

1688 West Garvey Avenue

Specific Plan

PREPARED FOR:

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I. INTRODUCTION

This 1688 West Garvey Avenue Specific Plan (Specific Plan) was prepared in conformity with Government Code §§65451, *et seq.* and the Monterey Park Municipal Code (MPMC). In accordance with the relevant zoning regulations contained in the MPMC this Specific Plan defined the regulations and guidelines for development of the 1688 West Garvey Avenue Specific Plan Area with single-family residences.

Pursuant to Government Code §65451, a specific plan must include text and a diagram or diagrams which specify the following in detail:

- The distribution, location, and extent of the uses of land, including open space within the area covered by the plan.
- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the land area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the above items.
- The specific plan must include a statement of the relationship of the Specific Plan to the General Plan.

This Specific Plan was prepared to implement the Monterey Park General Plan (General Plan). By functioning as a regulatory document, the Specific Plan provides a means of implementing the General Plan. All future development within the Specific Plan boundaries must be consistent with the standards and guidelines in this Specific Plan.

A. Specific Plan Area

This Specific Plan regulates real property (approximately 6.22 acres) located in the City of Monterey Park (City), County of Los Angeles (County), State of California, as shown in **Figure 1: Specific Plan Area Location Map** and described as follows (Specific Plan Area or Site):

- Lot 1 of Tract No. 34875, in the City of Monterey Park, County of Los Angeles, as per map recorded in Book 932, Pages 16 to 18 inclusive of maps, in the office of the county of said county.

The Specific Plan Area includes a hillside property located approximately 600 feet above mean sea level (amsl), approximately 150 feet above the intersection of West Garvey Avenue and Abajo Drive, and bordered on the south by West Garvey Avenue. The southern boundary of the Specific Plan Area is located mid-slope below homes on Sombrero Drive.



FIGURE 1

B. Background

The City previously approved a residential condominium plan for development of the Specific Plan Area in 1979. Tract No. 34875 subdividing the Site for condominium purposes was recorded in 1979 and a Condominium Plan was recorded in October 1981. The approved plans permitted the development of 30 residential condominium buildings. Following approval, the Specific Plan Area was graded to develop these 30 residential condominium buildings. Cut and fill slopes were built along with several retaining walls. A private road, named Goodview Drive, was extended from West Garvey Avenue to provide access to the lots located on both sides of this road. Numerous retaining walls and foundations were constructed for the planned homes. Two other large site-retaining walls, one eight-foot high wall adjacent to Goodview Drive near the entrance and one along a portion of the eastern property line, starting from West Garvey Avenue and continuing up the slope, straddling the property line. Two approximately 15-foot high crib walls were also constructed; portions of these walls have since failed. A five-foot high cantilever retaining wall is also present along West Garvey Avenue, just outside the property line. Another cantilever retaining wall, up to approximately 12 feet in height, is located mostly off site along Abajo Drive, although a small portion is located within the Site.

In or around 1980, development ceased. Since this date, slope failures occurred, some of which involved the retaining walls. Surficial failures and settlement of Goodview Drive were observed starting in 1980. By 1982, a portion of the crib wall and slope had failed, blocked a portion of West Garvey Avenue, and led to the evacuation of the apartment complex on the opposite side of West Garvey Avenue. Subsequent failures in the lower crib wall occurred in March and April of 1983. By the end of 1984, a supplemental retaining wall was built along a portion of West Garvey Avenue to contain some of the slope failures. This crib wall, constructed of steel beams and wood lagging, is about 200 feet long and 20 feet tall. Subsequent failure of the upper crib wall occurred in 1985. In late 2004, a progressive slope failure occurred above Abajo Drive that migrated up the slope below Goodview Drive in 2007, resulting in a closure of Abajo Drive. A series of 24 piles, starting from 40 feet west of West Garvey Avenue and extending to the west for 205 feet, were constructed immediately behind a portion of the crib wall to reinforce the wall after slope failures occurred above this wall in 2005.

Over the last decade, major slope failures have occurred. Currently, numerous erosion control measures are present on the Site, including plastic covering the slope, straw wattles, sandbags, and drainage pipes.

The Safety and Community Services Element of the General Plan includes the following goal and associated policies that apply to the past slope stability issues in the 1688 West Garvey Specific Plan Area:

Goal 3: Protect public and private properties from geologic hazards associated with steep slopes and unstable hillsides.

Policy 3.2: Require that hillside developments incorporate measures that mitigate slope failure potential and provide for long-term slope maintenance.

Policy 3.3: Develop a comprehensive approach to remediating unstable hillslopes in the vicinity of Abajo Drive.

II. OVERVIEW OF THE SPECIFIC PLAN

A. Purpose and Authority of the Specific Plan

The Specific Plan provides for the orderly and efficient development of the Specific Plan Area consistent with the goals and policies of the General Plan. Analysis of the consistency of the Specific Plan with applicable goals and policies in the General Plan is provided in Table 1, General Plan Consistency, in Section II. C. of this Specific Plan. In conjunction with the General Plan, the Specific Plan implements the plan for the physical development of the Specific Plan Area and guides the future development of single-family residences within the Specific Plan Area.

Preparation of a Specific Plan is allowed under the Government Code for any defined geographic area which might benefit from specialized land use regulations and development standards. The unique existing conditions of the 1688 West Garvey Ave. require specialized land use regulations and development standards to ensure the Site can be safely developed with residential uses consistent with the General Plan.

B. Specific Plan Scope and Goals

Implementation of General Plan goals and policies will occur through the establishment of land use designations, traffic circulation patterns, development policies, and the identification of backbone infrastructure necessary to support the planned intensity of development.

To achieve this purpose, the Specific Plan has the following goals:

1. Provide a single comprehensive plan for managing land use development, infrastructure, and open space to allow the safe development of single-family residences.
2. Stabilize the existing slopes within the Specific Plan Area.
3. Identify appropriate locations for development considering constraints related to the configuration of the Specific Plan Area and the existing geology and soils conditions.
4. Provide clear design guidelines and standards to ensure residential development in the Specific Plan Area is compatible with surrounding uses.

- 5. Implement new permit procedures to facilitate and expedite implementation and build-out of planned development within the Specific Plan Area.

C. Consistency with the General Plan

The Specific Plan is consistent with all applicable Goals and Policies of the General Plan as presented in **Table 1: General Plan Consistency** on the following pages.

Table 1 General Plan Consistency	
Goals and Policies	Consistency
Land Use	
Goal 10: Maintain the quality and character of Monterey Park's residential neighborhoods.	
Policy 10.1: Ensure that the city's zoning regulations, subdivision regulations, and design guidelines are crafted to achieve compatibility between established residential dwellings and new residential developments within the same neighborhood.	Consistent. The Specific Plan contains development standards and design guidelines to ensure that residential development will be compatible with the pattern of development around the Specific Plan Area. The Specific Plan maintains the quality and character of the surrounding residential neighborhood by including design guidelines addressing the architectural design for the single family home permitted by the Specific Plan and a master landscape plan.
Goal 11: Continue to provide opportunities for persons of all incomes to find suitable housing.	
Policy 11.1: Encourage the provision of new housing, the rehabilitation of substandard units, and maintenance of the existing housing stock to meet the objectives of the Housing Element.	Consistent. The Specific Plan facilitates the development of new housing.
Circulation	
Goal 2: Provide a local street system that accommodates current and future traffic volumes.	
Policy 2.3: Require full roadway dedications and improvements (or in-lieu fees payment of fees in place of physical improvements) at the time of development plan approval.	Consistent. The Specific Plan limits the amount of development to sixteen (16) single-family residences. The amount of traffic generated would not require any additional roadway dedications or improvements.
Goal 5: Create and maintain a connected system of bicycle routes and pedestrian facilities that meets the need of city residents.	
Policy 5.4: Continue implementation of the Sidewalk Deficiency Master Plan to provide for sidewalk improvements and enhancements, particularly in areas where sidewalks link residential neighborhoods to activity centers.	Consistent. The Specific Plan requires the existing slopes to be graded and stabilized to remove existing obstruction of the sidewalk along West Garvey Avenue.
Safety and Community Services	
Goal 1: Minimize the potential damage to structures and loss of life that could result from earthquakes.	
Policy 1.1: Continue to implement Uniform Building Code seismic safety standards for construction of new buildings and update the city's codes as needed in response to new information and standards developed at the State level.	Consistent. The residences permitted by the Specific Plan would implement Uniform Building Code seismic safety standards.
Goal 3: Protect public and private properties from geologic hazards associated with steep slopes and unstable hillsides.	
Policy 3.2: Require that hillside developments incorporate measures that mitigate slope failure potential and provide for long-term slope maintenance.	Consistent. The grading concept incorporates retaining walls and other geotechnical design features designed

Goals and Policies	Consistency
	to mitigate the existing slope failures within the Specific Plan Area.
Policy 3.3: Develop a comprehensive approach to remediating unstable hillslopes in the vicinity of Abajo Drive.	Consistent. The grading concept incorporates retaining walls and other geotechnical design features designed to mitigate the existing slope failures within the Specific Plan Area.
Goal 11: Provide city residents and the business community with a high level of fire protection.	
Policy 11.1: Continue to fund maintenance and staffing to ensure a five- to six-minute fire response time citywide.	Consistent. The Specific Plan would limit development within the Specific Plan Area to 16 single-family residences, which will result in a less than significant demand on fire protection services that will allow the City to achieve its target fire response time.
Policy 11.2: Maintain brush clearance and weed abatement programs to reduce the risk of fires.	Consistent. The Specific Plan includes a master landscape plan for the hillside open space areas. A Homeowner’s Association will maintain brush clearance around the Specific Plan Area residences to reduce the risk of fires.
Goal 12: Provide city residents and the business community with a high level of protection from crime.	
Policy 12.1: Evaluate the number of officers, total population, and crime statistics on an annual basis to ensure that appropriate levels of police protection are provided citywide.	Consistent. The Specific Plan would limit development within the Specific Plan Area to 16 single-family residences, which will result in a less than significant increase in population and associated demand on police services.
Goal 13: Provide adequate sewer, water, and drainage systems to meet the needs of city residents and businesses.	
Policy 13.1: Implement recommended sewer system improvements in the Sewer Master Plan, 1996.	Consistent. The Specific Plan would limit development within the Specific Plan Area to 16 single-family residences, which will minimize wastewater generation to a level that can be accommodated by the City’s master planned sewer system.
Policy 13.2: Implement recommended water system improvements in the Water Master Plan, 1996.	Consistent. The Specific Plan would limit development within the Specific Plan Area to 16 single-family residences, which will minimize water demand to a level that can be accommodated by the City’s master planned water system.
Policy 13.3: Continue to survey and upgrade the city’s storm drain system.	Consistent. Existing regulations contained in the Monterey Park Municipal Code and issued by the Los Angeles Regional Water Quality Control Board require the drainage system for the Specific Plan Area to control site runoff. Such improvements to the City’s storm drain system are not required for the Specific Plan Area
Resources	
Goal 2: Create additional passive recreation opportunities in the city to further enhance the quality of life in all areas of the community.	
Policy 2.2: Incorporate pocket parks, parkways, and similar recreation spaces into residential neighborhoods.	Consistent. The Specific Plan would create approximately 55,000 square feet of open space within the Specific Plan Area.
Goal 5: Improve air quality for future generations of Monterey Park residents.	
Policy 5.1: Continue to improve traffic flow through and within the city.	Consistent. The Specific Plan would limit development within the Specific Plan Area to 16 single-family residences, which would minimize the amount of additional traffic on the City’s streets. The traffic study prepared for the Project determined the additional traffic generated will not significantly impact traffic within the City.
Policy 5.4: Enhance pedestrian and bicycle circulation within Monterey Park.	Consistent. The Specific Plan requires the existing slopes to be graded and stabilized to remove existing obstruction of the sidewalk along West Garvey Avenue.

Goals and Policies	Consistency
Housing	
Goal 3: Provide adequate housing by location, type of unit, and price to meet existing and future needs of City residents.	
Policy 3.1: Encourage a wide range of housing types, prices, and ownership forms.	Consistent. The Specific Plan would allow the Site to be developed with new single-family dwellings for sale within the City.
Goal 4: Assist in the provision of housing that meets the needs of all economic segments of the community.	
Policy 4.3: Encourage the design of residential developments that are secure, safe, and environmentally sensitive. Support the use of cost-saving and energy-conserving construction techniques.	<p>Consistent. The Specific Plan would allow development with a gated private driveway from West Garvey Avenue that would ensure a secure and safe design.</p> <p>The Specific Plan includes a grading design that responds to the existing soils and geology conditions to ensure the residential development is environmentally sensitive.</p> <p>The new homes would be designed to meet current energy conservation standards including the provisions of Title 24 and the California Green Building Standards Code (CALGreen) to reduce energy demand.</p>
Goal 5: Promote equal housing opportunities for all residents.	
Policy 5.1: Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, handicap, income, sex, age, and household composition.	Consistent. The single-family residences allowed by the Specific Plan would be available for purchase by all qualified buyers without regard to race, ethnic background, religion, handicap, income, sex, age, and household composition would not occur.

Source: City of Monterey Park, General Plan.

Notes: Not Applicable: Actions/strategies are those that are not identified for implementation of local jurisdictions.

D. Specific Plan Implementation Measures (Including Financing)

1. Introduction

This section addresses Government Code § 65451 which requires that specific plans include a program for implementation including regulations, conditions, programs, and additional measures necessary to implement the plan.

The responsibilities and procedures required for implementing the Specific Plan are identified in this section, including responsibility for capital improvements, financing, and the regulations that will govern its implementation.

Private infrastructure within the Specific Plan Area is required to support the development, including a new private road to provide access to the single-family residences along with utility improvements. The Master Developer will finance and/or construct all such improvements, consistent with the requirements

of the Development Agreement related to the 16 individual residences allowed by this Specific Plan. All site improvements will be maintained by the homeowners through a Homeowner’s Association.

2. Specific Plan Regulatory Approach

The implementation procedures set forth in this section are intended to ensure the development of the Site is in accordance with the planning and design intent of this Specific Plan and Applicable Law.

The Development Standards, presented in Section VI of this Specific Plan, contain development regulations, which upon approval of this Specific Plan by the City Council, will become mandatory for all development within the Specific Plan boundaries, as shown in Figure 1 above.

3. Financing Plan

The financing and maintenance plan for the Specific Plan ensures the timely completion of the Site improvements and proper maintenance of these facilities. The Master Developer(s) of the Specific Plan will fund project infrastructure and public facilities as defined in the Development Agreement.

4. Methods and Procedures for Implementation

The procedures, regulations, standards, and specifications described in this Specific Plan supersede any conflicting portions of the MPMC. Any development regulation and building requirement not addressed in this Specific Plan is subject to the Applicable Law.

5. Specific Plan Approvals

There are four levels of action necessary to implement the Specific Plan. The first level is adoption of the Specific Plan after review by the Planning Commission and City Council. The second level is a Zone Map Amendment. The third level is approval of the Vesting Testing Map and Development Agreement. The fourth level is review of plans through Project Clearances for development of individual residences in conformance with the standards set forth in this Specific Plan.

a) Specific Plan Adoption

This Specific Plan is adopted by ordinance. Thereafter, the regulations of this Specific Plan are mandatory for development in the Specific Plan area.

b) Zone Map Amendment

The regulations in this Specific Plan are consistent with, and implement, the goals, objectives, and policies in the General Plan. In order to implement this Specific Plan, the existing zoning will be replaced by the Specific Plan-[Project] (SP-1688 West Garvey) designation.

c) Vesting Tentative Map

The Vesting Tentative Map sets forth details and dimensions of proposed division lines, easements, and rights-of-way related to the subdivision of the Specific Plan Area, including the identification of required street improvements, utility connections, preliminary grading, and drainage plans.

d) Project Clearance

Design Review for development of the 16 individual residences permitted within the Specific Plan Area will occur at the Individual Project level through the request for Project Clearance by Individual Permittee(s). Application for Project Clearance Review must be filed with the City Planner. Before the City issues any building permits for a residence, a Project Clearance permit must be approved for such development. The primary purpose of design review is to determine that Individual Projects are being developed in a manner that conforms with the guidelines and standards in this Specific Plan.

The City Planner has the authority to approve, amend, or deny Individual Project plans pursuant to the intent of the design guidelines and development standards of this Specific Plan. The City Planner should render a decision within fifteen business days after a complete application is provided for review.

E. Definitions

Unless the contrary is stated or clearly appears from the context, the following definitions govern the construction of the words and phrases used in this Specific Plan. Words and phrases not defined by this chapter have the meaning set forth elsewhere in the MPMC or Applicable Law (as defined below).

“Applicable Law” means, in addition to federal and State laws and regulations, the ordinances, rules, regulations, fees and official policies of the City governing the Specific Plan, including, without limitation, the law governing the permits and approvals for the Specific Plan; zoning regulations; and General Plan applicable to the Specific Plan in effect on *Adoption Date*.

“Specific Plan” means the provisions, policies, design standards, and allowances of this Specific Plan.

“Fees, Conditions and Dedications” means:

- **“Development Impact Fees”** are those fees that must be paid, for residential dwelling units, before the City issues final certificates of occupancy. Development Impact Fees are imposed to mitigate potential impacts created by the development.
- **“Project Clearance, Building Permits, and Similar Permit Fees”** means City may charge processing fees for project clearance approvals, building permits, and other similar permits and entitlements as the same are in force and effect on a City-wide basis at the time application is submitted for such permits and entitlements. This does not operate to exempt the Project from the payment of uniform property taxes.

“Design Guidelines” are the guidelines contained in Section V. of this specific plan.

“Development Standards” are the standards contained in Section VI. of this specific plan.

“**MPMC**” means the Monterey Park Municipal Code including, without limitation, such codes adopted by reference within the MPMC.

“**Individual Permittee**” means the applicant for a Project Clearance related to development of an individual residence.

“**Individual Project**” means the construction, erection, addition to, or structural alteration of any building or structure, or use of building or land or change of use of a building or land, on a lot located within the Specific Plan Area which requires a grading permit or building permit.

“**Master Developer**” means an individual or legal entity who controls or owns the Specific Plan Area; is responsible for managing the construction of the Site improvements and disposition of the individual lots for development of residences.

“**Project**” means the 1688 West Garvey Project including the 1688 West Garvey Specific Plan, Zone Change, Vesting Tentative Map, and Development Agreement.

“**Project Clearance**” means the City Planner’s review and verification of an Individual Project’s conformance with the requirements of this Specific Plan.

“**Private Driveway**” means the driveway extending from West Garvey Avenue shown on the Vesting Tentative Map.

“**Site Improvements**” means the grading, construction of the Site Retaining Walls, utilities, private driveway, and master landscaping.

“**Site Plan**” means the site development as shown in **Figure 2: Site Plan**.

“**Site Retaining Wall(s)**” means the Upper and Lower Site Retaining Walls included in Vesting Tentative Map Grading Plan.

“**Specific Plan**” means this 1688 West Garvey Avenue Specific Plan as approved on *Approval Date*.

“**Specific Plan Area**” means the real property identified in Section I.A.

III. OVERVIEW OF LAND USE PLAN

A. Development Concept

This Specific Plan has been developed to facilitate the development of Specific Plan Area with single-family residences. The primary objectives of the development concept incorporated into this Specific Plan are:

- Ensure the slopes within the Specific Plan Area are stable.
- Improve the aesthetic quality of the Specific Plan Area.
- Provide the City with additional housing opportunities.
- Contribute housing stock towards meeting the City’s Regional Housing Needs Allocation.

The development concept includes:

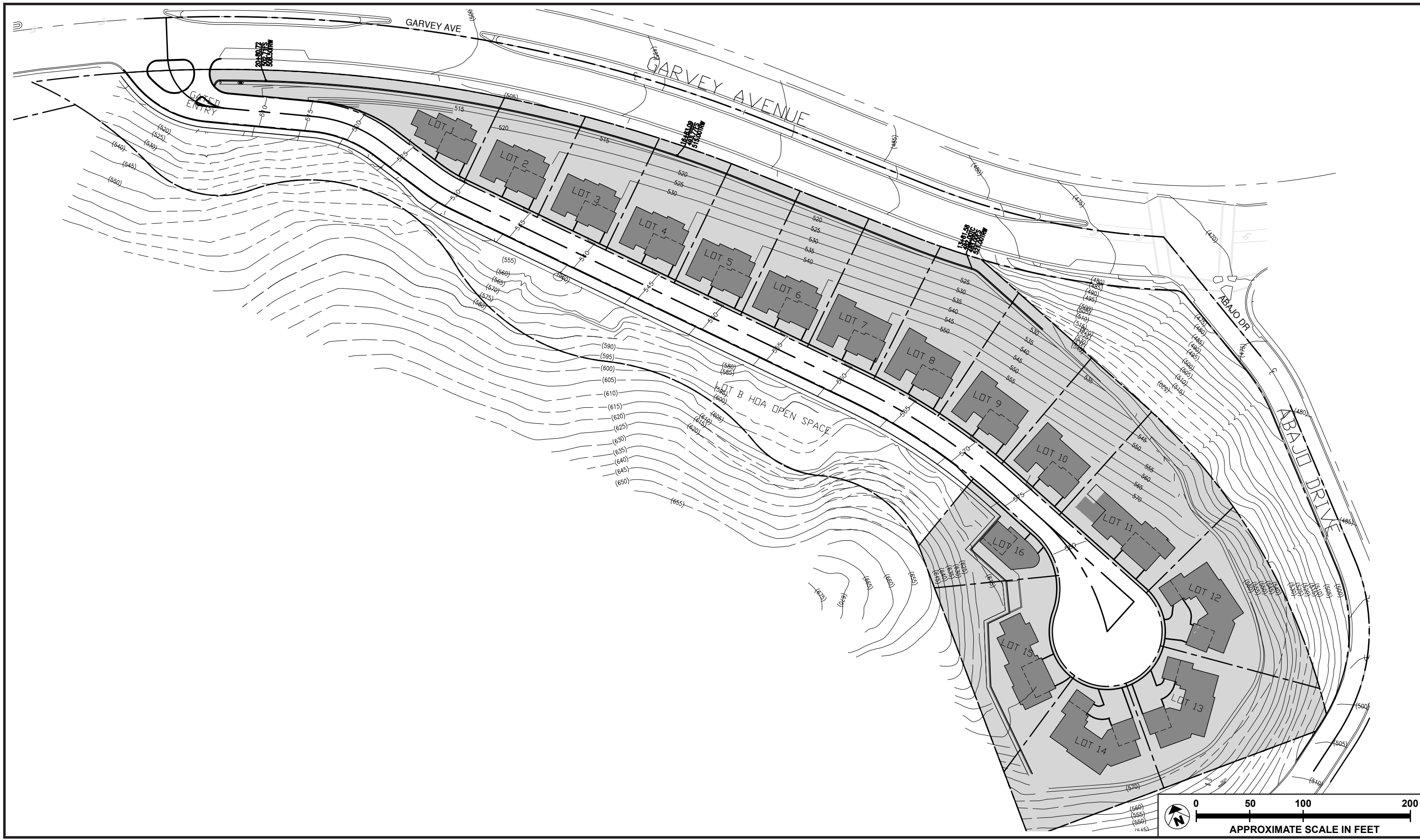
- Re-grading the entire Specific Plan Area, including demolition and removal of all existing retaining walls and structures and other site improvements, including the existing streets and utilities.
- Construction of the two new Site Retaining Walls as shown in the Vesting Tentative Map Grading Plan to stabilize the slopes within the Specific Plan Area, new utilities, and a private driveway with a gated entry from West Garvey Avenue.
- Development of 16 high quality single-family residences with master-planned landscaping.

Improvements to the intersection of the private driveway with West Garvey Avenue including installation of a northbound stop sign; construction of the northbound approach to provide access for gate turn-around and outbound right turns; reconfiguration of the westbound center median on West Garvey Avenue to provide left turn inbound access; closure of the existing median gap approximately 200 feet east of the Project driveway; and modification of striping on eastbound West Garvey Avenue to add a dedicated right turn lane to enter the Project Site and an acceleration lane for vehicles exiting the Project Site. Development of the Specific Plan Area would provide a range of economic, fiscal, and quality of life benefits to the City.

B. Land Use Plan

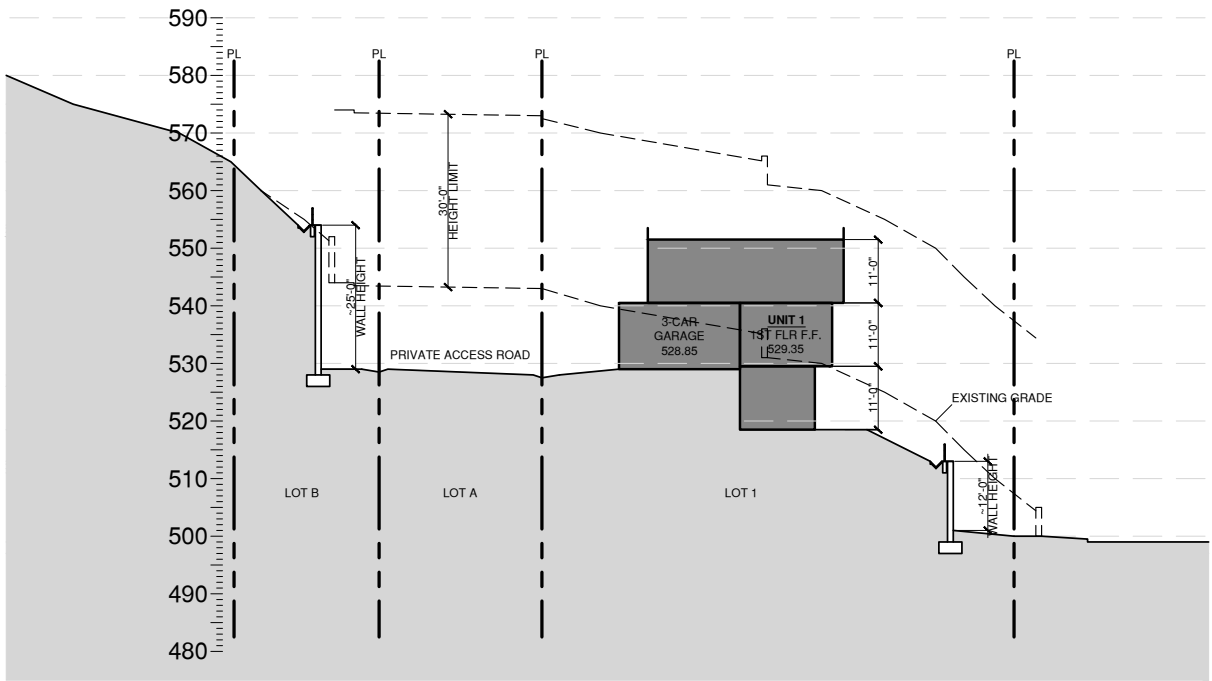
This Specific Plan allows the development of 16 single-family residences within the Specific Plan Area, as shown in **Figure 2**. Ten of the residences will be located on the northern side of the private driveway, with six residences located around the cul-de-sac on the eastern end of the private driveway. Access will be provided from a gated private driveway off West Garvey Avenue. Design standards, included in this Specific Plan, define a modern architectural design theme for the single-family residences to ensure a unified, high-quality visual character for the Specific Plan Area.

The overall elevation of the Site will be lowered to soften the appearance of the existing slopes and reduce the length of the retaining walls on the Site as shown in **Figures 3a-3d: Site Sections**. The Site would be graded and approximately 112,000 cubic yards of soil and debris would be excavated and hauled off the Site. Two Site-Retaining Walls, one on the lower portion of the Specific Plan Area along West Garvey Avenue and one on the southern side of the private driveway, will be constructed to stabilize the slopes within the Specific Plan Area and develop the 16 lots for single-family residences. Master-planned landscaping, as shown in **Figures 4-9: Site Renderings**, include trees in front of both walls to create a unified visual character and minimize the visibility of the Site-Retaining Walls.

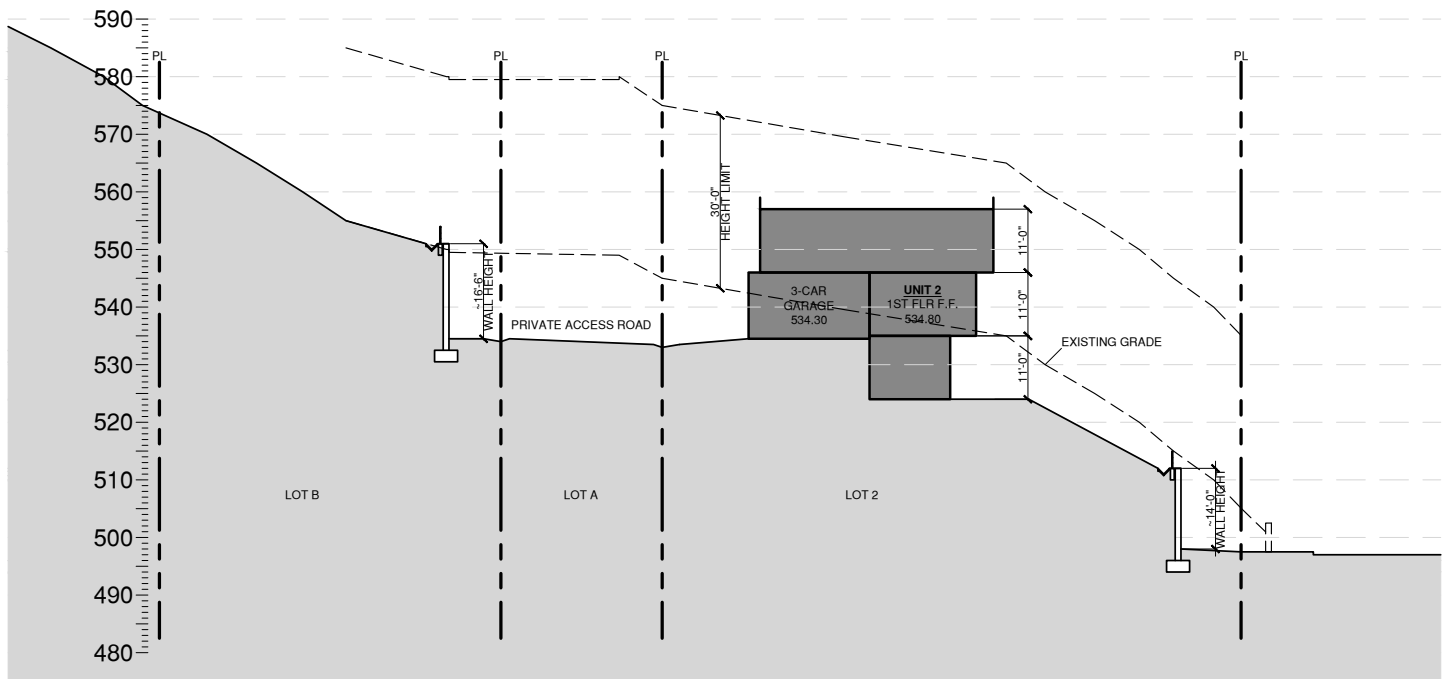


SOURCE: 1688 Garvey Sample - March 2021

FIGURE 2

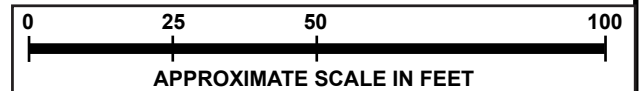
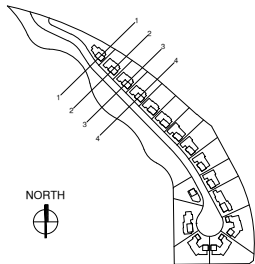


SECTION 1-1



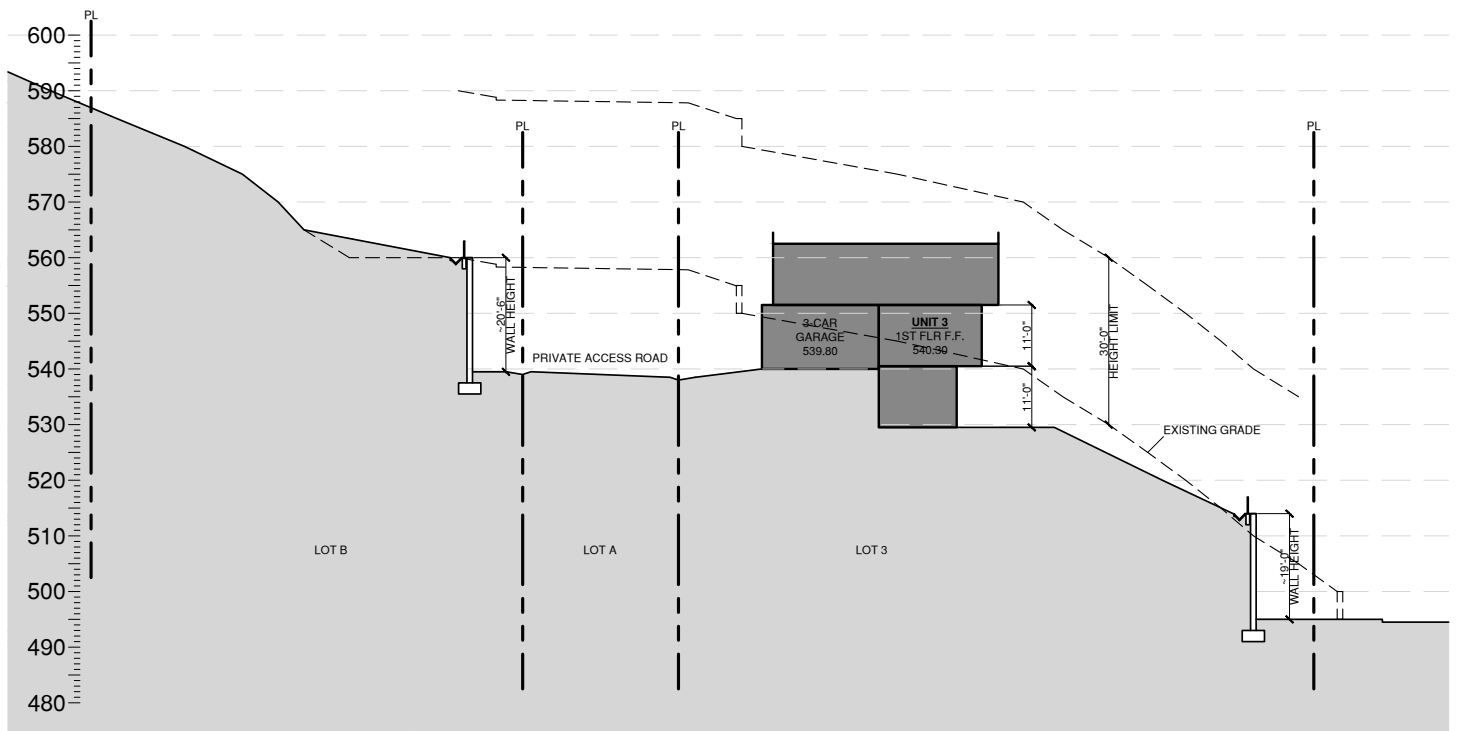
SECTION 2-2

SITE KEY

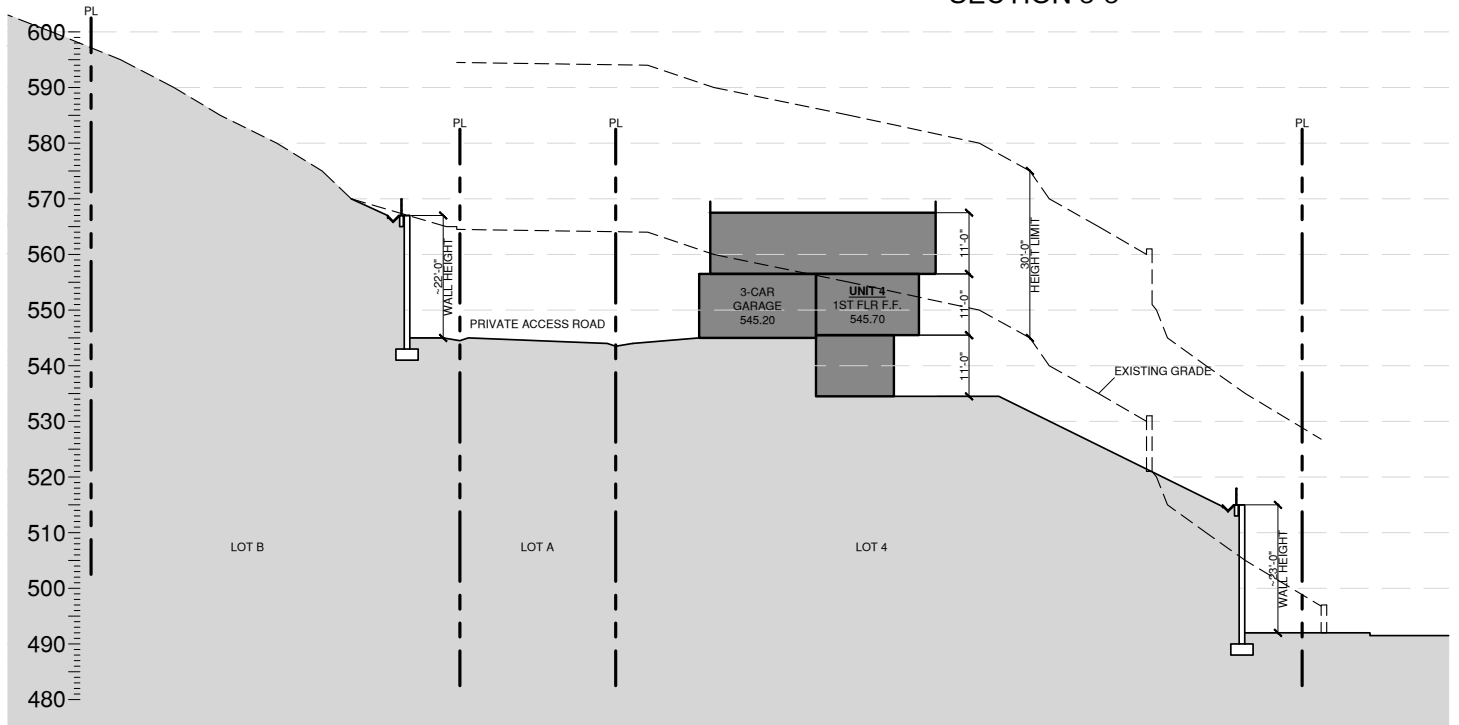


SOURCE: SLSD Inc. - March 2021

FIGURE 3a1

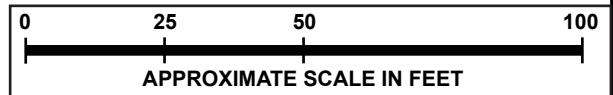
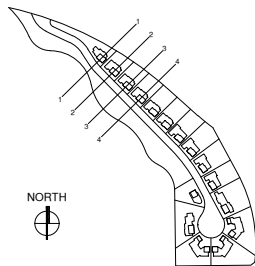


SECTION 3-3



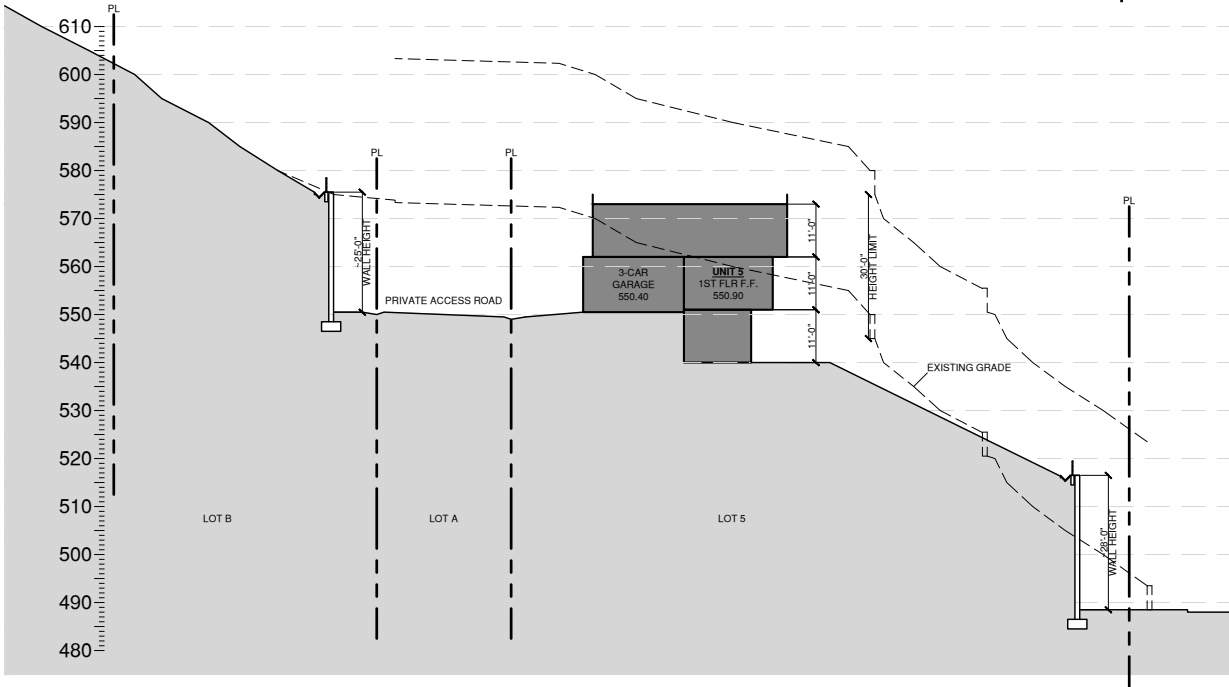
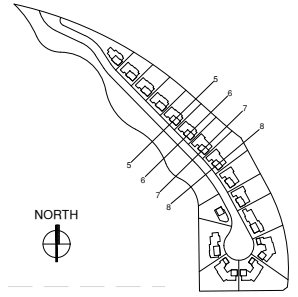
SECTION 4-4

SITE KEY

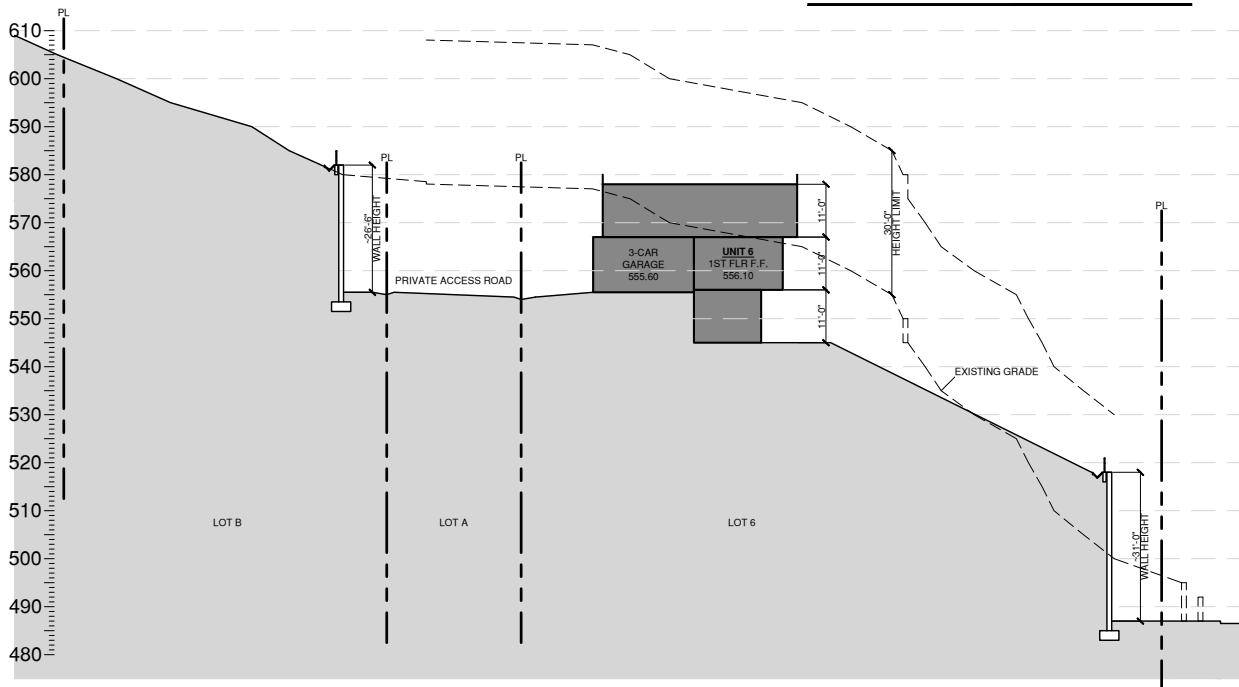


SOURCE: SLSD Inc. 2020

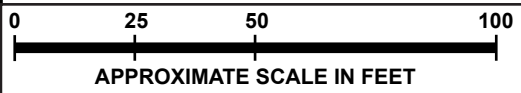
FIGURE 3a2



SECTION 5-5

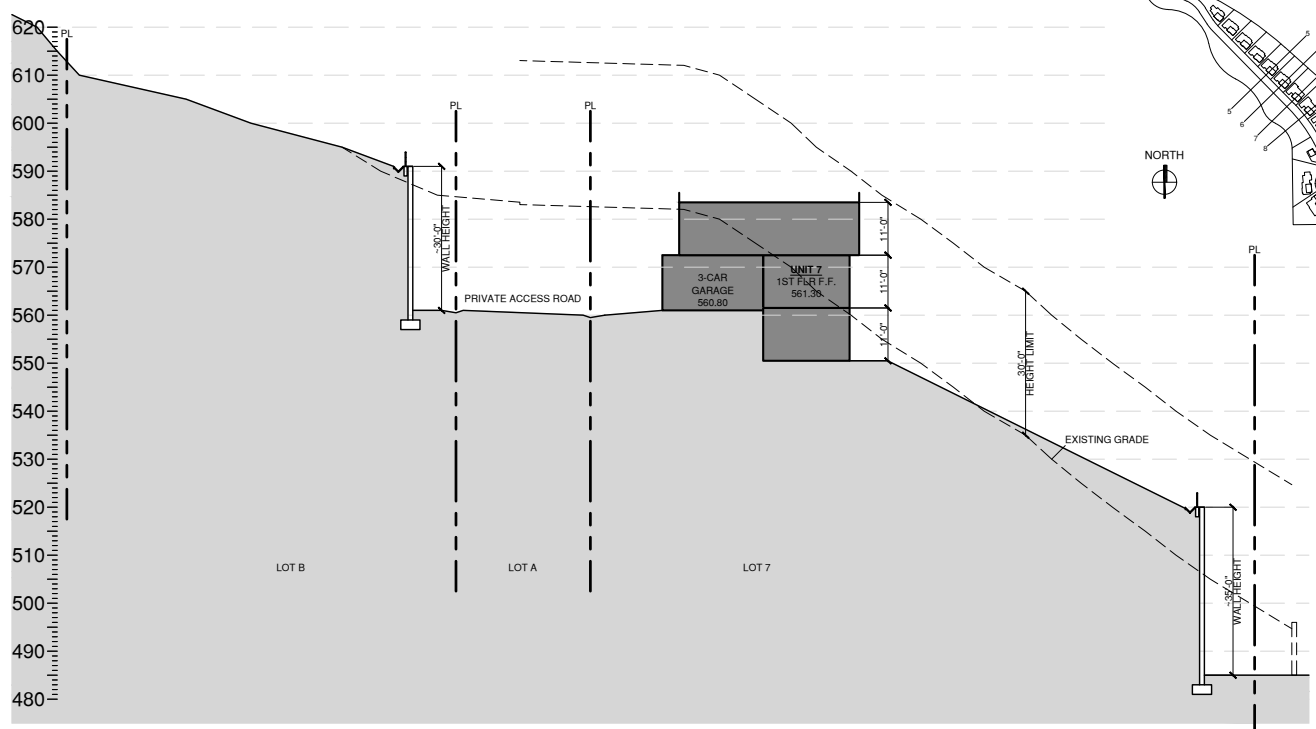
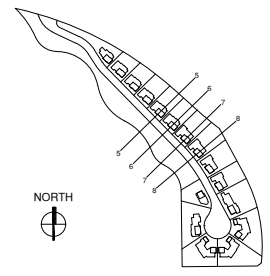


SECTION 6-6

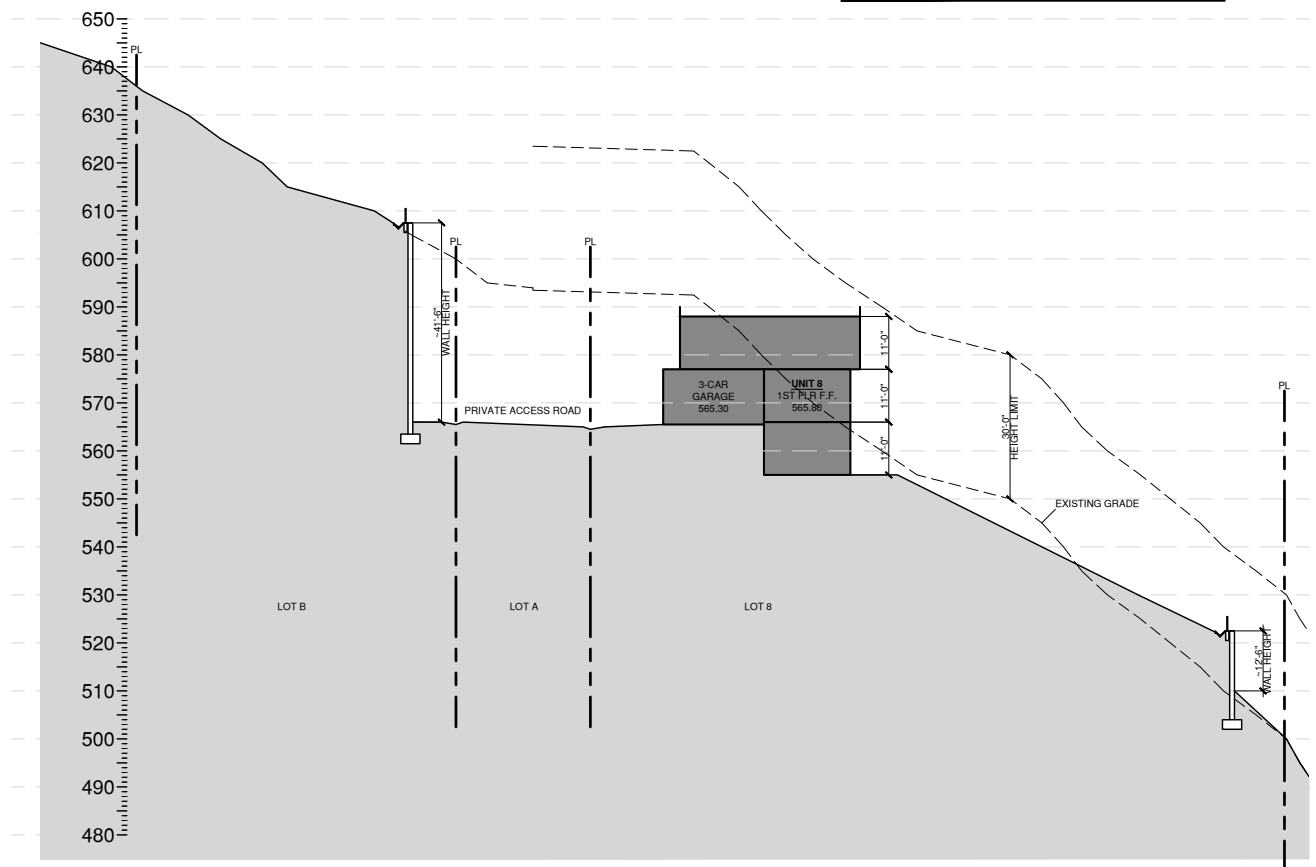


SOURCE: SLSD Inc. 2021

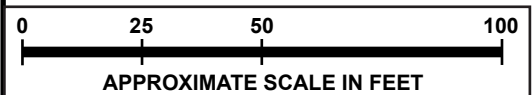
FIGURE 3b1



SECTION 7-7



SECTION 8-8

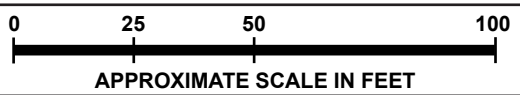
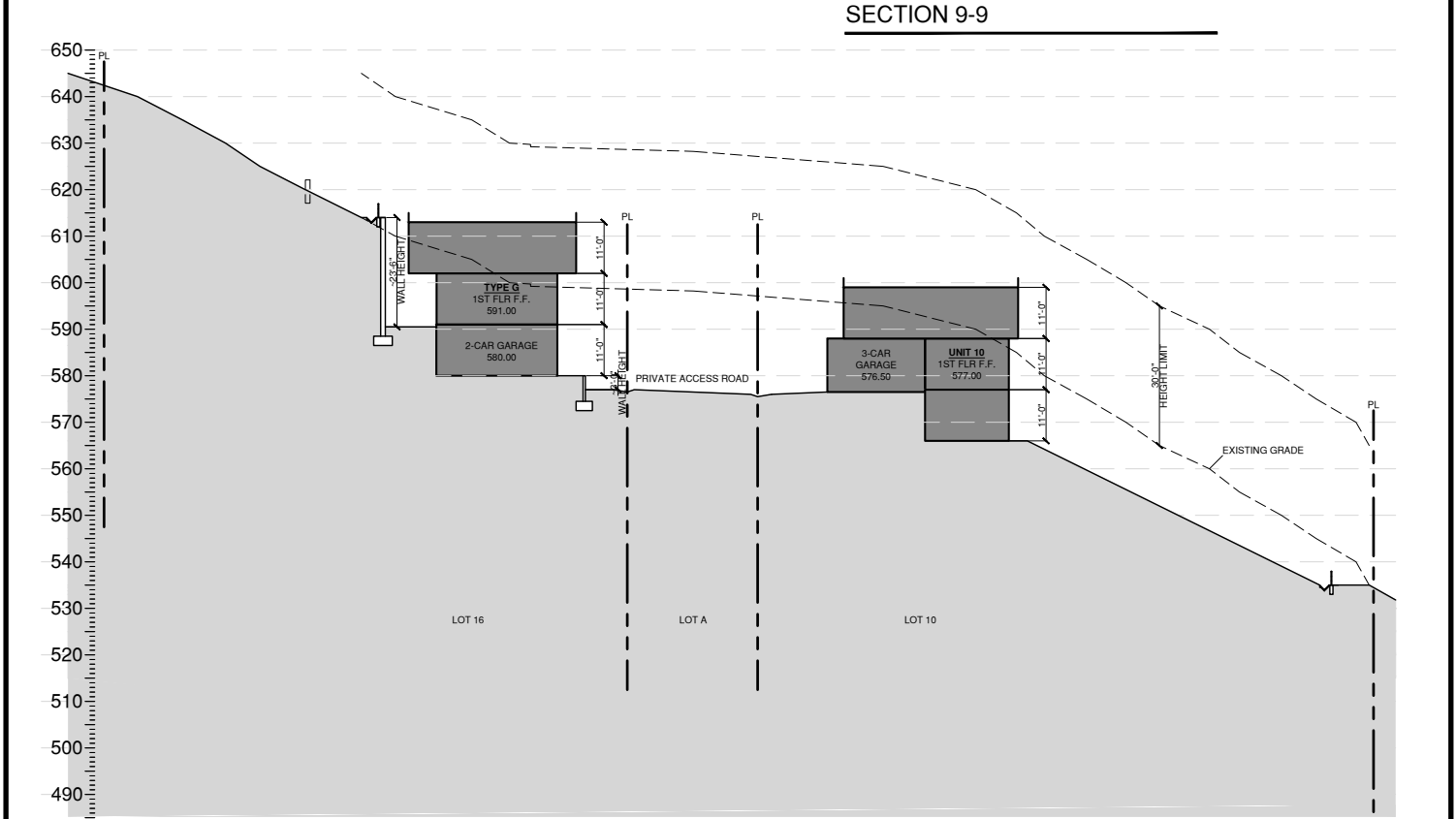
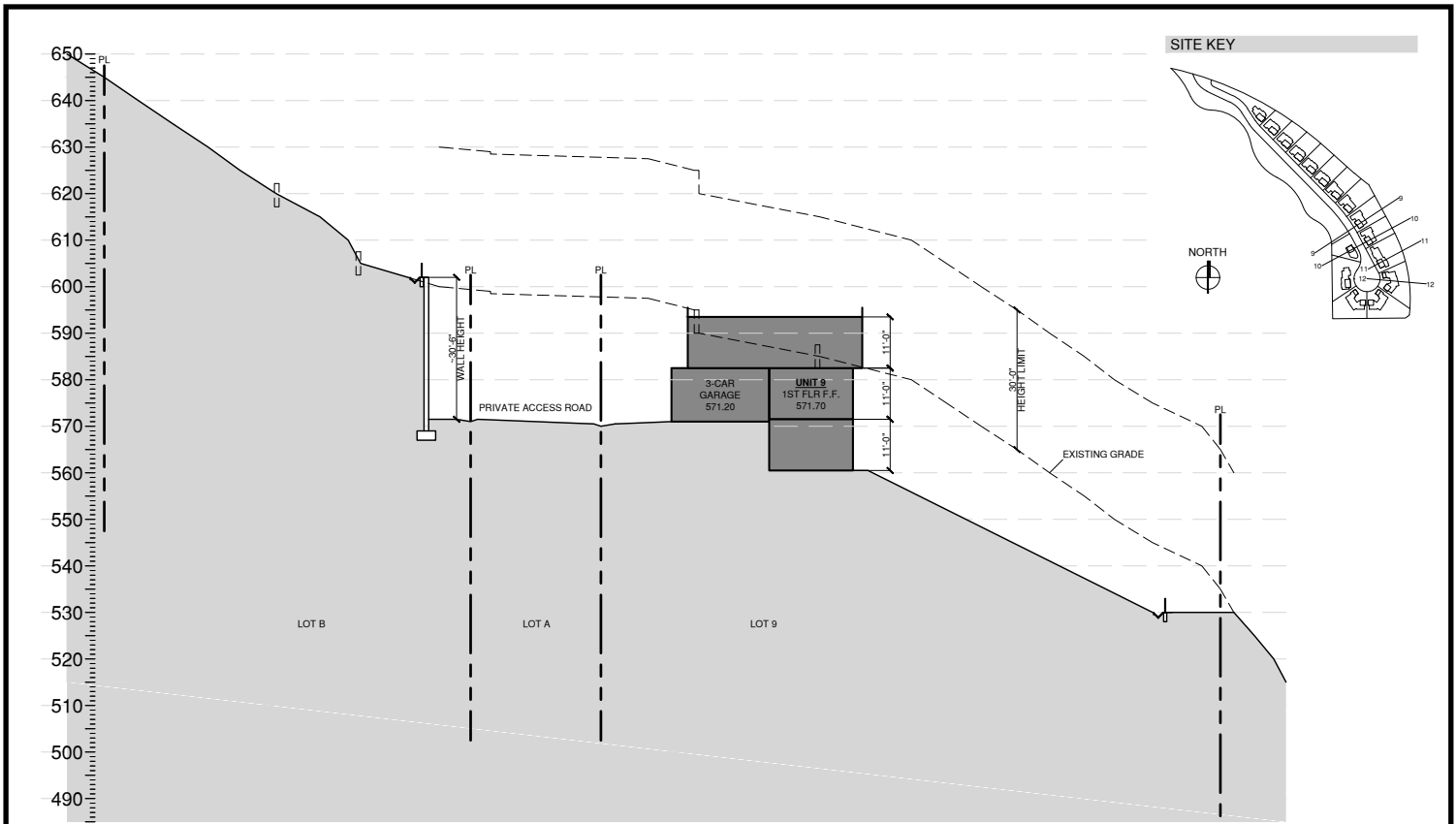


SOURCE: SLSD Inc. 2020

FIGURE 3b2

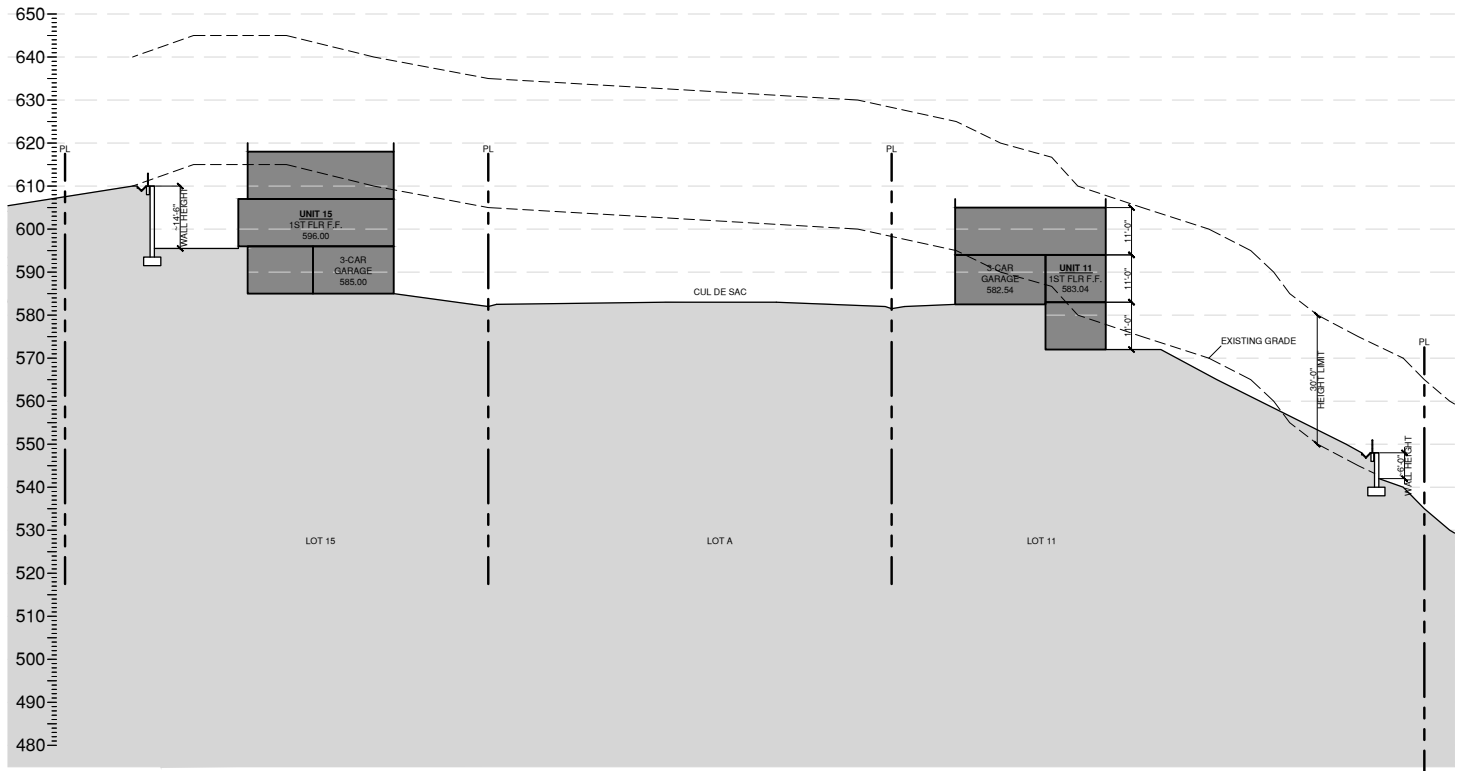


Sections Lots 7-8

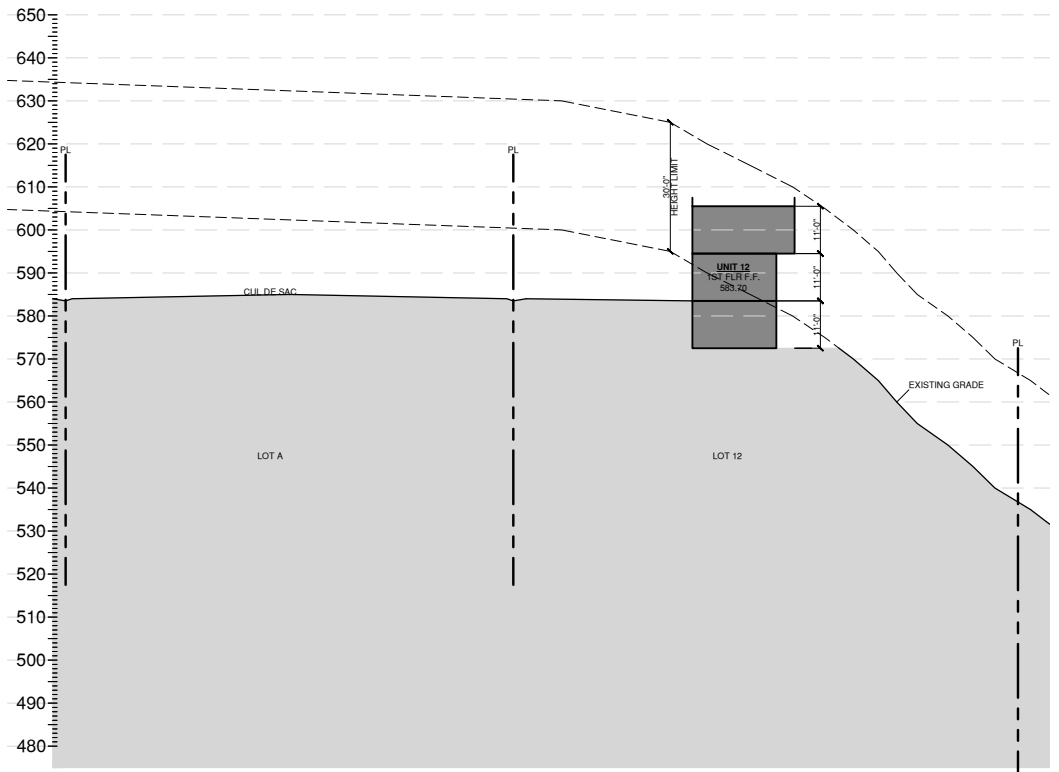


SOURCE: SLSD Inc. 2021

FIGURE 3c1

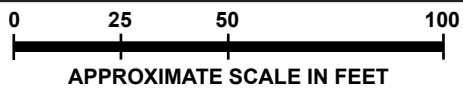
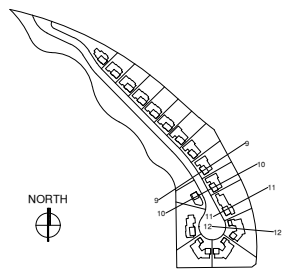


SECTION 11-11



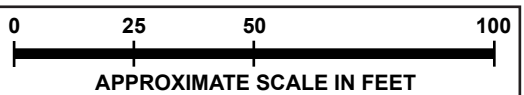
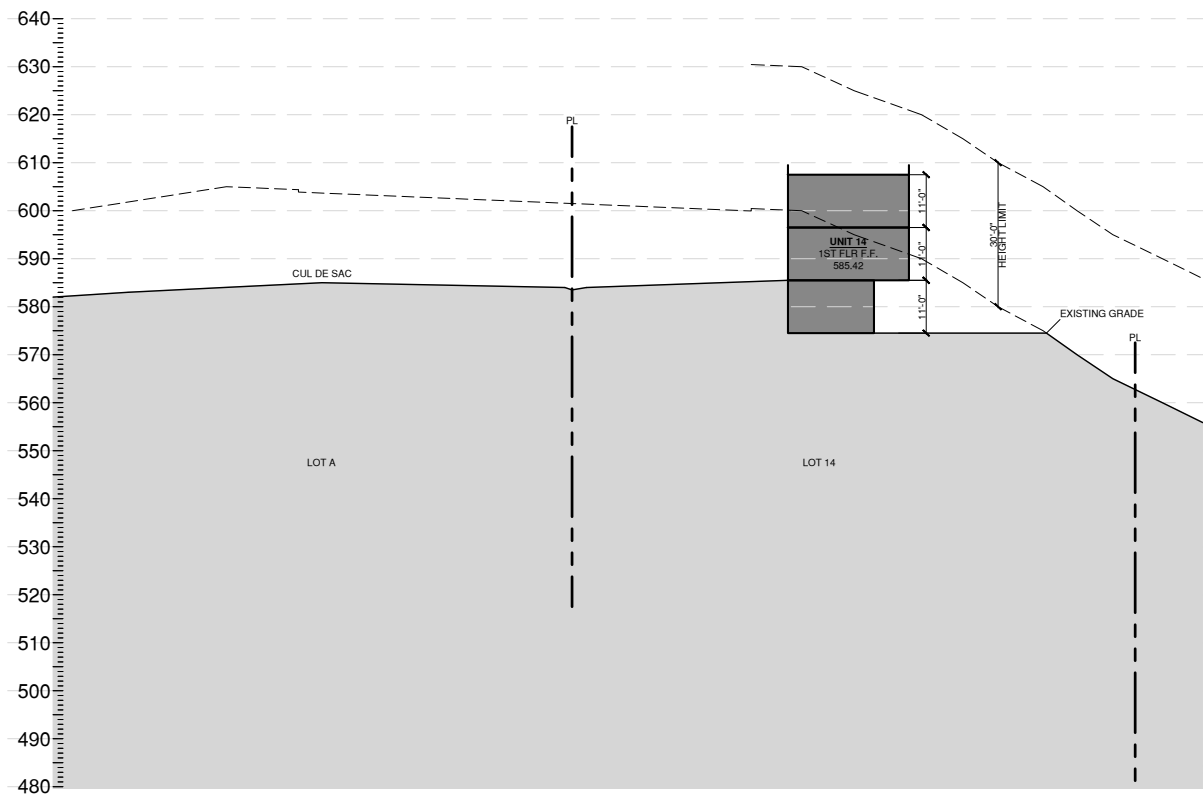
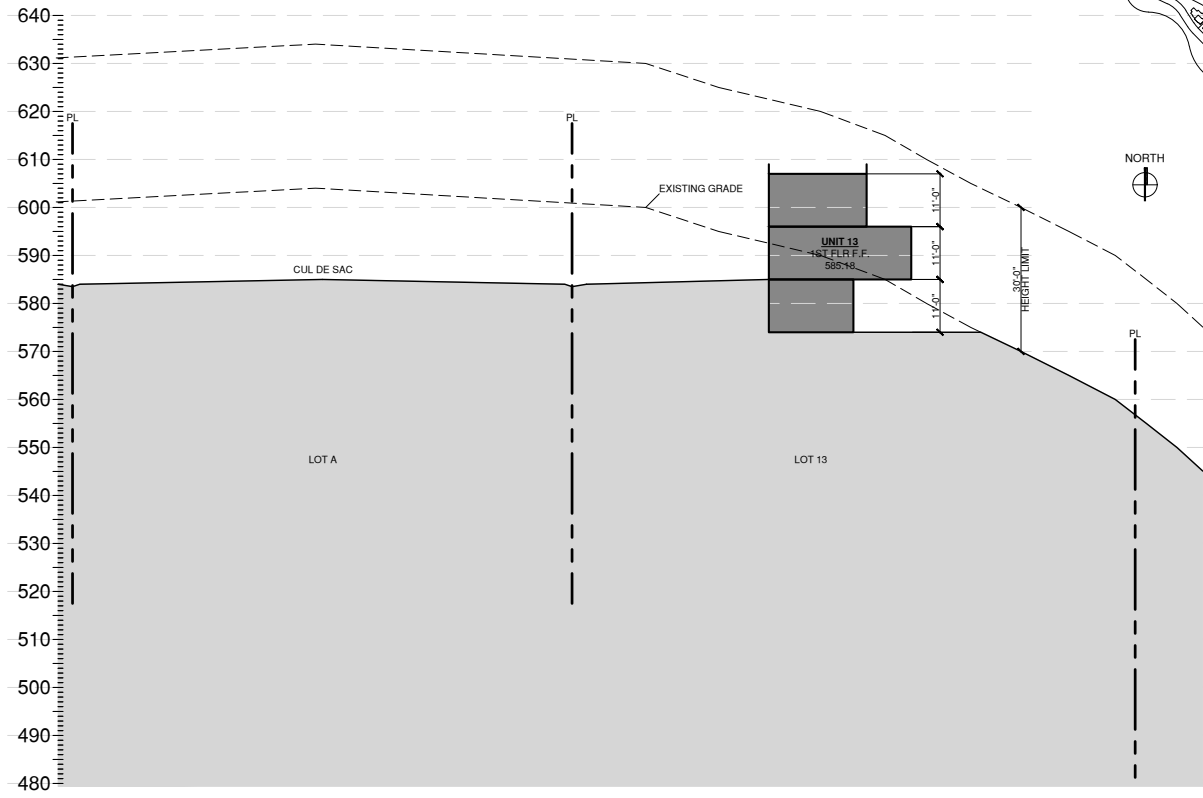
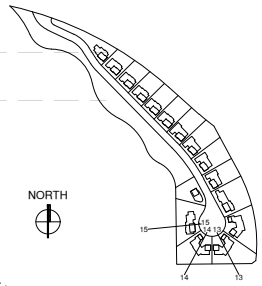
SECTION 12-12

SITE KEY



SOURCE: SLSD Inc. 2021

FIGURE 3c2

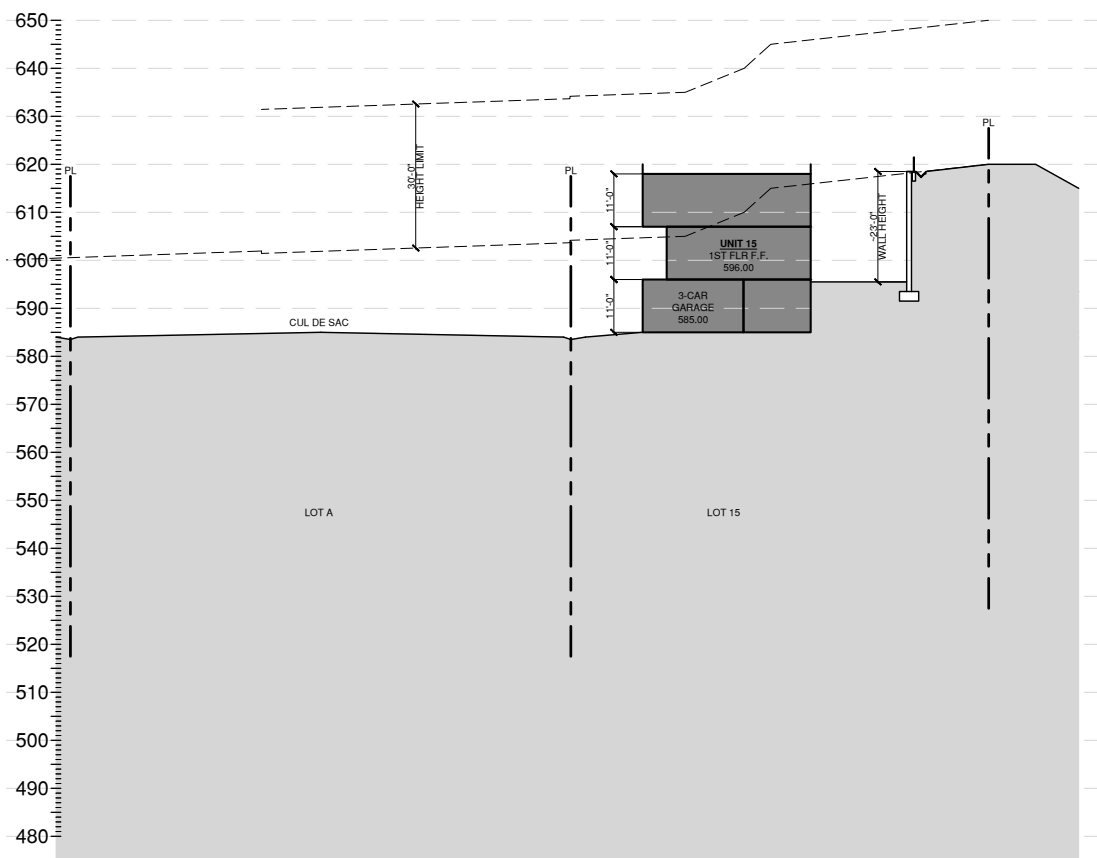


SOURCE: SLSD Inc. 2021

FIGURE 3d1

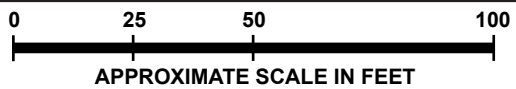
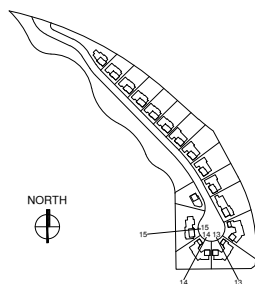


Sections Lots 13-14



SECTION 15-15

SITE KEY



SOURCE: SLSD Inc. 2021

FIGURE 3d2



SOURCE: 1688 Garvey Sample - March 2021

FIGURE 4



SOURCE: 1688 Garvey Sample - March 2021

FIGURE 5



SOURCE: 1688 Garvey Sample - March 2021

FIGURE 6



SOURCE: 1688 Garvey Courtesy Sample - January 2020

FIGURE 7

Site Rendering – View of Eastern Portion of Specific Plan Area



SOURCE: 1688 Garvey Courtesy Sample - January 2020

FIGURE 8



SOURCE: 1688 Garvey Courtesy Sample - January 2020

FIGURE 9

IV. UTILITIES AND INFRASTRUCTURE

The intent of this section is to ensure that the Specific Plan Area is developed in such a way as to support development of the allowed land uses, and that on-site and off-site infrastructure systems have adequate capacity to serve the 16 single family residences permitted by this Specific Plan.

The Government Code requires that a specific plan include text and diagrams that specify:

The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

This section of the Specific Plan fulfills this requirement and meets the MPMC requirements for the preparation of specific plans. In addition, this section facilitates orderly development by identifying the utility infrastructure needed to support the allowed residential uses.

A. Street Improvements

One gated access driveway will be provided on West Garvey Avenue. Inbound left and right turn movements into this driveway and outbound right turn only movements are allowed.

Striping modifications on eastbound West Garvey Avenue will be made to add a dedicated right turn lane to enter the Site and an acceleration lane to exit the Site as shown in **Figure 10: West Garvey Avenue Street Improvement Plan**.

The additional improvements described below will also be completed at the intersection of the driveway with West Garvey Avenue:

- Install northbound stop control.
- Construct the northbound approach to provide access for gate turn-around and outbound right turns.
- Reconfigure westbound center median on West Garvey Avenue to provide left turn inbound access.
- Close the existing median gap approximately 200 feet east of the Project driveway;
- Modify striping on eastbound West Garvey Avenue to add a dedicated right turn lane for Site entry and an acceleration lane for Site exit.

B. Water Service

Water service in the City is provided by the City's Water Utility Division. A water line will be extended from West Garvey Avenue in the Private Driveway to serve the residences. The City's water supply comes from production wells located outside the city limits. These wells are in the Main San Gabriel Groundwater

Basin. In addition, the City purchases water from San Gabriel Valley Water Company (SGVWC), which also pumps groundwater from the Main San Gabriel Basin. The water is tested and disinfected with chlorine prior to delivery.

Water use per capita in the City in 2014-2015 was 134 gallons per capita per day.¹ Based on the average household size in the City, the 16 residences permitted in the Specific Plan Area would result in a population increase of 49 residents with an average demand of 6,566 gallons per day of water, or 7.35 acre feet per year. The City's Urban Water Management Plan states the City's average annual water supply is 8,686 acre feet. The Proposed Project would account for approximately 0.08 percent of the total supplies during an average year. As such, the Proposed Project would not result in the need for a new or expanded water treatment facility, and impacts would be less than significant.

C. Wastewater

Wastewater service is provided by the City's Maintenance Services Division and is comprised of 11 subsystems, each of which outlets into regional transmission mains operated by the Los Angeles County Sanitation Districts (LACSD). A sewer line will be extended from West Garvey Avenue in the Private Driveway to serve the residences.

LACSD estimates approximately 80 gallons per person per day of wastewater is generated within the LACSD service area. Wastewater generated by the City is processed at either the Los Coyotes Water Reclamation Plant (LCWRP) or the Long Beach Water Reclamation Plant (LBWRP), which together have a design capacity of 62.5 million gallons per day.² With a projected increase of 49 residents, the 16 residences in the Specific Plan Area would generate approximately 3,920 gallons per day of wastewater, or 0.006 percent of the total capacity of the area wastewater treatment plants. No new or expanded wastewater collection or treatment facilities are needed to serve the Specific Plan Area.

D. Drainage

Stormwater conveyance and treatment requirements will meet City and State Water Resources Control Board Municipal Separate Storm Sewer System Requirements. Stormwater will surface flow in the Private Driveway and be collected and filtered in accordance with applicable regulations before being discharged.

E. Gas/Electric/Telecommunications

Dry utilities will be provided by Southern California Edison and the Southern California Gas Company. Communications will be provided by Verizon, and/or similar communications entity. All communication

1 *City of Monterey Park 2015 Urban Water Management Plan*, <http://www.montereypark.ca.gov/DocumentCenter/Home/View/5763>, August 2016.

2 *City of Monterey Park 2015 Urban Water Management Plan*, <http://www.montereypark.ca.gov/DocumentCenter/Home/View/5763>, August 2016.

liens will be extended from West Garvey Avenue in the Private Driveway.

F. Solid Waste Disposal

Solid waste disposal and recycling will be accomplished consistent with the City's Solid Waste Management and Recycling Plan. Solid waste collection and disposal services will be provided by Athens Services or similar municipal contract entity.

G. Fire Protection

The Monterey Park Fire Department (MPFD) provides fire service and regulates fire risk in the Specific Plan Area. The MPFD operates three fire stations in the City. The Specific Plan Area falls within the service area of Monterey Park Fire Station 63, located at 704 Monterey Pass Road and approximately one mile away from the Specific Plan Area. All future development within the Specific Plan Area would be subject to the requirements of City's Fire Code (Title 17 of the MPMC). Maps prepared by CAL FIRE do not identify the Specific Plan Area as a very high fire hazard severity zone.³ The MPFD minimizes fire risk primarily through regulating building design, review of development proposals, and through collection of fees to maintain facilities and equipment.

H. Police Services

Police services would be provided by the Monterey Park Police Department (MPPD). The MPPD operates out of City Hall, 320 West Newmark Avenue, approximately 1.3 miles southeast of the Specific Plan Area.

V. DESIGN GUIDELINES

A. Design Objectives and Intent

This section provides design guidelines for landscaping and architectural design of the single-family residences. Together with the Site Plan and Development Standards, these Design Guidelines are provided to meet the intent of Chapter 21.36 Design Review in the MPMC by:

- Promoting the public health, safety, and general welfare by establishing regulations to preserve and protect existing neighborhoods.
- Preventing the development of structures or uses which are not of acceptable exterior design or appearance or are of inferior quality or likely to have a depreciation or negative effect on the local environment or surrounding area by reason of use, design, appearance, or other criteria.

3 CAL FIRE, Fire Hazard Severity Zones Maps, <https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>, accessed March 5, 2020.

- Assuring compatibility in the permitted use and enjoyment of property within the Specific Plan Area and the surrounding area by defining Design Guidelines to protect the use, integrity, and character of the neighborhood and surrounding properties.

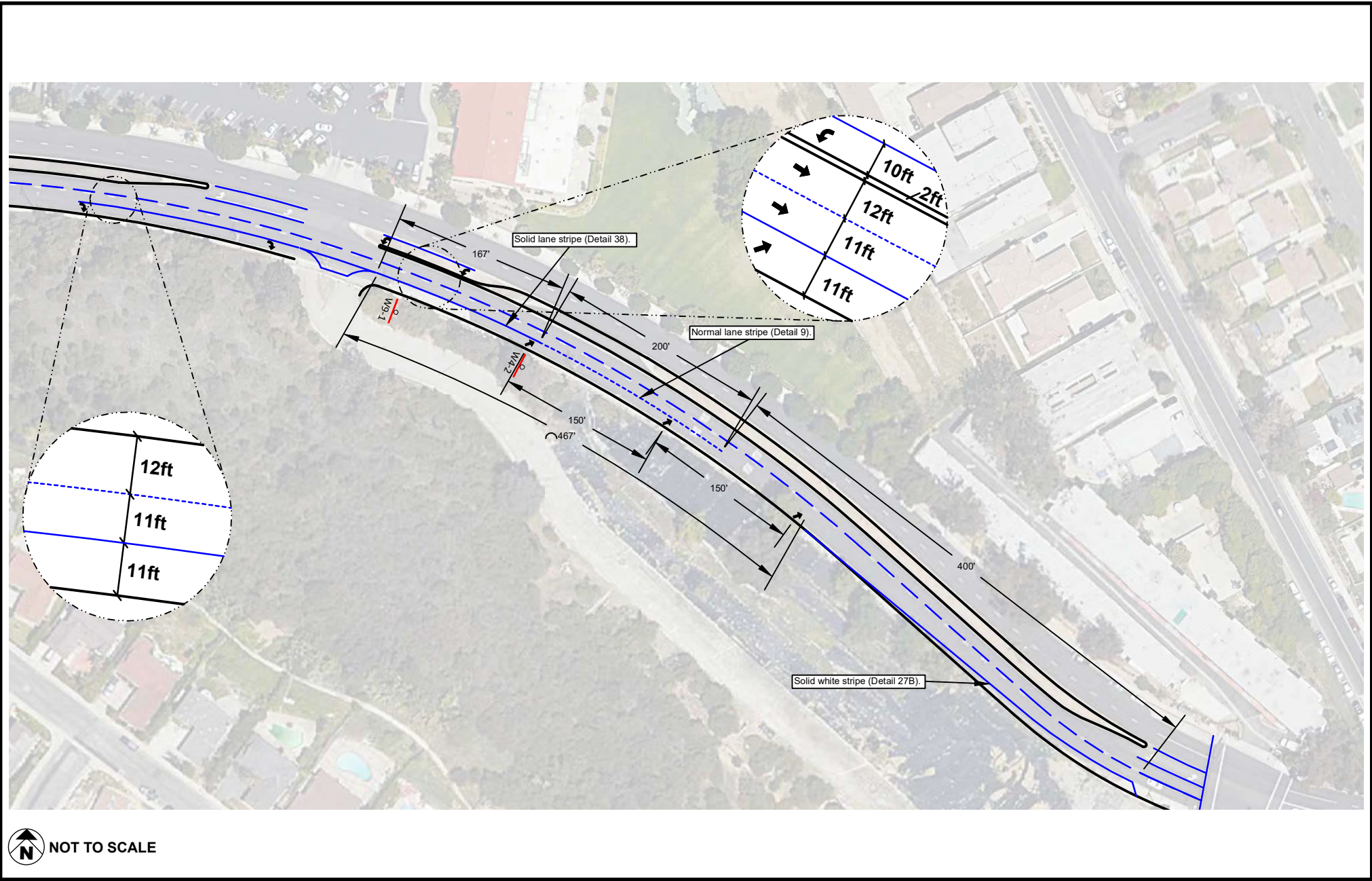
As shown in **Figure 11: Specific Plan Setting**, the residential lots and homes allowed by this Specific Plan are consistent in size with the homes in the surrounding area. Individual residences developed in accordance with these Design Guidelines are exempt from additional Design Review, as defined in Chapter 21.36 in the MPMC.

B. Master Landscape Plan

The master landscape plan is provided in **Figure 12: Master Landscape Plan**. As shown, landscaping, including trees, shrubs, and groundcover will be planted in front of the Site Retaining Walls. Climbing vines may also be planted to grow up these walls. The graded slopes will be planted with native grass and wildflower species. This master landscaping will be maintained by a Homeowners Association.

C. Architectural Design

Figures 13a-d: Conceptual Elevations show the conceptual architectural design for the single-family residences. The lots accommodate eight different floor plans, each of which will be expressed through different exterior massing to ensure variety in the visual character of the residences. All residences will have flat roofs with a unified visual character created by the materials used, including exterior plaster, fiber cement siding and panels, textured stone veneer, colored aluminum frame doors and windows, and vertical wood slats and other wood accents. These color range for these materials will include white, off-white, light and dark grey, and brown.



SOURCE: 1688 West Garvey Avenue Project Traffic Impact Analysis, Ganddini Group Inc. – January 8, 2021

FIGURE 10



SOURCE: Open Street Map - 2020; Orange Street Studio - 2020

FIGURE 11



Specific Plan Setting



SOURCE: Orange Street Studio - December 2019

FIGURE 12



Type B Front Elevation

- ① SWISS COFFEE EXTERIOR PLASTER SMOOTH FINISH
- ② BROWN FIBER CEMENT SIDING
- ③ GREY TEXTURED STONE VENEER
- ④ SECTIONAL GARAGE DOOR
- ⑤ DARK BRONZE ALUMINUM THERMALLY CONTROLLED WINDOWS & PATIO DOORS
- ⑥ DARK GREY FLAT CANOPY
- ⑦ VERTICAL WOOD SLATS
- ⑧ GLASS PANEL BALCONY WITH STAINLESS STEEL RAILING
- ⑨ LIGHT GREY FIBER CEMENT PANELS

SOURCE: Space Light Structure Design - 2019

FIGURE 13a

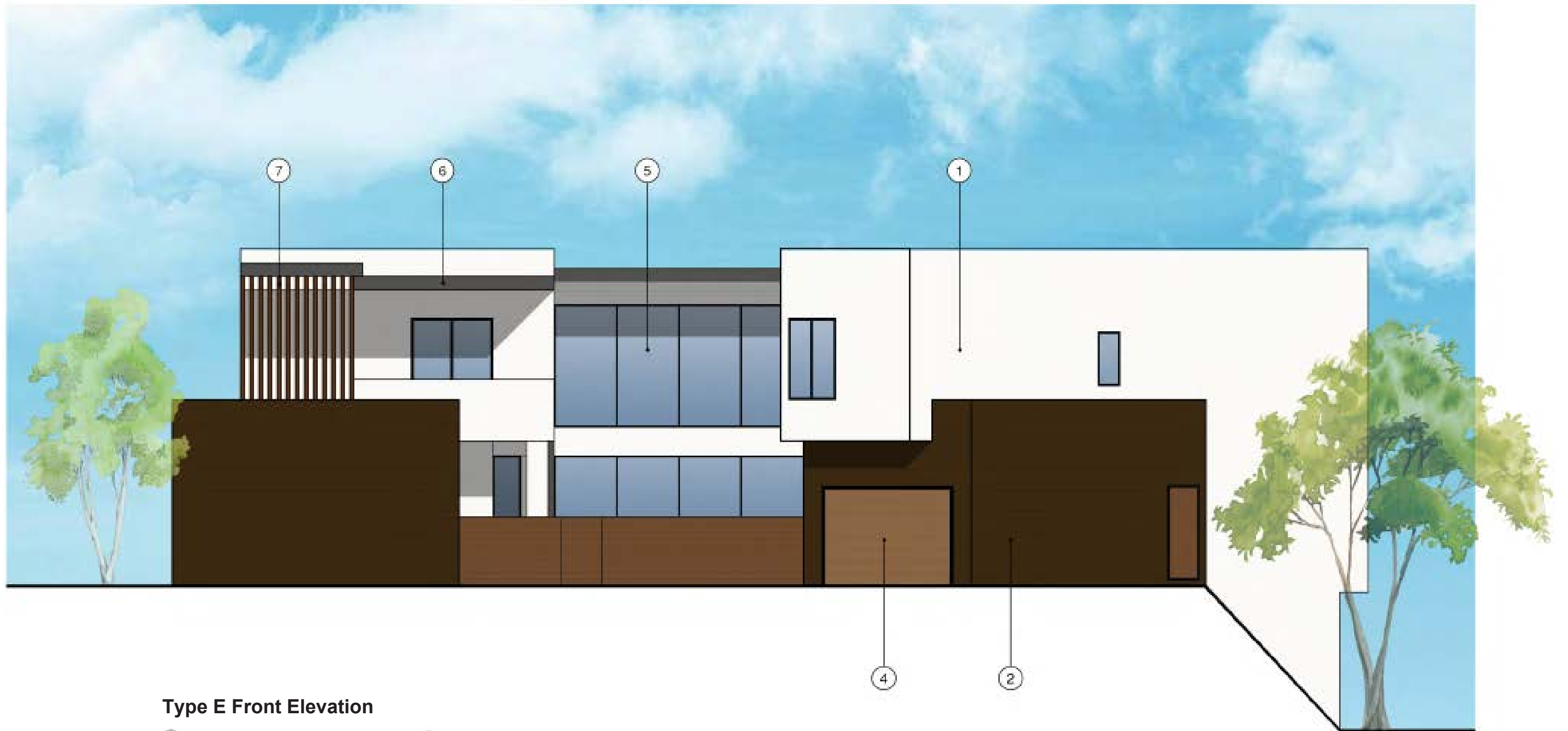


Type B Rear Elevation

- ① SWISS COFFEE EXTERIOR PLASTER SMOOTH FINISH
- ② BROWN FIBER CEMENT SIDING
- ③ GREY TEXTURED STONE VENEER
- ④ SECTIONAL GARAGE DOOR
- ⑤ DARK BRONZE ALUMINUM THERMALLY CONTROLLED WINDOWS & PATIO DOORS
- ⑥ DARK GREY FLAT CANOPY
- ⑦ VERTICAL WOOD SLATS
- ⑧ GLASS PANEL BALCONY WITH STAINLESS STEEL RAILING
- ⑨ LIGHT GREY FIBER CEMENT PANELS

SOURCE: Space Light Structure Design - 2019

FIGURE 13b



Type E Front Elevation

- ① SWISS COFFEE EXTERIOR PLASTER SMOOTH FINISH
- ② BROWN FIBER CEMENT SIDING
- ③ GREY TEXTURED STONE VENEER
- ④ SECTIONAL GARAGE DOOR
- ⑤ DARK BRONZE ALUMINUM THERMALLY CONTROLLED WINDOWS & PATIO DOORS
- ⑥ DARK GREY FLAT CANOPY
- ⑦ VERTICAL WOOD SLATS
- ⑧ GLASS PANEL BALCONY WITH STAINLESS STEEL RAILING
- ⑨ LIGHT GREY FIBER CEMENT PANELS

SOURCE: Space Light Structure Design - 2019

FIGURE 13c



Type E Rear Elevation

- ① SWISS COFFEE EXTERIOR PLASTER
SMOOTH FINISH
- ② BROWN FIBER CEMENT SIDING
- ③ GREY TEXTURED STONE VENEER
- ④ SECTIONAL GARAGE DOOR
- ⑤ DARK BRONZE ALUMINUM THERMALLY
CONTROLLED WINDOWS & PATIO DOORS
- ⑥ DARK GREY FLAT CANOPY
- ⑦ VERTICAL WOOD SLATS
- ⑧ GLASS PANEL BALCONY WITH STAINLESS
STEEL RAILING
- ⑨ LIGHT GREY FIBER CEMENT PANELS

SOURCE: Space Light Structure Design - 2019

FIGURE 13d

VI. DEVELOPMENT STANDARDS

The purpose of this Section is to provide development standards for review and approval by the City Planner of plans for the single-family residences.

A. Permitted Uses

Single-family residences

B. Open Space

Minimum required: 55,000 square feet of Specific Plan Area

C. Minimum Lot Dimensions

Minimum width: 50

Minimum size: 7,515 square feet

D. Maximum Floor Area Ratio

The maximum Floor Area Ratio for lots 6,000 -10,000 square feet is 0.40 and for lots over 10,000 square feet is 0.35.

E. Building Height

No lot or parcel of land with an average natural grade exceeding three stories or thirty-six (36) feet in height. The maximum allowable height of a structure is measured from the lowest elevation of the existing grade at an exterior wall of the structure to the highest point of the structure.

F. Setbacks

Front: 10 feet

Rear: 25 feet

Side: 5 feet

G. Upper and Lower Site Retaining Walls Height, Finish, and Design

Height:

Lower Site Retaining Wall Maximum Height: 42 Feet

Upper Site Retaining Wall Maximum Height: 45 Feet

Wall Finish:

The Lower Site Retaining Wall will include a natural-looking finish. The wall finish will be selected by the

Owner/Developer from one of the City Council approved options below. No further City approval of the wall finish will be required so long as the Lower Site Retaining Wall substantially conforms with the following options:

Wall Finish Option 1: Rock Finish (Sculpted and stained)



Wall Finish Option 2: Rock Finish (Sculpted and stained)



Wall Finish Option 3: Quarry Finish (Score lines, acid etching, and/or sandblasted finish)



Wall Finish Option 4: Landscaped Finish (Vines planted at the base to cover the wall)



The Upper Site Retaining Wall will include a landscaped finish with vines planted at the base to grow up and cover the wall.

Wall Design:

The Lower Site Retaining Wall will include one of the finish options as approved by the City Council described above with trees planted along West Garvey Avenue and shrubs planted at the base of the trees. Any additional details or alternatives to the wall design will be deemed approved by the City, provided the revisions substantially conform to the options and landscaping described herein.

The Upper Site Retaining Wall will include the Landscaped Finish described above with trees planted along the Upper Site Retaining Wall. Any additional details or alternatives to the wall design will be deemed approved by the City, provided the revisions substantially conform to the options and landscaping described herein.

H. Other Fences and Walls on Individual Residential Lots

Maximum height 4 ft. in front yard, 6 ft. elsewhere

Wood and masonry wall and fences are permitted.

No chain link in front yard area.

No barbed wire or other hazardous materials.

I. Parking

Driveway width: 10 ft. minimum.

Lots 1-15: Three (3) Enclosed Parking Spaces Required.

Lot 16: Two (2) Enclosed Parking Spaces Required.

J. Landscaping

Most of the open areas in front of the house exposed to public view, except driveways, parking areas, walkways, utility areas, improved decks, patios, porches, or play areas, must be maintained with a combination of appropriate vegetative landscaping and permeable materials such as mulch, decomposed granite, gravel, stones, and similar permeable materials that allow for infiltration and reduce runoff. Permeable materials must be compacted or secured in such a way as to avoid spreading over any portion of a public sidewalk or street. Appropriate landscaping includes the use of native planting or compatible species of drought-tolerant plants, and synthetic grass with lifelike individual blades of grass that emulates real grass and has a pile height of one and three-fourths-inch or more.

Landscaping must consist of combinations of trees, shrubs, and ground covers with careful consideration given to eventual size and spread, susceptibility to disease and pests, and durability and adaptability to existing soil and climatic conditions.

VII. INDIVIDUAL PROJECT APPROVALS

A. Project Clearances

1. Unless otherwise exempt, the City Planner must issue a Project Clearance before the City can issue a grading permit or building permit.
2. The City Planner cannot issue a Project Clearance unless an Individual Project complies with all applicable provisions of this Specific Plan and other Applicable Law.

B. Findings

A Project Clearance must include written findings by the City Planner that the Individual Project complies with all applicable provisions of this Specific Plan and may only be issued if all the following specific findings can be made:

1. That the proposed development conforms to the applicable policies of the General Plan and the applicable provisions of the zoning regulations within the MPMC.
2. That the proposed development is located on a legally created lot.
3. That the subject property is in compliance with all laws, rules, regulations pertaining to subdivisions, permitted uses, design guidelines, development standards, and any other applicable provisions of the Specific Plan.

In the event of a conflict between the MPMC and the Specific Plan, the Specific Plan takes precedence over the MPMC.

C. Covenant

A Project Clearance must include a requirement that the Individual Permittee either submit evidence of the Individual Permittee previous acceptance of all recorded conditions of approval, or if new conditions of approvals are imposed in the Project Clearance process, record a new agreement (against only those lot(s) affected by the Individual Project) concerning new specific information/conditions contained in the Project Clearance (e.g., Agreement to Comply with Conditions of Approval) before the City issues Occupancy Clearance for that Individual Project.

The agreement must be in a form approved by the City Attorney and include provisions requiring it to run with the land and be binding on any subsequent owners, heirs or assigns. After recordation, a copy bearing the County Recorder's number and date must be given to the City Planner for attachment to the subject case file.

D. Project Clearance Application

An application for Project Clearance must be filed before or concurrently with the application for an Individuals Project's Building Permit on an application form prescribed by the City Planner. An application must be accompanied by an appropriate fee established by City Council resolution.

The property owner must verify the application and submit a title report indicating the record owner at the time of submission of the application and that the Individual Permittee is either the property owner or the agent of the property owner.

1. *Materials for Filing*

Any Individual Permittee proposing a Project Clearance pursuant to this section should submit the following information:

- 1 copy of the Planning Permit Application.
- 5 copies of the site plan.
- 5 copies of a conceptual grading and improvement plans (as applicable).
- 5 complete sets of full floor plans and full elevation drawings.
- 5 copies of roof plans.
- 5 copies landscape plans. (as applicable).
- 1 copy of above exhibits reduced to 11"x 17."
- 1 copy of hydrologic analysis report/ memo.
- 1 copy of soils report.

- Mailed Noticing Packet.
- 1 sample board, no larger than 8.5" x 14," showing proposed colors and materials, including window glass specification.
- Applicable fees.

E. City Planner's Review

In approving a Project Clearance for an Individual Project, the City Planner may impose only those applicable conditions of approval/mitigation measures that were previously imposed in connection with the approval of the Specific Plan, with the exception that new conditions may be imposed as necessary to ensure the Specific Plan is effectively implemented for the Individual Project being reviewed (e.g., construction notifications, construction buffering requirements, construction monitoring efforts).

1. **Development Configuration Matching Project Approval.** If the Individual Project is consistent with the development reflected in this Specific Plan and the City Planner determines that the Project Clearance complies with all other applicable requirements of the 1688 West Garvey Avenue Specific Plan, the City Planner may impose any applicable conditions of approval/ mitigation measures appropriate for the Individual Project and may issue a Project Clearance conditioned upon the implementation of those conditions/mitigation measures.
2. **Finding of Inconsistency.** If the City Planner finds the Individual Project is inconsistent with Applicable Law, including this Specific Plan, the City Planner must deny the application in writing. The written denial will identify the reasons for inconsistency. The Permittee may amend its application or appeal the City Planner's decision in accordance with MPMC.

F. Rights Granted Under Project Clearance

A Project Clearance indicates compliance with this Specific Plan and the Applicable Law.

G. Project Clearance Expiration

1. A Project Clearance remains valid if it meets all requirements of this Specific Plan and the Project Clearance.
2. A Project Clearance for an Individual Project expires 24 months after the approval date, unless within such period physical construction of the Individual Project commences, and/or the beginning of the authorized use commences, or the City grants a time extension in accordance with this Section.
3. The City Planner may grant a 24 month extension, for good cause shown, before the initial time period expires.
4. Upon a Project Clearance expiration, all entitlements are void.

VIII. ADMINISTRATION

A. Introduction

The Specific Plan applies to any of the following within the Specific Plan Area boundaries:

All required permits/approvals must be obtained before the proposed use and any structures related to the proposed use are constructed, otherwise established, or put into operation. Unless specified otherwise, the Specific Plan will be administered and enforced by the City Planner, Planning Commission, and City Council. Applications must be processed and approved by the applicable requirements and findings of this Specific Plan.

B. Municipal Code References

In the event of a conflict between the MPMC and the Specific Plan, the Specific Plan takes precedence over the MPMC. The City Planner is authorized to provide administrative determinations regarding the Specific Plan. Such administrative determinations must be in writing and may be appealed in accordance with the MPMC.

This Specific Plan provides the entire zoning for the Specific Plan Area. The entire property is zoned “1688 West Garvey Specific Plan,” and the applicable zoning regulations for 1688 West Garvey Specific Plan Area are those set forth in this Specific Plan.

C. City Planner Authority

The City Planner has the authority to implement this Specific Plan in accordance with Applicable Law.

D. Amendments

1. This Specific Plan may be amended in the same manner as required for the adoption of a specific plan.
2. The City may initiate amendments to any portion of this Specific Plan.
3. The following changes to the Specific Plan require a Specific Plan amendment:
 - a. Changes to the text or maps other than the addition of information that does not change the effect of any regulation.
 - b. Increase in the number of residences permitted.
 - c. Changes in standards or regulations, including landscaping and design standards.

E. Administrative Modifications

1. The City Planner is authorized to make technical corrections, in a form approved by the City Attorney, to maps, diagrams, tables, and other similar documents that may be required to reconcile the changes made by this Specific Plan with the Development Plan and Applicable Law.

2. In addition, the City Planner is authorized to make the following technical amendments, in a form approved by the City Attorney:
 - a. Realignment or modifications to internal streets serving the project, lot lines, easement locations and grading adjustments, if approved by the City Engineer.
 - b. Minor modification to design criteria such as paving treatments, architectural details, and related criteria.
 - c. Minor modification to landscape treatments, provided the modifications are in substantial conformance with the purpose and intent of the specified design criteria.

F. California Environmental Quality Act

An environmental impact report was prepared and certified for the 1688 West Garvey Ave. Specific Plan Project. Consistent with CEQA Guidelines § 15182(c), Project Clearances for residences determined to be consistent with this Specific Plan are exempt from CEQA, if none of the events described in § 15162 of the CEQA Guidelines requiring additional environmental review have occurred after adoption of this Specific Plan.

G. Miscellaneous

Any time limit established by this Specific Plan may be extended by mutual agreement between the applicant and the City Planner, the Planning Commission, or the City Council.

H. Noticing

All noticing required by the Specific Plan will be accomplished at the cost of the applicant seeking a Project Clearance, or other action in accordance with this Specific Plan.

1. Not less than 10 calendar days before the City Planner issues a Project Clearance, a Notice of the City's Intent to Issue Project Clearance must be provided to the public and all individual lot owners located within the Specific Plan Area.
2. In addition to all other noticing required by applicable law, not less than 10 calendar days before the City adopts a Specific Plan Amendment, a Notice of the City's Intent to Adopt a Specific Plan Amendment must be provided the public and all individual lot owners located within the Specific Plan Area.

IX. APPEALS

A. Appeals of Final Actions by the City Planner and Planning Commission.

1. Appeal of Director actions. All final actions and decisions of the City Planner authorized by this Specific Plan may be appealed to the Planning Commission. All such appeals must be filed in writing with the Planning Commission Secretary.

2. Appeal of Planning Commission actions. All final actions and decisions of the Planning Commission may be appealed to the City Council. All such appeals must be filed in writing with the City Clerk.
3. Persons eligible to file an appeal. Any person may appeal a decision or action of the City Planner or Planning Commission in accordance with this Specific Plan.

B. Time Limits for Appeal

All appeals must be filed within 10 calendar days of the date of the rendering of the decision. If the tenth day occurs on a holiday or weekend, the appeal period is extended to the next City business day. No appeal can be accepted after the appeal period expires.

C. Stay

The timely filing of an effective appeal or the timely adoption by the City Council of an order of review stays a decision to which the appeal or order of review relates, pending a review of the matter.

D. Form

1. All appeals must be submitted in writing on a form to be provided by the City. The appeal must specifically state the grounds for the appeal and specifically state instances in which the reviewing official or body erred in reaching the determination.
2. An appeal fee must be paid concurrently with filing of the appeal in accordance with the fee schedule established by City Council resolution.

E. Processing

Within 14 calendar days upon receipt of an appeal, the Planning Commission Secretary (in the case of an appeal of a Director decision) or the City Clerk (in the case of an appeal of a decision by the Planning Commission) must set the matter for public hearing.

F. Review by City Council

Notwithstanding any other provision of this Specific Plan, the City Council may issue an order for a de novo review of a Planning Commission decision. Such an order must be entitled an "order of review."

G. Findings

All actions to affirm, reverse, or modify in whole or part any decision of the City Planner or Planning Commission must be made by resolution stating the findings for the affirmation, reversal, or modification.

H. Noticing

Notice of time and place of a public hearing for an appeal must be given in accordance with Applicable Law.