-441-8563



PREPARED BY:
GILBERT ENGINEERING COMPANY
3820 EAST COLORADO BOULEVARD, SUITE 100
PASADENA, CALIFORNIA 91107
(818) 448-4337
FAX (818) 448-4663

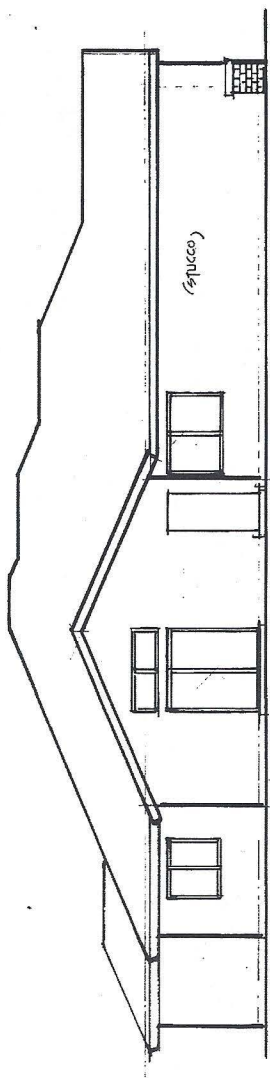
REVISIONS	BY

ELEVATIONS

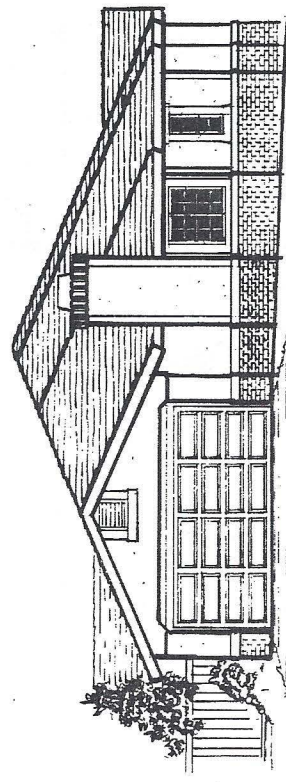
PLANNING, DRAFTING & DESIGN
826 441 9241
South Pasadena, CA 91030
1515 Main St., Suite 202
Knoxville TN 37603



DATE	
BY	
CHECKED	
APP'D	
SHEET	3
OF	

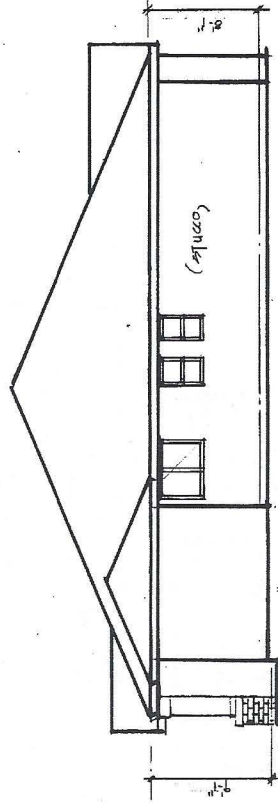


REAR ELEVATION

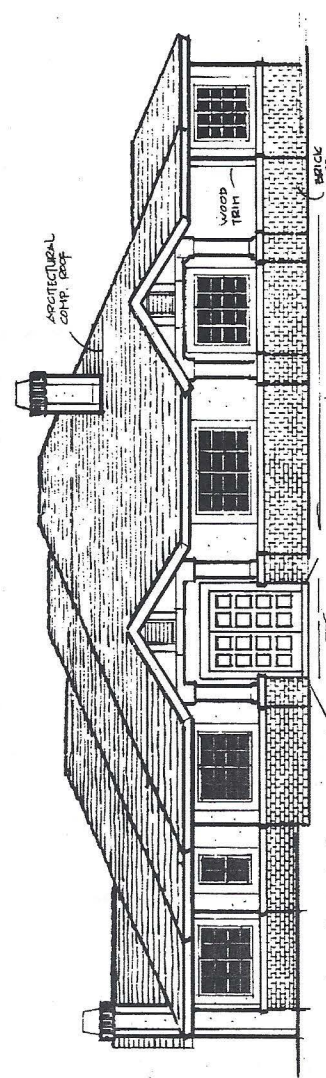


LEFT ELEVATION

DRIVE VIEW



RIGHT ELEVATION



FRONT ELEVATION

PERSPECTIVE VIEW

SCALE: 1/4" = 1'-0"

LOT-1

REVISIONS

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

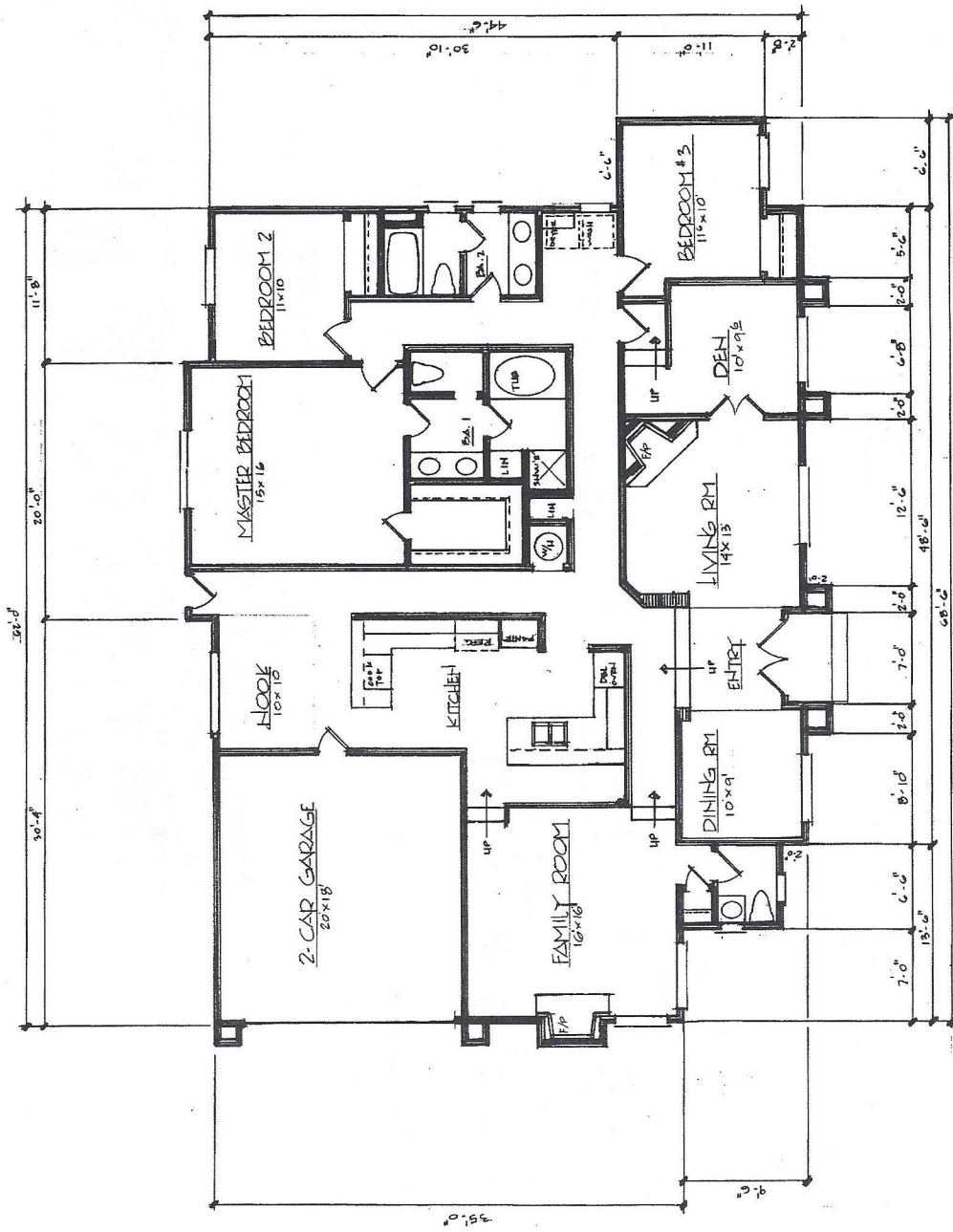
FLOOR PLAN

ARCHITECT: JAMES H. HOLLAND
 4150 HOLLYWOOD BL., SUITE 202
 SOUTH PASADENA, CALIF. 91030
 (818) 795-1111
 620-461-8781



DATE: 4-18-99
DRAWN: JH
CHECKED: JH
SHEET: 2
OF: 2

LOT-1
 2,390 sq. ft.
FLOOR PLAN
 SCALE: 1/4" = 1'-0"



[illegible]

Bowden Development

FLOOR PLAN

Kenneth Hill
1515 Hope St. Suite 202
South Pasadena, CA. 91030
526-441 R583

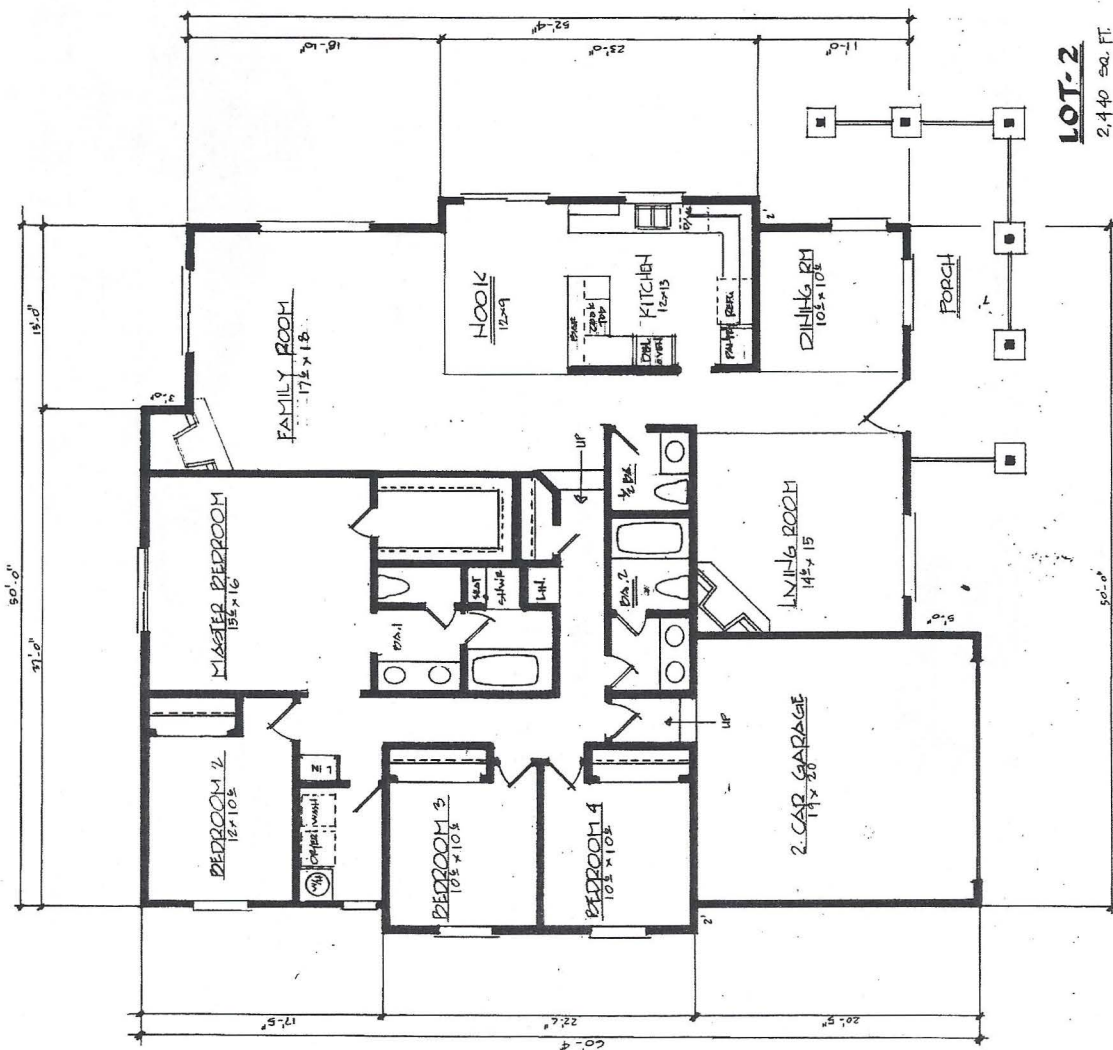


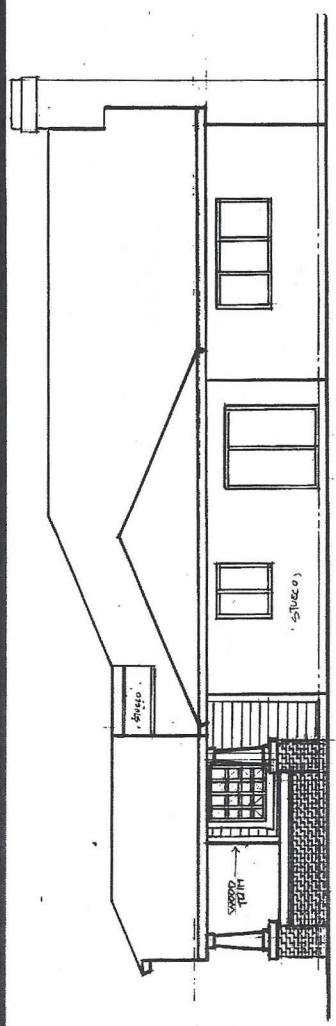
Sheet	4	Sheets
Job		
Drawn by	KLH	
Scale		
DATE	5-4-99	

FLOOR PLAN
SCALE: $\frac{1}{4}$ " = 1'-0"

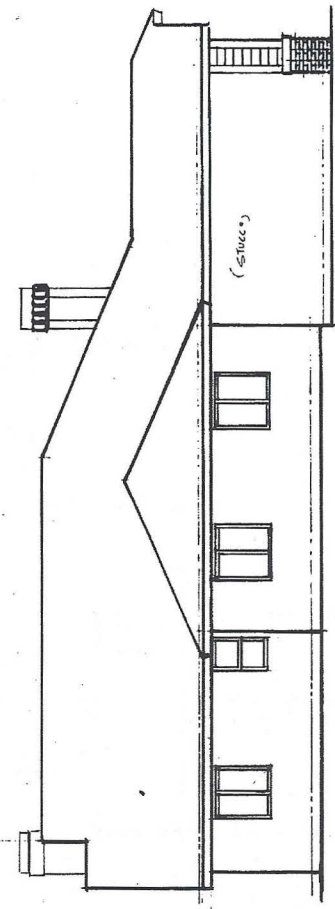
LOT-2

2,440 sq. ft.

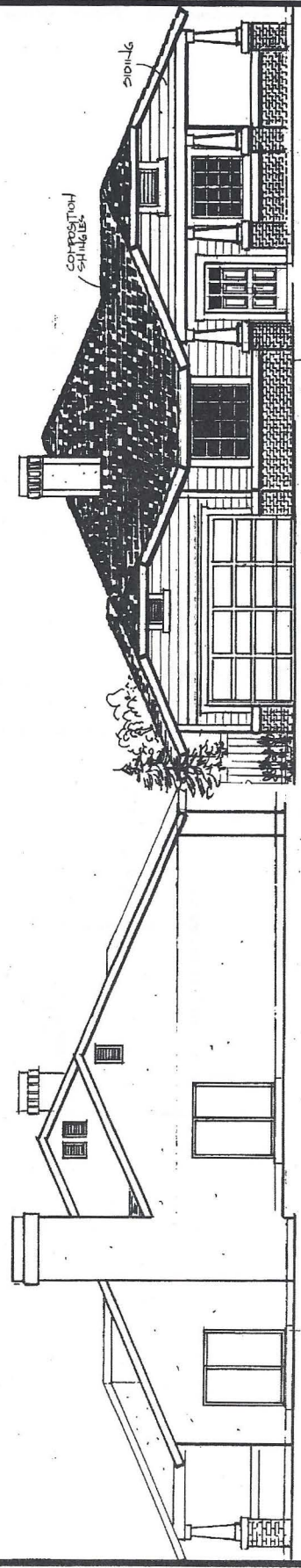




RIGHT ELEVATION



LEFT ELEVATION



LOT-2

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REAR ELEVATION

REVISIONS	BY	DATE

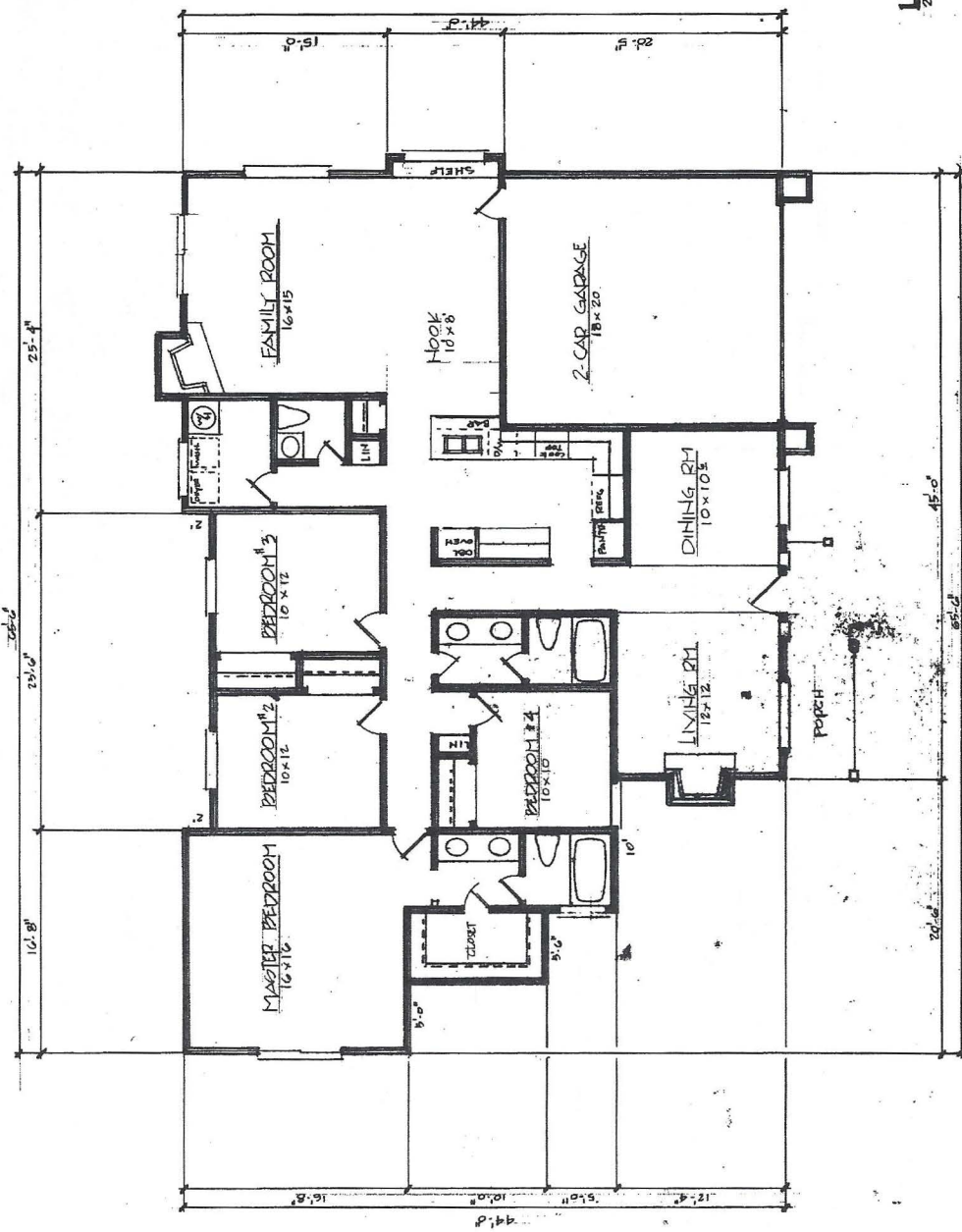
FLOOR PLAN

ARCHITECT: J. J. MULLIN
1115 BROAD ST., SUITE 202
SOUTH PASADENA, CA. 91030
626-457-9923



DATE: 4-12-97	SCALE: 1/8" = 1'-0"
TITLE: FLOOR PLAN	NO. 6
PROJECT: LOT 4	2,026 SQ. FT.

LOT 4
2,026 SQ. FT.
FLOOR PLAN
SCALE: 1/8" = 1'-0"



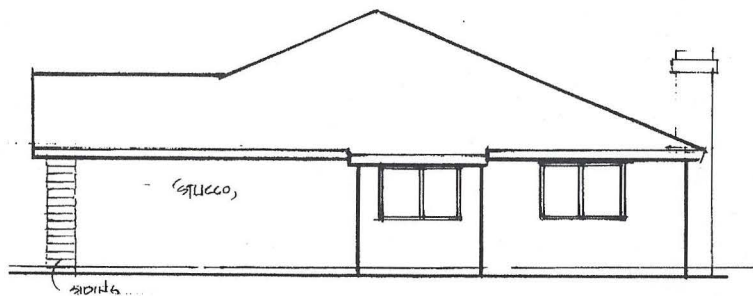
REVISIONS	BY

ELEVATIONS

Kenneth B. Williams, LLC
 10000 S. 20th St., Suite 100
 South Peabody, MA 01960
 978-461-8521



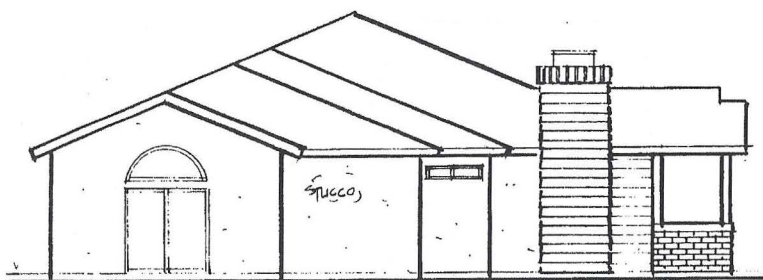
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	7
Of	Sheets



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

LOT 1
 SCALE: 1/4" = 1'-0"

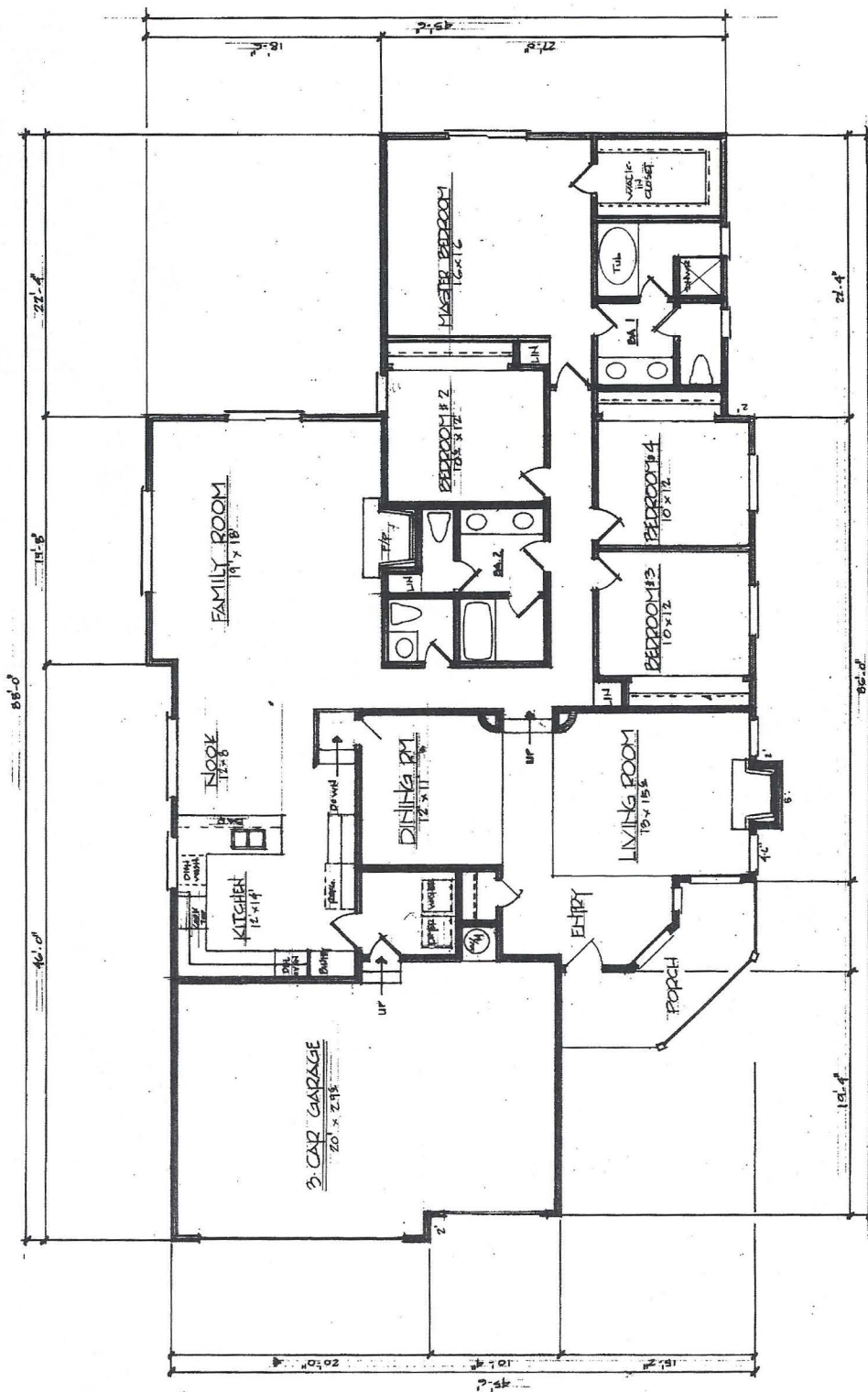
Sheet	8
Job	
Drawn by	HCH
Scale	1"=4'
Date	4-12-79



Date 4.12.90
Scale 1:50
Drawn H.S.

0.141: 37825

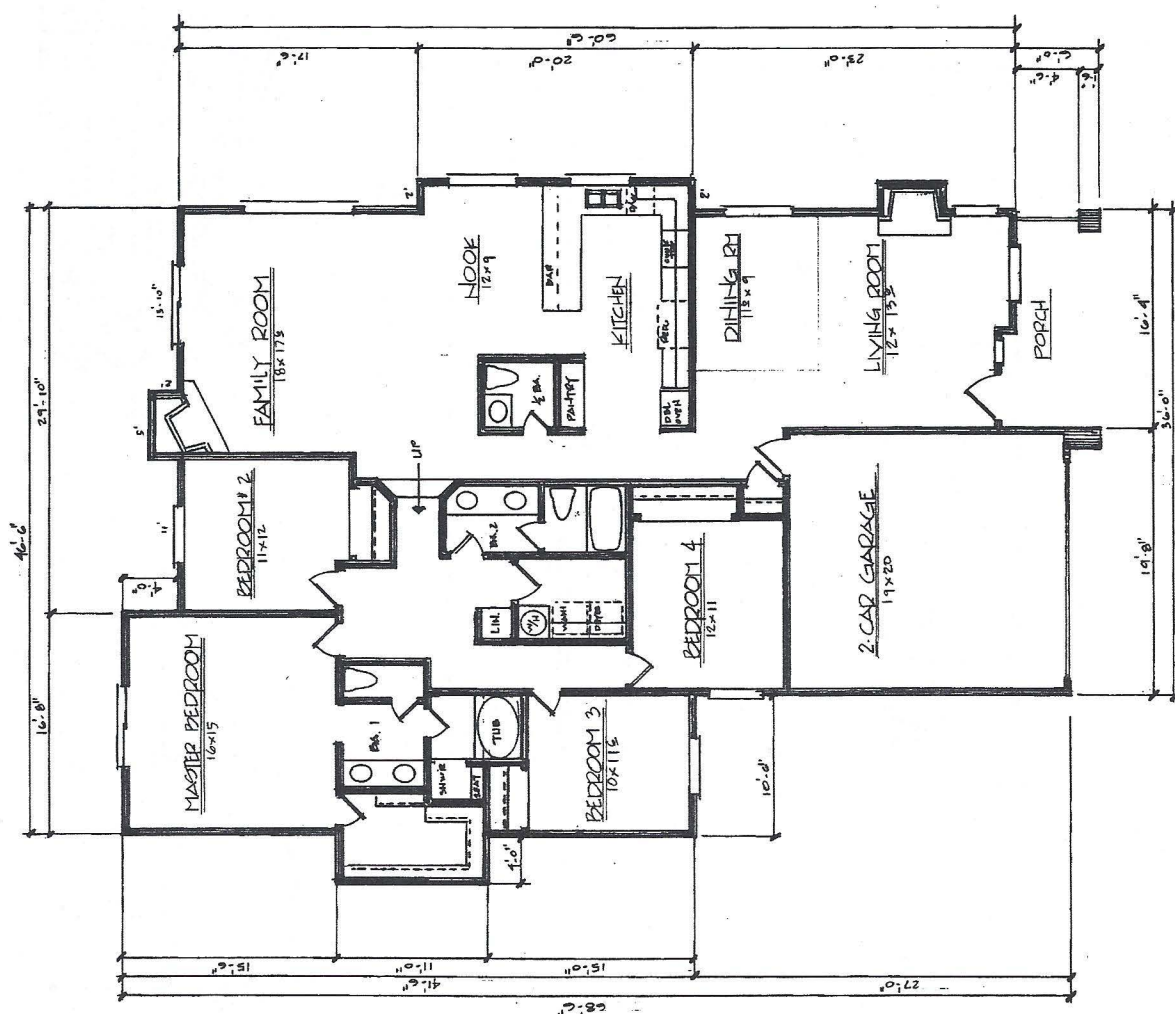
LOT 5
2,533 SA PT

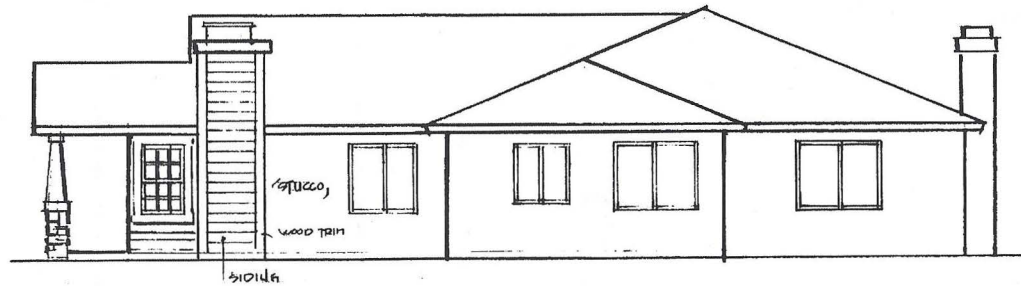


LOT-6
2,388 SQ. FT.

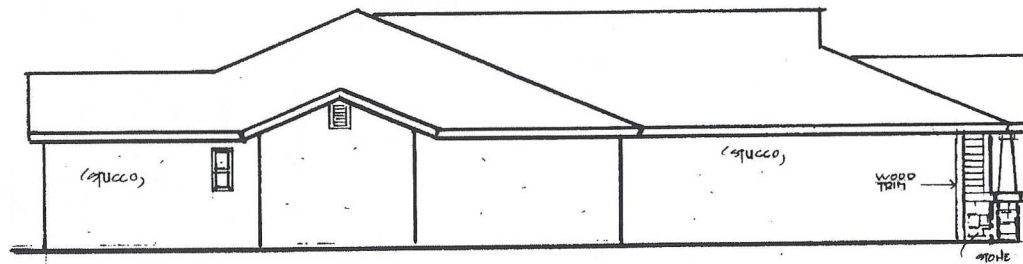
FLOOR PLAN

SCALE: $\frac{1}{4}" = 1'-0"$

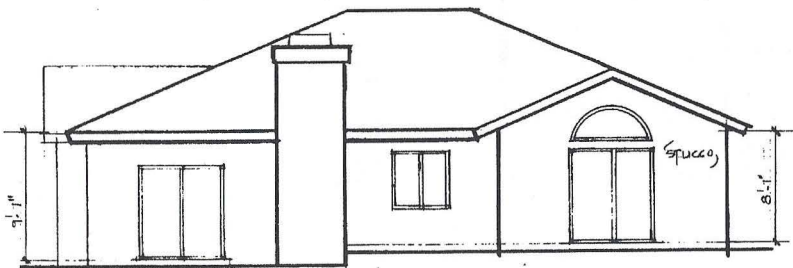




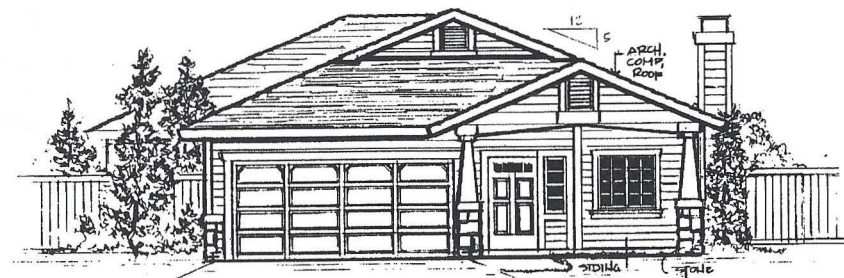
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

LOT - 6
SCALE 1/4" = 1'-0"

REVISIONS	BY

ELEVATIONS

Research Building
South Roadway, N.Y. 10106
325-441-8031



**NOTICE OF PUBLIC HEARING
PREPARATION OF NEGATIVE DECLARATION**

**MONROVIA PLANNING COMMISSION
415 South Ivy Avenue
Monrovia, CA 91016**

This Notice is to inform you of a public hearing to determine whether or not the following request should be granted under Title 16 and/or 17 of the Monrovia Municipal Code:

APPLICATION: Tentative Tract Map No. 52865/Variance V99-04

REQUEST: Subdivide an existing lot into 6 parcels with variances for lot widths on three of the parcels. Five (5) lots will be improved with one-story residences and the existing home will be retained on the remaining lot. A new cul-de-sac street is proposed along the west side of the subdivision.

ENVIRONMENTAL
IMPACT DOCUMENT: Negative Declaration

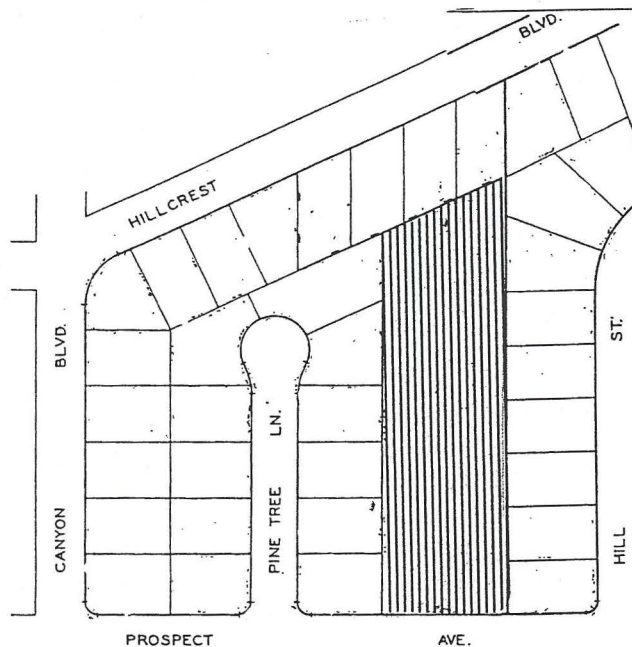
APPLICANT: Bowden Development

PROPERTY ADDRESS: 339 Prospect Avenue

DATE AND HOUR OF HEARING: Wednesday, June 9, 1999 at 7:30 p.m.

PLACE OF HEARING: Monrovia City Hall, Council Chambers
415 South Ivy Avenue, Monrovia, California

AREA MAP:



Staff Report pertaining to this item will be available on Thursday, June 3, 1999 at the Monrovia City Hall, 415 South Ivy Avenue, Monrovia, California, Community Development Department/Planning Division.

This case will not alter the zoning status of your property. For further information regarding this application, please contact the Planning Division at (626) 932-5565.

ALICE G. GRISELLE
Planning Division Manager

PLEASE PUBLISH ON OR BEFORE MAY 20, 1999

Pursuant to the California Environmental Quality Act (CEQA) the City has conducted an Initial Study which shows that the proposed project will have no significant impacts on the environment. The adoption of the Negative Declaration is therefore proposed.

The public comment period for the proposed Negative Declaration has begun and will extend through the date of the Public Hearing. The Initial Study and the draft Negative Declaration are on file and available for review in the offices of the Planning Division.

In addition to or in lieu of oral testimony at the Public Hearing, the City is collecting written comments on the proposed Negative Declaration. Written comments must be received prior to the Public Hearing. Comments should be sent to:

Alice Griselle
Planning Division Manager
City of Monrovia
415 South Ivy Avenue
Monrovia, CA 91016