



**CITY OF EL MONTE
PLANNING
COMMISSION**

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AGENDA

CITY OF EL MONTE PLANNING COMMISSION

SPECIAL DATE

THURSDAY, JUNE 11, 2020

7:00 P.M.

CITY HALL EAST – COUNCIL CHAMBERS
11333 VALLEY BOULEVARD

Members of the public wishing to observe the meeting may do so in one of the following ways:

- (1) Turn your TV to Channel 3;
- (2) Call-in Conference (888) 204-5987; Code 8167975.
- (3) Visit the City's website at <http://www.elmonteca.gov/378/council-meeting-videos>

Members of the public wishing to make public comment may do so via the following ways:

- (1) Call-in Conference Line – comments/questions can be submitted per the instructions at the beginning of the meeting; and
- (2) Email – All interested parties can submit questions/comments in advance to the Planning Division general email address: planning@elmonteca.gov.

Instruction regarding accommodation under the Americans with Disabilities Act can be found on the last page of this Agenda.

OPENING OF MEETING

1. Call Meeting to Order
2. Flag Salute
3. Roll Call
4. Approval of Agenda
5. Commission Disclosures
6. Public Comments

Citizens wishing to address the Planning Commission on land use and development matters may do so at this time. Note that the Commission cannot respond to or take any action on the item.

Citizens wishing to speak on an agenda item will be given the opportunity to speak after the item is presented by staff.

Limit your comments to three (3) minutes. State your name and address for the record.

PUBLIC HEARING

8. Tentative Parcel Map No. 83105, Design Review No. 03-20, Density Bonus No. 01-20, Affordable Housing Concession No. 01-20, Affordable Housing Concession No. 02-20 and Affordable Housing Concession No. 03-20

Address: 3637 and 3649 Tyler Avenue

Request: To construct a four-story transit-oriented affordable housing complex at 3637 and 3649 Tyler Avenue. The subject site is approximately 27,884 square feet in size and is located in the "Station Sub-Area" of the "Downtown Main Street Transit-Oriented District Specific Plan". Proposed project will consist of a total of 53 apartment units (including a manager's unit) with 25 one-bedroom, 14 two-bedroom, and 14 three-bedroom units. A total of 50 parking spaces will be provided within a subterranean parking structure with access along Railroad street that includes: 42 open parking spaces, four (4) ADA spaces, and four (4) rideshare spaces. Other proposed site amenities include an entry courtyard with seating and a tot-lot, a community garden, a lobby, after school area, lounge, recreational rooms, staff office space, and central laundry facilities. Requested entitlements consist of: 1) Tentative Parcel Map to consolidate multiple parcels; 2) Design Review to review the architecture and landscaping of the proposed development; 3) Density Bonus to exceed the maximum allowable density as part of an affordable housing project; 4) Affordable Housing Concession to reduce the private open space requirements; 5) Affordable Housing Concession to reduce the minimum first-floor building height requirement; and 6) Affordable Housing Concession to deviate from building setback requirements. This request is made pursuant to the requirements of Chapters 16.12, 17.22, and 17.85 of the El Monte Municipal Code (EMMC).

CEQA Recommendation: Article 12.5 Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects – Section 15194 (Affordable Housing Exemption) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended.

Case Planner: Tony Bu, Senior Planner

Recommendation: Adopt resolution of approval

Resolution: 3572

9. Director’s Report

10. City Attorney’s Report

11. Commissioner Comments

NEXT SCHEDULED CITY PLANNING COMMISSION MEETING**SPECIAL DATE****Tuesday, June 30, 2020 at 7:00 P.M.**

City Hall East – City Council Chambers

Availability of staff reports: Copies of the staff reports or other written documentation relating to each item of business described hereinabove are available on the City's Home Page at www.elmonteca.gov or <https://www.ci.el-monte.ca.us/AgendaCenter/Planning-Commission-2>. You may also call the Planning Division at (626) 258-8626 for more information.

Individuals with special needs: The City of El Monte wishes to assist individuals with special needs. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (626) 258-8626. Notification 48 hours prior to the meeting will enable us to make reasonable arrangements to ensure accessibility to this meeting. [28 Code of Federal Regulations 35.102-35.104 ADA Title II]

General explanation of how the meeting is conducted:

1. The staff report is presented by City Planning staff.
2. The City Planning Commissioners ask questions if necessary for clarification.
3. The City Planning Commission Chair opens the public hearing.
4. The applicant makes a presentation to the City Planning Commission.
5. Individuals speaking in favor of the project address the Commission.
6. Individuals speaking against the project address the Commission.
7. The applicant responds to project opponents.
8. The public hearing is closed.
9. City Planning Commission members discuss the project.
10. City Planning Commission members vote on the project.
11. At the next scheduled Commission meeting, which is usually two weeks after the hearing, a resolution confirming the Commission action will be adopted.
12. Any interested party who disagrees with the City Planning Commission decision may appeal the Commission's decision to the City Council within 10 calendar days of the adoption of the resolution. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of \$1,620.35. Any individual that received notice of this meeting from the City of El Monte will receive notice of an appeal, if one is filed.

TO: CITY PLANNING COMMISSION

FROM: BETTY DONAVANIK
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

JASON C. MIKAELIAN, AICP
COMMUNITY & ECONOMIC DEVELOPMENT DEPUTY DIRECTOR

BY: TONY BU
SENIOR PLANNER

APPLICATION: TENTATIVE PARCEL MAP NO. 83105, DESIGN REVIEW NO. 03-20,
DENSITY BONUS NO. 01-20, AFFORDABLE HOUSING
CONCESSION NO. 01-20, AFFORDABLE HOUSING CONCESSION
NO. 02-20, & AFFORDABLE HOUSING CONCESSION NO. 03-20

LOCATION: 3637 & 3649 TYLER AVENUE

APPLICANT: GEORGE LOPEZ
CESAR CHAVEZ FOUNDATION
316 WEST SECOND STREET, SUITE 600
LOS ANGELES, CA 90012

PROPERTY OWNER: VISTA DEL MONTE AFFORDABLE HSN
29700 WOODFORD TEHACHAPI ROAD
KEENE CA, 93531

CITY OF EL MONTE
11333 VALLEY BOULEVARD
EL MONTE, CA 91731

ENVIRONMENTAL DETERMINATION: ARTICLE 12.5 EXEMPTIONS FOR AGRICULTURAL HOUSING,
AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS,
THE 53-UNIT AFFORDABLE HOUSING PROJECT QUALIFIES FOR
SECTION 15194 (AFFORDABLE HOUSING EXEMPTION) IN
ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT OF 1970 AND THE CEQA
GUIDELINES

RECOMMENDATION: ADOPT A CATEGORICAL EXEMPTION UNDER SECTION 15194
PER CEQA AND APPROVE THE REQUESTED ENTITLEMENTS
SUBJECT TO THE PROPOSED CONDITIONS

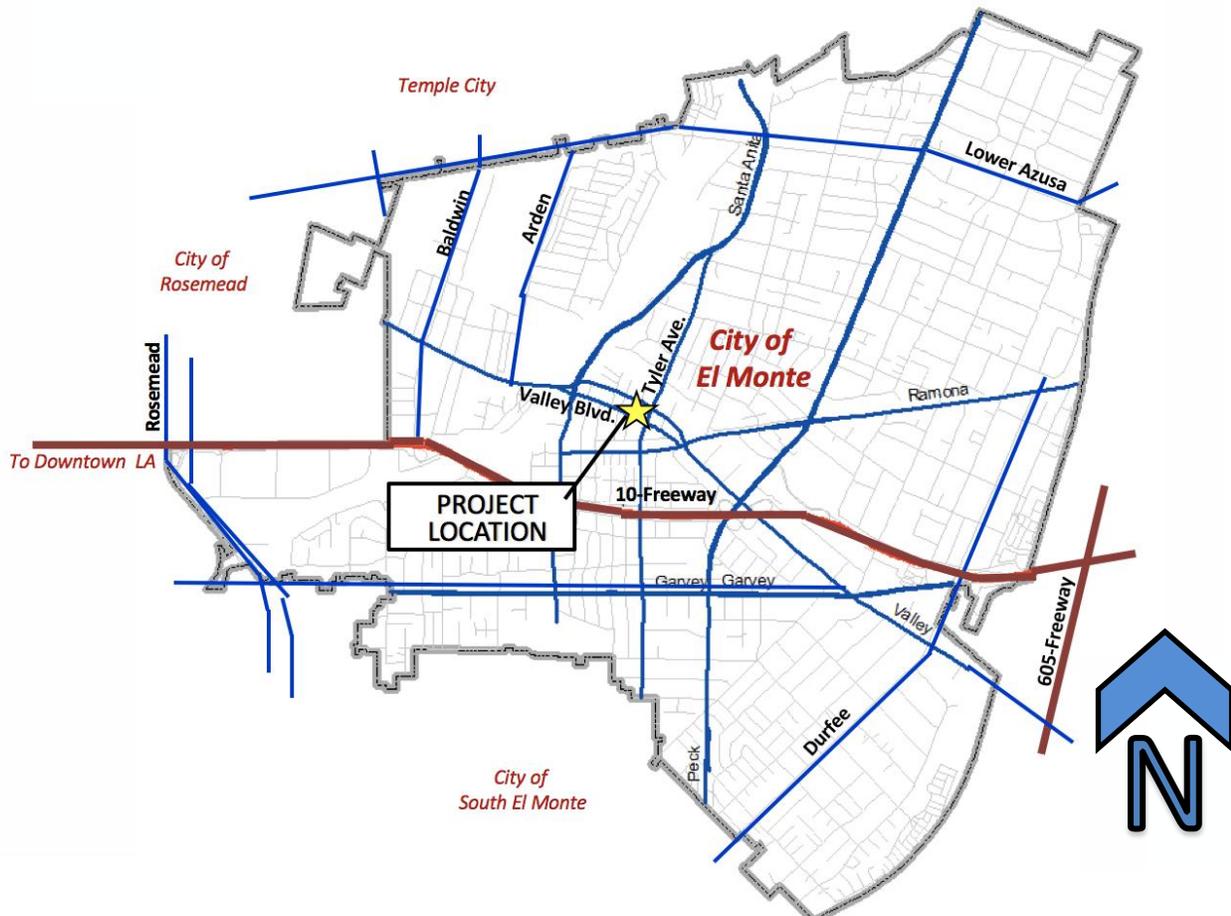
SUBJECT PROPERTY:

Location:	Northwest corner of Valley Boulevard and Tyler Avenue
General Plan:	Downtown Core (DC)
Zone:	SP-4 (Downtown Specific Plan - Station Sub-Area)
Street Frontage:	Valley Boulevard (primary): approximately 157 feet Tyler Avenue (secondary): approximately 229 feet
Size:	27,884 SF (0.64 acres) – post street dedications
Existing Development:	Vacant City-Owned Lot & Vacant 7,596 SF Office Building

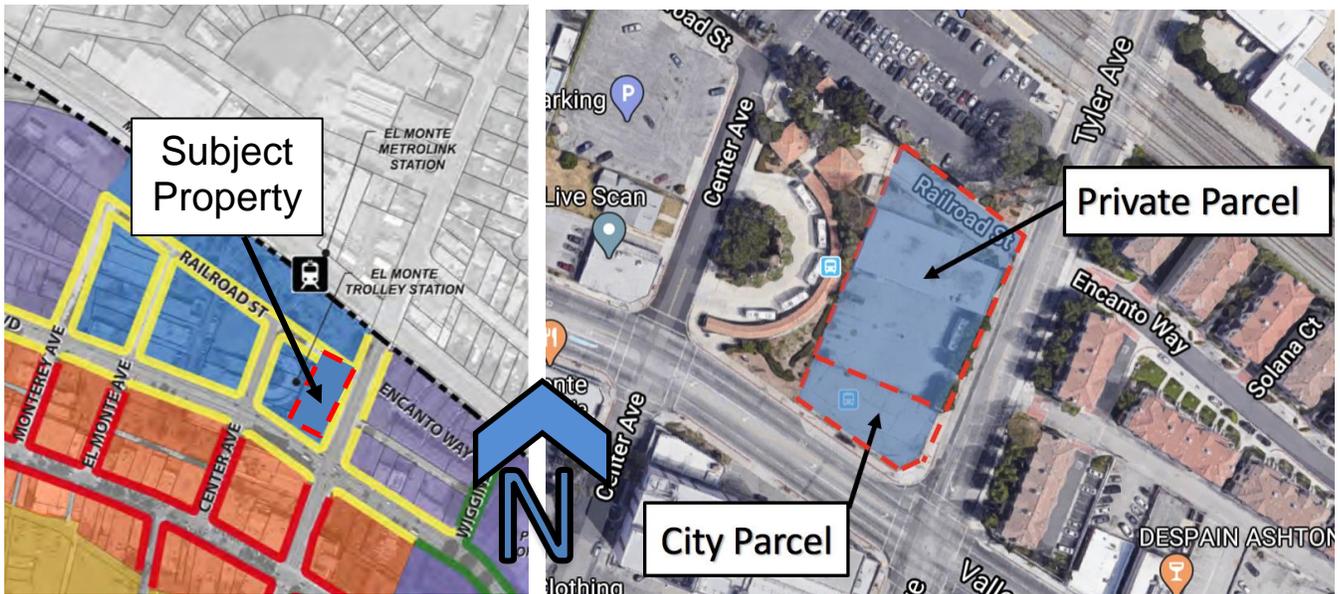
SURROUNDING PROPERTIES:

	Zoning:	General Plan:	Land Use:
North:	SP-4 (Station Sub-Area)	Downtown Core	Metrolink Parking lot
South:	SP-4 (Main Street Sub-Area)	Downtown Core	Office and Retail Stores
East:	SP-4 (Monte Vista Sub-Area)	Downtown Core	Multi-Family Residences
West:	SP-4 (Station Sub-Area)	Downtown Core	Trolley Station (to be developed with affordable housing)

VICINITY MAP:



ZONING & AERIAL PHOTO:



REQUEST:

The Applicant, Cesar Chavez Foundation (CCF), a California non-profit corporation, is proposing to construct a 4-story transit-oriented affordable housing complex at 3637 & 3649 Tyler Avenue. The subject site is zoned SP-4 (Downtown Specific Plan- Station Sub-Area) and is classified in the El Monte Comprehensive General Plan as part of the “Downtown Core.” The affordable housing complex will be located at the north-west corner of Tyler Avenue and Valley Boulevard. The site currently consists of an 8,770 SF vacant City-owned parcel and a 23,780 SF privately-owned parcel with a vacant 7,596 SF office building. The combined parcels encompass approximately 32,550 SF (or 0.74 acres) in lot area and provide a total of 27,884 SF (or 0.64 acres) after required street dedications along Tyler Avenue and Valley Boulevard.

The proposed project will consist of a total of 53 apartment units (including a manager’s unit) with 25 one-bedroom, 14 two-bedroom, and 14 three-bedroom units. A total of 50 parking spaces will be provided within a subterranean parking structure with access along Railroad Street that includes: 42 open parking spaces, four (4) ADA spaces, and four (4) rideshare spaces. Other proposed site amenities include a main courtyard at the building’s entryway with seating, a tot-lot, community garden, lobby, after-school/study area, residence lounge, recreational rooms, staff office spaces, and central laundry facilities.

ENTITLEMENTS:

The following entitlements are requested pursuant to the requirements of Chapters 16.12, 17.22, and 17.85 of the El Monte Municipal Code (EMMC):

- **Tentative Parcel Map (TPM) No. 83105:** to consolidate multiple parcels;
- **Design Review (DR) No. 03-20:** to review the site, architecture and landscaping design;
- **Density Bonus (DB) No. 01-20:** to exceed the allowed density for an affordable housing project;
- **Affordable Housing Concession (AHC) No. 01-20:** to reduce the minimum first-floor building height requirement;

- **Affordable Housing Concession (AHC) No. 02-20:** to deviate from the building setback requirements; and
- **Affordable Housing Concession (AHC) No. 03-20:** to reduce private open space requirements.

BACKGROUND:

Project at 3650 Center Avenue (west of subject site)

On May 28, 2019, the Planning Commission approved Tentative Tract Map No. 82656, Design Review No. 02-19, Density Bonus No. 01-19, and Modification No. 13-19 for the construction of two (2) four-story buildings that contain a total of 53 apartment units located at the north-east corner of Valley Boulevard and Center Avenue. The approved project was also proposed by the same applicant (CCF) and is located immediately to the west (currently developed/operating as the El Monte Trolley Station) of 3637 & 3649 Tyler Avenue.

On June 17, 2019, the City Council approved the following actions for the Center Avenue project:

- Temporary relocation of the Trolley Station and submittal to “Metro” for Proposition A & C Local Returns;
- Disposition, Development and Affordable Rental Housing Loan Agreements (DDAs) for 28 units (Veterans North Project) and 25 units (Family South Project); and
- A City Council Resolution approving both DDAs and submittals for 4 percent/9 percent tax credit allocations.

Existing Conditions at 3637 & 3649 Tyler Avenue

On April 14, 2020, CCF submitted their entitlement application to the El Monte Planning Division to develop the site at 3637 & 3649 Tyler Avenue. The proposed project is CCF’s second project within the City’s Downtown Specific Plan. The proposed site comprises of two (2) parcels: 1) 8,770 SF vacant City-owned parcel and 2) 23,780 SF privately-owned parcel with a vacant 7,596 SF office building. The combined parcels encompass approximately 32,550 SF (or 0.74 acres) in lot area and provide a total of 27,884 SF (or 0.64 acres) after required street dedications for street/sidewalk improvements along Tyler Avenue and Valley Boulevard. Per the City’s Business License records, the existing office building was previously occupied by a professional engineering firm, which vacated the premises as of late 2017.

Public-Private Partnership

The City has partnered with CCF to develop a transit-oriented affordable housing community at the subject location. The Housing and Economic Development Fund proposed by CCF creates and manages high-quality, service-enhanced affordable housing for working families and seniors across the Southwest.

On January 29, 2019, CCF received notification that they have been awarded an allocation of \$6,750,000 in Mental Health Housing Program (MHHP) Funds targeting Homeless Veterans Funds and 27 Veterans Affairs Supportive Housing Project-Based Vouchers (PBVASH) from the Community Development Commission/Housing Authority of the County of LA (CDC/HACola). It is CCF’s intent to leverage these LA County funds along with City of El Monte assistance and utilize the CA Tax Allocation Credit Committee’s (TCAC) 4 percent//9 percent Hybrid Capital Structure.

In addition, the City of El Monte is committed to improving access to affordable housing opportunities for low-income households. The Community and Economic Development Department - Housing Division is continuously working with for-profit and non-profit housing

developers to create a wide range of affordable rental and homeownership affordable housing options to meet community's housing needs. The City's housing programs include Home Investment Partnership Program (HOME). As such, CCF seeks \$0.5 million of City HOME funds as an additional source of funding for the development. Other sources of financing include low-income housing tax credits, developer equity and private financing.

The proposed project will provide 100 percent affordable housing for families and those with special needs. The project is expected to create additional affordable housing opportunities for underserved households and populations in the City of El Monte while establishing convenient access to the Metrolink Station and the City's downtown core.

PROJECT CHARACTERISTICS:

Site Development

The project proposes to construct an approximate 55,769 SF four-story apartment complex with 53 units of affordable housing (including one (1) manager's unit) on an 8,770 SF vacant City-owned parcel and a 23,780 SF privately-owned parcel. The combined parcels will encompass a total of 27,884 SF (or 0.64 acres) after accounting for required street dedications (for street/sidewalk widening & improvements) along Tyler Avenue and Valley Boulevard. In addition, a total of 50 parking spaces are proposed within a subterranean parking garage. Other proposed site amenities include a central courtyard and areas for recreational activity as well as indoor communal areas such as recreation rooms and work/office station spaces.

See Exhibit 1 on page 7 for the proposed Site Plan.

Site Access, Circulation & Parking

The project site is located at the north-west corner of Valley Boulevard and Tyler Avenue and is within close proximity to several major transportation nodes. The El Monte Metrolink Station - San Bernardino Line is less than 300 feet north of the property, LA Metro's Bus Route 76 is located off of Valley Boulevard (20 feet south of the property), and LA Metro's El Monte Bus Station is less than half a mile south-west of the site. In addition, the City's Trolley Station will be relocated and operate directly across street.

The 55,769 SF apartment complex is proposed in a U-shape configuration with a 7,416 SF central courtyard that can be accessed through an outdoor pedestrian gate along Tyler Avenue. In addition, along Tyler Avenue, the main entryway into the building is located at the northern portion of the structure through the "Lobby" and secondary entryways to the building are provided on the southern portion along Tyler Avenue and the western end along Railroad Street. The central courtyard also provides open entryways/breezeways to the building that can be accessed through the north and south ends of the courtyard.

The site will provide subterranean parking spaces for residents, staff and guests with sole vehicular access (ingress/egress) along Railroad Street. The underground parking layout comprises of a total of 50 parking spaces which includes: 42 open parking spaces, four (4) ADA spaces, and four (4) rideshare spaces. Furthermore, a bicycle room with 27 bicycle stalls is located at the northern portion of the parking garage adjacent to a stairwell/elevator which has common access to every level of the building. An additional stairwell (with access to every level) is proposed at the south-east end of the parking garage.

Per the EMMC, the project requires a total of one (1) space per unit which would require a total of 53 parking spaces. However, the Downtown Specific Plan allows the Planning Commission to

reduce the parking requirement if it is justified by certain factors such as the character of the use and alternative parking methods. *See "Reduction of Parking Requirement" on page 16 for staff's justification/recommendations to reduce the total parking requirement from 53 to 50 parking spaces.*

Furthermore, a new southbound right-turn pocket is proposed along Tyler Avenue that will enhance roadway accessibility and traffic along the entire length of Tyler Avenue as well as the immediate vicinity of the project.

Landscaping

The landscape design for the proposed project defines street edges, building entrances, the central courtyard, walkway paths, and open space areas throughout the entire project site. The conceptual landscaping plan (*See Exhibit 3 on page 9*) includes a diverse combination of trees, shrubs, groundcover, and decorative hardscape to enhance to overall visual appeal of the project.

Proposed Trees consists of:

Swan Hill Olives, Holly Oaks, Arbutus Marinas, Brisbane Box, Sweetshades, Australian Willows, Lavender Trumpets, Crape Myrtles, Western Redbuds, Dwarf Citrus', etc.

Proposed Shrubs & Groundcover consist of:

Little John Bottlebrush, Native Fescues, Pacific Mist Manzanitas, Spanish Lavender, Red Yuccas, Lions Tails, Blue Spires Rosemaries, etc.

The landscape plan proposes a variety of canopy/shade trees and landscaping along Valley Boulevard, Tyler Avenue and Railroad Street. The placement of various trees is also utilized to accentuate focal areas within the central courtyard and northern exercise area including garden walls/seating. The northern exercise area also provides a raised vegetable garden for the use of residents. A wood lattice trellis is proposed at the southern entryway of the courtyard along Tyler Avenue with vines to visually enhance the street front. The expansive use of interlocking pavers is utilized throughout the entire courtyard and internal breezeways of the building.

Furthermore, the Applicant will be required to submit a full landscape plan depicting all proposed plant types/materials to the Planning Division for review and approval prior to the issuance of Building Permits. The landscape plan shall be designed to comply with Sections 17.10 and 17.11 of the EMMC in regards to landscape requirements and water efficiency.

Exhibit 1: Site Plan

**3650 Center Ave.
53-Unit Affordable
Housing Project
Approved on
3/28/2019**

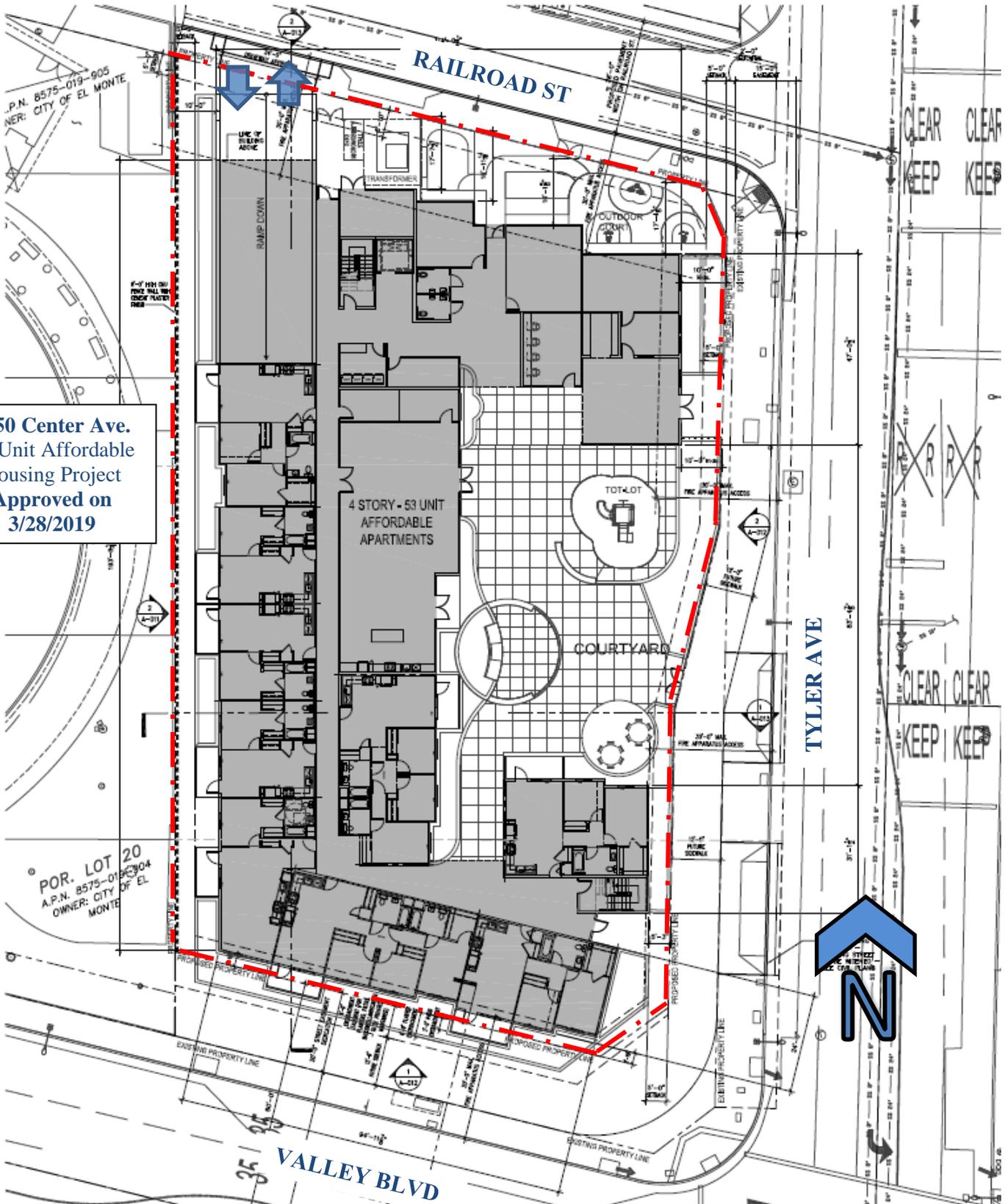


Exhibit 2: Elevations



EXTERIOR ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

Exhibit 3: Landscaping & Site Amenities



ARBUTUS MARINA



SWAN HILL OLIVE



HOLLY OAK

CANDY/ SHAKE TREE



BRISBANE BOX



SWEETSHADE TREE



AUSTRALIAN WILLOW

NARROW VERTICAL TREE



LAVENDER TRUMPET TREE



CRAPE MYRTLE
FLOWERING ACACIA TREE



WESTERN REIBUD

TYLER AVE



NATIVE FESCUE HYBRID



DWARF CITRUS
FRUIT TREES



LITTLE JOHN BOTTLEBRUSH



PACIFIC MIST MANZANITA



EXERCISE EQUIPMENT



WOOD BENCH



RAISED VEGETABLE GARDEN



WOOD LATTICE STRUCTURE



PLAYGROUND



TILED WALL ART



VINES



RAISED PLANTER/ SEAT WALLS



LIONS TAIL



BLUE SPIRES ROSEMARY

“Total” Open Space

Per the Specific Plan, the total amount of “private” and “common” open space required for each residential unit shall be a minimum of 125 SF. Therefore, the proposed project requires an overall total of 6,625 SF of open space. The project proposes approximately 12,396 SF of open space; thus fulfilling the minimum “total” open space requirements.

“Private” Open Space

The Specific Plan requires that each unit provide a minimum of 60 SF (or 3,180 SF for all units) to be allocated for private open space with a minimum dimension of six (6) feet in any direction.

As noted above, the “total” open space required for each unit is 125 SF (or 6,625 SF for all units). The proposed project provides the minimum “private” open space square footage for all proposed units within patios or balconies that range from 72 to 83 SF in size (or 4,040 SF for all units); however, the minimum required dimension of six (6) feet in any direction does not comply with the Specific Plan as all of the proposed balconies contain dimensions that only provide five feet and nine and a half inches (5'-9 ½ "). The applicant has requested an Affordable Housing Concession to reduce the minimum private open space dimension from six (6) feet to 5'-9 ½ ". See *“Affordable Housing Concessions” on page 16.*

Furthermore, although the Specific Plan only requires a total of 3,180 SF of “private” open space for all of the proposed units, the project exceeds the minimum by proposing a total of 4,040 SF.

“Common” Open Space

The Specific Plan requires each unit to provide a minimum of 25 SF (or 1,325 SF for all units) to be allocated for “common” open space with a minimum dimension of 10 feet in any direction. Outdoor spaces such as a public plaza, courtyard, or active recreation space may be designated as “common” open space, while indoor common spaces are limited to 30% or 600 SF (whichever is greater).

As noted above, the minimum required “total” open space is 6,625 SF for all of the proposed units and the minimum required “private” open space of 3,180 SF is in compliance to the Specific Plan (with exception to the minimum private open space dimension) as it exceeds to total. Thus, the remaining 3,445 SF of required “total” open space can then be applied to the required “common” open space.

The project significantly exceeds the minimum “common” open space requirement of 1,325 SF by proposing a total of 7,416 SF of outdoor spaces and 1,800 SF of indoor spaces for a total of 9,216 SF.

The “common” open spaces proposed for the project consist of the following:

- Central courtyard with a tot-Lot, raised vegetable garden and seating (5,691 SF);
- Exercise area with picnic seating and a dog enclosure (1,725 SF);
- Community Room (1,400 SF); and
- Tech Room (400 SF);

Architectural Design

As shown on Exhibit 2 on page 8, the architectural design of the four-story multi-family residential apartment complex reflects a “Contemporary-Modern” style with an overall building height of approximately 50 feet. The proposed design showcases the use of varying building facades, materials, colors, angled and curved elements, and varying roof lines that increase the overall visual interest. Exterior finish materials include: stucco, fiber cement siding, metal railings, metal canopies, metal ribbed vertical and perforated panels, and wall tile accents.

The front façade of the building is oriented toward Tyler Avenue with a majority of the building setback in a U-shaped configuration to accommodate the central courtyard. All of the building's elevations (including the central courtyard) contain patios and balconies with perforated metal screens that provide private open space for residents while enhancing the building's contemporary-modern appeal. The building also features expansive street-front windows with decorative trim along the entire north and north-east corner on the ground-level along Railroad Street and Tyler Avenue. The expansive street-front windows are intended to increase visibility from the office and indoor communal spaces to the street. Furthermore, the building conveys a modern color palette of whites and greys for the main body with neutral reds and yellows to accentuate and unify the aesthetics of the project.

The proposed contemporary modern style enhances the neighborhood by introducing finer details, textures, and richer materials to the existing downtown surroundings. The elevations along Valley Boulevard, Tyler Avenue and Railroad Street are designed in an attractive, human scale manner that encourages pedestrian activity. The four-story apartment complex is well-articulated with alternating vertical planes and finish materials that add interest to the building facades. The combination of vertical and horizontal lines provides a clean and modern aesthetic. Furthermore, Staff has conditioned that the Applicant shall work with the Planning Division to finalize the design of the project prior to the issuance of Building Permits.

Fences and Walls

The proposed project shows that there will be three (3) foot high planter walls along the perimeters of Valley Boulevard, Tyler Avenue and Railroad Street that entirely encloses the apartment complex, central courtyard and northern exercise area. In addition, the installation of low-growth landscaping within the raised planters are expected to act as a natural barrier/buffer to deter unwanted activity while enhancing the visual appeal of the project. Six (6) foot high steel/tubular fencing and pedestrian gates are also proposed to access the northern exercise area from Railroad Street as well as along Tyler Avenue for general access to the central courtyard. The entryway to the courtyard also contains a wood-lattice trellis with vines that is intended to create an attractive human-scaled entrance.

The Applicant has been conditioned to submit complete plans for all proposed fences and wall any for Planning Division review and approval prior to the issuance of Building permits.

PROJECT ANALYSIS:

General Plan Consistency

The subject property is currently classified as "Downtown Core" by the City's Comprehensive General Plan. The Downtown Core land use designation is envisioned as a mixed-income, multi-use, and vibrant center with an eclectic combination of housing projects and small district neighborhoods. In addition, the Downtown Core area is intended for a mixture of conventional single-family neighborhoods and very high-density mixed/multiuse developments, hotel and entertainment uses, and commercial and office development oriented around mass transit for a transit-oriented development (TOD).

The proposed TOD affordable housing project will provide "low" to "very-low" income housing for families and persons with special needs, which is identified as one of the primary goals of the 2014-2021 El Monte Housing Element.

Specifically, the project is consistent with the following General Plan goals and policies:

Land Use Element

- **LU-4.1 Housing Opportunities.** Support a range of types and prices of housing available to all economic segments of the community, in appropriate locations to meet present and future needs, consistent with the goals and policies of the Housing Element.
- **LU-9.2. Housing Types.** Sensitively integrate higher density residential uses along major corridors consistent with corridor implementation plans.
- **LU-9.7. Housing Design.** In concert with expectations of architecture in the Community Design Element and corridor implementation plans, require excellence in residential architecture design and construction practices exemplified by high quality and durable building materials, aesthetics, functionality, and sustainability.

Housing Element

- **H-2.1 Housing Sites.** Provide adequate sites through land use, zoning, and specific plan designations to allow single-family homes, apartments, mobile homes, and special needs housing.
- **H-2.8 Downtown Core.** Direct the production of new quality housing, including mixed/multiuse and mixed income housing with appropriate amenities, as appropriate into the Downtown Core.
- **H-4.2 Family Housing.** Facilitate and encourage the development of larger market rate rental units for families with children, including lower income families, and the provision of supportive services.
- **H-4.4. Homeless People.** Support adequate opportunities for permanent supportive housing, including services, within El Monte through the implementation of land use and zoning practices and monitoring through the permitting procedures.
- **H-4.6 Affordable Housing Preservation.** Expand quality and affordable rental housing opportunities for families, with housing linked to quality childcare, health, and other services.

As part of the adopted Housing Implementation Program, Housing Program No. 10 and 26, directs the City to offer developers the opportunity of a Density Bonus Program, which provides a density increase of 35 percent with development incentives for qualified affordable projects and continue funding nonprofit human service and housing development organizations to provide needed services and housing, subject to funding availability and City Council approval. Approval of the proposed project would further the implementation of the Housing Program and improve the quality of life for residents in the community.

Zoning Code Consistency

The site is located within the Station Sub-Area of the Downtown Main Street Transit-Oriented District Specific Plan (SP-4). Each sub-area within the Specific Plan has requirements on permitted maximum height, number of stories, Floor Area Ratio (FAR), and dwelling units per acre allowed by right. Increased development incentives, referred to as the "Development Opportunity Reserve" (DOR), are also provided for in each sub-area.

The Station Sub-Area is envisioned to include a complementary mix of retail, urban housing, and transit uses. Stand-alone multi-family residential uses such as townhomes, studio flats, and apartments up to six (6) stories will provide housing opportunities for transit users in close proximity to the City's Downtown. The Station Sub-Area is divided into two (2) areas within Downtown El Monte that are located near or adjacent to transit facilities and are intended to be redeveloped with transit-oriented developments. The northern-most portion is located adjacent to a Metrolink Station. This northern area includes the opportunity to provide a dynamic mix of

uses such as multi-family residential and visitor serving retail that are intended to serve commuters using the Metrolink, as well as nearby residents.

The proposed 53-unit affordable housing project is located just south of the Metrolink Station and is consistent with the zoning classification provided that the Tentative Parcel Map, Design Review, Density Bonus and Affordable Housing Concessions are approved by the Planning Commission. As shown in Table 1, the proposed project complies with all of the SP-4 (Station Sub-Area) development standards with the exception to: 1) First-floor building height, 2) minimum front setback clearance, 3) minimum private open space clearance, and 4) parking.

The applicant has requested a total of three (3) Density Bonus concessions and an adjustment to the required parking as detailed in the “Entitlements” section of this report. *See the table below for a zoning code breakdown of the proposed project and its compliance to the Downtown Specific Plan requirements.*

Table 1: SP-4 (Station Sub-Area) Development Standards

Development Feature	Monte Vista Sub-Area Requirement(s)	Proposed	Meets Requirement?
Density	80/per acre (w/ DOR)	80/per acre (w/DOR) + 35% Density Bonus	Yes
FAR	2.0	2.0	Yes
Lot Coverage	90%	49%	Yes
Height	50 ft. or 4 stories	50 ft. or 4 stories	Yes
First Floor Height	15'	10'-3 ¼"	No; AHC No. 01-20 requested
Front Setback (Valley Blvd.)	5' (min); 10'(max)	2'-10"	No; AHC No. 02-20 requested
Street Side Setback (Tyler Ave.)	5' (min); 10' (max)	5' to 10'	Yes
Interior Side Setback	0'	10'	Yes
Rear Setback	5' (min); 10' (max)	6'-10" to 10'	Yes
Open Space	6,625 SF	12,396 SF	Yes
Private Open Space	60 SF per unit & 6' clearance in any direction	72 to 83 SF per unit & 5'- 9 ½" clearance	No; AHC No. 03-20 requested
Landscaping	Landscaping along street setbacks, entry patios and rear setbacks	Landscaping provided	Yes
Parking Spaces	53 spaces	50 spaces	No; PC can adjust requirement

Development Opportunity Reserve

The intent of the Specific Plan Development Opportunity Reserve (DOR) is to encourage increased development intensity concurrently with the delivery of public improvements, amenities, or incentives to satisfy the increased demand for public amenities that come with the increased development intensity.

Each sub-area within the Specific Plan has guidelines on permitted maximum height, number of stories, Floor Area Ratio (FAR), and dwelling units per acre allowed by right. Increased development incentive standards are also provided for in each sub-area. A developer can exceed the maximum height, number of stories, FAR, and dwelling units per acre allowed by right in each sub-area, subject to the delivery, or payment in lieu of delivery, of additional amenities by the developer identified within an approved Public Improvements List.

The list of possible public improvements is outlined below:

1. Publicly accessible parking spaces provided in excess of minimum on-site required parking or projects that provide off-street parking in excess of the minimum required;
2. Public plazas;
3. Payment to Public Improvement In-Lieu Fee;
4. Consolidation of small or undersized properties;
5. Provide low/very low income housing units within the allowed DOR density, excluding Government Code §65915-65918;
6. Inclusion of art/cultural spaces or uses within development projects;
7. Publicly accessible park space/green space, open space, plaza, or courtyard spaces located on private property; and
8. Public art that exceeds 1% of the total project cost.

DOR Credits & Incentives

The project proposes to utilize the DOR for increases in density. The Station Sub-area allows a maximum density of 35 dwelling units per acre (du/ac) by-right and a maximum of 80 du/ac with the DOR. The application of the DOR will increase the project's density from 35 du/ac to 80 du/ac increasing the by-right number of units from 22 units to 51 units (a 29 unit increase). Increased levels of development intensity are permitted as consideration for the delivery of public improvements as measured by "residential DOR credits". Thus, the proposed project would require a total of 29 DOR credits that must be delivered as a "public involvement" as outlined on the Public Improvements List mentioned above or provide the City with payment of \$30,000 per DOR credit for the in-lieu fee.

Furthermore, because the Applicant is proposing a total of 53 all affordable housing units, a Density Bonus is requested to exceed the maximum of 51 units that is allowed by the DOR to allow an additional number of two (2) units. See "*Density Bonus*" section on page 16.

ENTITLEMENTS:

Tentative Parcel Map (TPM)

The project site comprises of two (2) parcels at the north-west corner of Valley Boulevard and Tyler Avenue: 1) 8,770 SF vacant City-owned parcel and 2) 23,780 SF privately-owned parcel. The Applicant proposes to consolidate the two (2) parcels to provide a combined net lot area of 27,884 SF (or 0.54 acres) after required street dedications for street/sidewalk improvements along Tyler Avenue and Valley Boulevard. Furthermore, TTM No. 83105 will comply with all provisions of the City's Subdivision Ordinance and the State's Subdivision Map Act.

Design Review (DR)

Per Chapter 17.22 of the EMMC, any new multi-family residential development in the Downtown Specific Plan requires the approval of a Design Review.

The El Monte Comprehensive Design Guidelines are intended to convey overall best practices. These are additional to specific guidelines tailored to a specific place or neighborhood. However, conditions vary from site to site, and there may be a more appropriate solution that is in conflict with or is not included in the guidelines. Innovative design solutions that are consistent with the spirit of the design principles identified in the Design Guidelines will be considered and encouraged. The proposed design complies with the majority of the City's Design Guidelines related to multi-family residential developments, which are identified below:

Usable Open Space:

- Integrates outdoor areas into the site design of new developments, surround buildings and existing open spaces.

Garage Location & Driveways:

- Vehicular access and parking is secondary or subordinate to the homes they serve.
- Fully integrates parking within the overall structure.
- Driveway is located away from the street intersection to minimize conflict with traffic on public streets.

Mass & Scale:

- A variety of architectural strategies is used to express/break up the massing of the building including: Setbacks and stepbacks, recessed volumes, and other strategies to provide a response compatible with the neighborhood.
- Proper location and configuration of entries, prominent building elements and features relate to the overall building concept as well as the neighborhood pattern, site configuration and relationship to streets and corners.

Architectural Concept:

- The architectural concept is appropriate to the site and is executed with rigor and consistency.
- Massing of the project reinforces the overall architectural concept.
- Provides a high level of design and reflects a common vocabulary of building massing, forms, and elements and materials, while at the same time expresses architectural variation.
- The design and detailing enhances the overall architectural idea and is consistent around the building.
- The sides of the building facing the public-right-of-way are planned so that facades enhance the street corner and are pedestrian oriented.

Finish Materials:

- All facades of the building employ a palette of materials which work well together and compliment the overall building design.
- Painted surfaces use colors that reinforce the architecture of the building and are compatible with natural material used in the overall project.

Overall, the site and building design of the proposed multi-family development is consistent with the El Monte Comprehensive Design Guidelines and demonstrated with the specific guidelines previously mentioned.

Density Bonus (DB)

Per Chapter 17.85 of the EMMC and the mandate of State law, housing developments of five (5) or more residential units for the base density (prior to any density bonus) that is affordable to low income and very low income households are eligible to request a density bonus. By-right, the proposed project is allowed a maximum density of 35 du/ac. Since the site provides 27,884 SF (or 0.64 acres) square feet of lot area, a total of 22 units can be developed by-right. With the application of the DOR, the Applicant is able to increase the density to 80 units per acre for a maximum total of 51 units. Because the Applicant proposes 100% of low income units, a 35 percent (35%) density bonus is applicable to increase the allowed density to 107 per acre for a maximum of 69 units for the project site. However, the applicant is only proposing to provide a total of 53 units.

Affordable Housing Concessions (AHC)

Per Section 17.85.070 of the EMMC and the mandate of State law, the Applicant is entitled to concessions from development standards. Because the applicant is providing 100% of the units as low and very low income affordable units, three (3) concessions from the development standards are mandated by State law.

The following three (3) concessions have been requested:

- **Affordable Housing Concession (AHC) No. 01-20:** to reduce the required minimum first-floor building height clearance from 15 feet to 10'-3 ¼";
- **Affordable Housing Concession (AHC) No. 02-20:** to reduce the required minimum front setback clearance from 5 feet to 2'-10"; and
- **Affordable Housing Concession (AHC) No. 03-20:** to reduce the required minimum private open space clearance from 6 feet to 5'-9 ½" for all of the proposed patios and balconies.

Reduction of Parking Requirement

Per the EMMC, for projects that provide "very low" to "low" income housing units, one (1) parking space is required for each affordable unit. Because the project provides 53 units of low-income housing, the applicant is required to have a minimum of 53 parking spaces. However, the Downtown Specific Plan allows the Planning Commission to reduce the requirement if justified through factors such as the availability/accessibility of alternative parking, potential shared parking arrangements, the characteristics of the use, etc.

The project proposes a total of 50 parking spaces within a subterranean parking garage. The total number of proposed parking spaces includes: 42 open parking spaces, four (4) ADA compliant spaces, and four (4) rideshare spaces. Because the applicant is proposing an all affordable housing project that is located within close proximity to major transportation nodes (e.g.- Metrolink Station and LA Metro's Bus Route 76), Staff believes that the character of the use and the accessibility to adjacent mass transit lines are able to justify the request to reduce the overall parking requirement from 53 parking spaces to 50 parking spaces. In addition, the project will include four (4) rideshare spaces that are intended to serve residents that do not own a vehicle. Two (2) micro-mobility parking areas (each encompassing approximately 50 SF) are also proposed at the site which will be located between the subterranean garage's driveway entrance and northern exercise area as well as within the parking garage. The micro-mobility areas are intended for parking of shared electric scooters that will offer residents additional alternative transportation options.

CITY REVIEW PROCESS:

Planning staff and other City Departments and Divisions have reviewed the proposed project through the City's internal application review process. This review process engages the various City Departments and Divisions (i.e., Planning, Building, Public Works/ Engineering, Transportation, Police and Los Angeles County Fire Department) to thoroughly evaluate land use and development proposals for conformity with the provisions established in the EMMC and Downtown Main Street Transit-Oriented Specific Plan. Additionally, the review process ensures that each proposal is designed to be compatible with any existing land uses and structures nearby on neighboring properties. In this way, the quality and economic health of local residential, commercial and industrial districts are appropriately maintained. Based upon the review of the project, staff believes that the proposed project's architecture and site improvements for the proposed site largely conforms to the requirements of the City's General Plan, Zoning Code, and Downtown Main Street Transit-Oriented Specific Plan and is compatible with the surrounding area. Conditions of approval are applied to the project to address potential compatibility issues and enhance the project to achieve greater consistency with the intent of the General Plan, Zoning Code and Specific Plan.

ENVIRONMENTAL REVIEW:

Staff has conducted the appropriate environmental analysis in compliance with the requirements of the California Environmental Quality Act (CEQA) for the proposed project. CEQA has established a Categorical Exemptions for certain residential development projects that meet the conditions described in Section 15194 of the State CEQA Guidelines, which includes exemptions from CEQA for affordable housing projects. Staff has determined that the proposed project qualifies with the criteria for an affordable housing project. To determine whether a project meets the threshold criteria and is Categorically Exempt from CEQA, certain findings must be made for a project to verify that it qualifies for this specific exemption and that it can appropriately be exempt from the requirement to comply with the CEQA statute. A CEQA technical memorandum (Attachment C) has been prepared by Tom Dodson & Associates, which analyzed how the project meets the qualifying criteria for the Categorical Exemption authorized in Sections 15194 of the State CEQA Guidelines.

Based on the evaluation, staff has determined that the proposed 53-unit affordable housing complex qualifies for a Categorical Exemption as defined in Sections 15191, 15192, and 15194 as described in Article 12.5 ("Exemption for Agriculture Housing, Affordable Housing, and Residential Infill Project") of the CEQA Guidelines.

PUBLIC OUTREACH:

On April 22, 2020, the Planning Division received a letter from a property owner with comments regarding the preliminary plans for the project. The comments primarily consisted of technical recommendations in concerns with the Site Plan, Elevations and Landscaping.

Community Meetings

On April 23, 2020 and May 14, 2020, the Applicant and the City's Planning Division conducted separate virtual community meetings for the proposed project to interested persons and to receive comments from the community. Notices of the meeting were mailed to property owners within 300 feet of the project site. The community meetings were held in the El Monte City Council Chambers which was broadcasted on Channel 3, Facebook Live and the City's website in which participants were able to observe the meeting remotely due to COVID-19 concerns.

The following questions/comments were raised at the community meetings:

- Construction completion date;
- Street closure(s) for construction;
- Level of affordability;
- Type of affordability (e.g.- veterans, families, etc.);
- Trolley station relocation & replacement;
- Red curb striping along Railroad Street; and
- Support for the proposed project.

Public Notice for Planning Commission Meeting

Public notices for the Planning Commission meeting were mailed to property owners within 300 feet of the project site, published in the newspaper, and posted at the project site (Attachment E).

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL:

In order to approve the project, the Planning Commission is required to make certain findings. Sections 6 through 9 of the draft resolution contain recommended findings and Section 10 contains the conditions of approval for the Planning Commission's consideration.

RECOMMENDATION:

Staff recommends that the Planning Commission evaluate the proposal and consider the following Actions:

- A. Adopt an Affordable Housing Exemption under Article 12.5 Section 15194 (Affordable Housing Exemption) and Categorical Exemption under Article 19 Section 15332 in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines;
- B. Make the Finding of Facts articulated in the body of the Resolution in connection with each entitlement request and approve Tentative Parcel Map No. 83105, Design Review No. 03-20, Density Bonus No. 01-20, and Affordable Housing Concession Nos. 01-20, 02-20 & 03-20 subject to conditions of approval.

ATTACHMENTS:

- A. Resolution No. 3572, with Findings and Conditions of Approval
- B. Development Plans
- C. Technical Memorandum (Categorical Exemption) by Tom Dodson and Associates
- D. Public Hearing Notice, Radius Map and Site Posting
- E. Cesar Chavez Foundation Project Narrative

RESOLUTION NO. 3572

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING TENTATIVE PARCEL MAP (TPM) NO. 83105, DESIGN REVIEW (DR) NO. 03-20, DENSITY BONUS (DB) NO. 01-20, AFFORDABLE HOUSING CONCESSION (AHC) NO. 01-20, AFFORDABLE HOUSING CONCESSION NO. 02-20, & AFFORDABLE HOUSING CONCESSION NO. 03-20, ADOPTION OF A CATEGORICAL AFFORDABLE HOUSING EXEMPTION TO PERMIT THE CONSTRUCTION OF A FOUR-STORY AFFORDABLE HOUSING APARTMENT COMPLEX WITH 53 UNITS ON A 27,884 SF (OR 0.64 ACRES) SITE LOCATED AT 3637 & 3649 TYLER AVENUE, EL MONTE, CALIFORNIA

The Planning Commission of the City of El Monte, County of Los Angeles, State of California, does hereby find, determine and resolve as follows:

SECTION 1 – PROJECT DESCRIPTION. On April 16, 2020, The Cesar Chavez Foundation, 316 W. 6th Street, Suite 600, Los Angeles, CA 90012, filed an application for Tentative Parcel Map (TPM) No. 83105, Design Review (DR) No. 03-20, Density Bonus (DB) No. 01-20, Affordable Housing Concession (AHC) No. 01-20, Affordable Housing Concession (AHC) No. 02-20, Affordable Housing Concession (AHC) No. 03-20 for the construction of an approximate 55,769 SF four-story affordable housing project with 53 apartment units on a 27,884 SF (or 0.64 acres) project site that is located within the SP-4 (Downtown Main Street Transit-Oriented District Specific Plan – Station Sub-Area) zone.

SECTION 2 – PUBLIC HEARING. This request is made pursuant to the requirements of Chapters 16.12, 17.22 and 17.85 of the El Monte Municipal Code (EMMC). The subject properties are located at 3637 & 3649 Tyler Avenue, El Monte, California, and described as follows, to wit:

APN Nos: 8575-019-909 & 8575-019-030

Pursuant to which after due notice as required by law, a full and fair public hearing was held to consider an adoption of a Categorical Exemption per the CEQA guidelines, and approval of Tentative Parcel Map (TPM) No. 83105, Design Review (DR) No. 03-20, Density Bonus (DB) No. 01-20, Affordable Housing Concession (AHC) No. 01-20, Affordable Housing Concession (AHC) No. 02-20, and Affordable Housing Concession (AHC) No. 03-20 for the construction of an approximate 55,769 SF four-story affordable housing complex with 53 apartment units, before this Planning Commission on June 11, 2020 at which time all interested persons were given full opportunity to be heard and present evidence.

SECTION 3 - ZONING. The property is located within the SP-4 (Downtown Main Street Transit-Oriented District Specific Plan Station Sub-Area) zoning district. Surrounding properties are of similar land uses and are as follows:

- **North:** SP-4 (Station Sub-Area): Metrolink parking lot.
- **East:** SP-4 (Station Sub-Area): Multi-family residences.
- **South:** SP-4 (Station Sub-Area): Office & retail stores.
- **West:** SP-4 (Station Sub-Area): Trolley Station (to be developed w/ housing)

SECTION 4 - GENERAL PLAN. The General Plan Land Use Designation is "Downtown Core". The Downtown Core area is intended for land use and development types that create a vibrant mixed-income and multi-use environment, including high-density residential and transit uses. The proposed development consist of an approximate 55,769 SF four-story affordable housing complex with 53 apartment units, is consistent with the goals of the EMMC and the 2011 El Monte General Plan.

SECTION 5 - ENVIRONMENTAL. In accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and the

CEQA Guidelines as amended, staff has conducted the appropriate environmental analysis and based on that assessment, the City has determined the requested project to be Categorically Exempt pursuant to Sections 15194 in accordance with the requirements of the State CEQA Guidelines. City staff is hereby directed to expeditiously and timely file a Notice of Exemption with Los Angeles County.

SECTION 6 – TENTATIVE PARCEL MAP (TPM) FINDINGS. All

necessary findings for the granting of the Tentative Parcel Map pursuant to Chapter 16.12 of the EMMC can be made in a positive manner and are as follows:

A. The proposed map is consistent with applicable general and specific plans.

Finding of Fact:

The proposed project is consistent with the General Plan land use designation of Downtown Core. Specifically, the Downtown Core land use designation is described as follows:

“The Downtown Core allows a range of land uses and development types that create a vibrant mixed-income and multiuse environment.”

The proposed project is consistent with the description above in that the Downtown Core allows high density residential uses, which is consistent with the proposed four-story affordable housing complex with 53 units on a 27,884 SF (or 0.64 acre) project site.

B. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Finding of Fact:

The design and improvements of the proposed subdivision are consistent with the General Plan in that the project is consistent with Community Design Element Goal CD-9.8, which states that new multi-family residential projects be designed to convey a high level of visual and physical quality. Specifically, the proposed project is best described as contemporary architecture that reflects an urbanized approach to modern living with a focus on mass-transit and walkability. The proposed design allows for the use of varying elements to provide building articulation and there are variations in materials, colors, and angled and curved elements. Adequate open space consistent with City design guidelines is proposed to ensure a livable quality environment. The proposed project will be distinct in that it is a high quality new development which is designed to add value to its surrounding context. Further, the

project will be in substantial compliance with the Downtown Main Street Transit-Oriented District Specific Plan Station Sub-Area which has a set of design requirements that the project design adheres to.

- C. The site is physically suitable for the type of development.

Finding of Fact:

The site is physically suitable for the development in that the proposed Tentative Parcel Map is to consolidate two (2) parcels: 1) 8,770 SF vacant City-owned parcel and 2) 23,780 SF privately-owned parcel. The project also proposes 50 parking spaces within a subterranean garage. Given the shape and topography of the 0.64-acre project site, the proposed development contains adequate land for 53 affordable multiple-family dwelling units, accompanying subterranean garage and open space areas to service the development. Furthermore, staff has worked with the Applicant to achieve a site plan that is able to meet the intent of the Zoning Code to the greatest feasible extent. As such, the site is physically suitable for the proposed development.

- D. The site is physically suitable for the proposed density of development.

Finding of Fact:

The site is physically suitable to accommodate the proposed four-story affordable housing complex with 53 units on the 0.64 acre subject site for a total of 82 units per acre. The density proposed is allowed with a combination of density provisions as specified in the Downtown Transit-Oriented District Specific Plan Station Sub-Area, the Development Opportunity Reserve (DOR), and a density bonus. Therefore, the site is physically suitable for the proposed density of development.

- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Finding of Fact:

The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that the subject site was previously occupied by and is surrounded by urban development and is not habitat to any fish or wildlife. Further, the proposed project will comply with the policies and regulations of the El Monte Municipal Code and General Plan and with all local or regional plans, policies, regulations, and any applicable requirements by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Based on these factors, the proposed subdivision will not cause substantial environmental damage or injure wildlife or their habitat.

- F. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Finding of Fact:

The design of the proposed project and the type of improvements are not likely to cause serious problems to public health because the building and infrastructure improvements shall be constructed to conform to all City standards, including all conditions set forth in the resolution. Prior to issuance of City development permits and/or a Certificate of Occupancy, the project is required to comply with all conditions set forth in the resolution, from the Building and Safety Division, Engineering/Public Works Division, and Fire Department requirements. The referenced agencies through the permit and inspection process will ensure that the proposed project will not be detrimental to the public health, safety or welfare nor will it be materially injurious to the properties or improvements in the vicinity.

- G. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record and to easements established by judgment of a court of competent jurisdiction. No authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Finding of Fact:

The design of the subdivision or type of improvements will not conflict with other easements acquired by the public at large. The subject site is currently comprised of two (2) parcels: 1) 8,770 SF vacant City-owned parcel and 2) 23,780 SF privately-owned parcel. The City-owned parcel will be sold to the Applicant for fair market value. The project will result in new affordable residences and there are no records of easements acquired by the public at large for access through the property. Tentative Parcel Map No. 83105 has been evaluated by the City's Public Works Engineering Department, which has identified conditions and public improvements that will be required to be performed and completed in an acceptable manner to the City in accordance with all applicable rules and laws.

SECTION 7 – DESIGN REVIEW (DR) FINDINGS. All necessary

findings for the granting of a Design Review pursuant to Section 17.22.060 of the El Monte Municipal Code can be made in a positive manner and are as follows:

- A. The granting of the design review request will not be detrimental to the public health or welfare or be injurious to the property or to improvements in such zone or vicinity.

Finding of Fact:

The proposed project will be located in an urbanized built-out community with existing and compatible residential and commercial uses, and therefore will not be detrimental to the public health or welfare or be injurious to the property or to improvements in such zone or vicinity. Conditions of approval have been incorporated into the project to ensure that the proposed project will not negatively impact the surrounding properties or land uses in the area. Additionally, before the issuance of City development permits and/or a Certificate of Occupancy, the project is required to comply with all conditions set forth in the resolution of approval, from the Building and Safety Division, Engineering/Public Works Division, and Fire Department requirements. The referenced agencies through the permit and inspection process will ensure that the proposed project will not be detrimental to the public health, safety or welfare nor will it be materially injurious to the properties or improvements in the vicinity.

- B. The design of the proposed project would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, textures, and colors that remain appealing and will retain a reasonably adequate level of maintenance.

Finding of Fact:

The design of the proposed project would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, textures, and colors that remain appealing and will retain a reasonably adequate level of maintenance in that the proposed development is designed in a contemporary modern architecture that reflects an urbanized approach to modern living with a focus on mass-transit and walkability. Additionally, the proposed design allows for the use of varying elements to provide building articulation and there are variations in materials, colors, and angled and curved elements. Adequate open space consistent with City design guidelines is proposed to ensure a livable quality environment. The proposed project will be distinct in that it is a high quality new development which is designed to add value to its surrounding context. Therefore, the design of the project will provide a desirable environment for its occupants and visiting public as well as its neighbors.

- C. The design and layout of the proposed project would not unreasonably interfere with the use and enjoyment of neighboring existing or future development, and will not result in vehicular and/or pedestrian hazards.

Finding of Fact:

The design and layout of the proposed project would not unreasonably interfere with the use and enjoyment of neighboring existing or future development, and will not result in vehicular and/or pedestrian hazards in that the proposed project will be located in an urbanized built-out community adjacent to an existing train station (Metrolink) and therefore not likely unreasonably interfere with the use and enjoyment of neighboring existing or future development.

The site has adequate access from Valley Boulevard, Tyler Avenue and Railroad Street and also provides an efficient internal circulation system. The project improvements and land uses are consistent with the intent and the applicable development standards of the City's Zoning Code, Subdivision Code, the Downtown Main Street Specific Plan, and the General Plan. Tentative Tract No. 83105 has been evaluated by the City's Public Works Engineering Division, which has identified conditions and public improvements that will be required to be performed and completed in an acceptable manner to the City in accordance with all applicable rules and laws.

D. The architectural design of the proposed project is compatible with the character of the surrounding neighborhood and the provisions of this chapter and the general plan contemplate harmonious, orderly and attractive development.

Finding of Fact:

The proposed project will provide high quality architectural and landscape design and use of sustainable materials and practices. The architectural treatment of building elevations and modulation of the massing stimulates visual interest. Adequate open space consistent with City design guidelines is proposed to ensure a livable quality environment. Therefore, the proposed project will be compatible with the character of the surrounding neighborhood and the provisions of the Design Review Chapter and the general plan contemplate harmonious, orderly and attractive development.

E. The landscape considerations including the location, type, size and coverage of plant materials, provisions for irrigation, maintenance and protection of landscaped areas, have been provided to insure visual relief, to complement buildings and structures and to provide an attractive environment.

Finding of Fact:

The proposed conceptual landscaping plan is designed to define street edges, building entrances, the central courtyard, walkway paths, and open space areas throughout the project. The conceptual landscaping plan includes a combination of water efficient trees, shrubs, and ground cover plants. A variety of plant materials are proposed that will beautify the project site. All new landscaping is required to have a fully automatic irrigation system. Irrigation (including spray and/or drip) shall be provided, in the Construction Document phase, and to be installed per local California water regulations. The new design will provide an attractive environment for residents, employees and visitors on site.

SECTION 8 - DENSITY BONUS (DB) FINDINGS. – The Planning

Commission finds that the proposed affordable housing development conforms with Chapter 17.85 of the EMMC - Density Bonus Provisions in that the proposed units will

provide 100 percent of low/very low income units; thus allowing the applicant to request a 35 percent increase in density. Furthermore, the project is also entitled to a maximum of three (3) concessions. All necessary findings for the granting of density bonus concessions pursuant to Section 17.85.070(C) of the EMMC can be made in a positive manner and are as follows:

- A. The incentive or concession is required in order to provide for affordable housing costs or for affordable rents for the restricted units.

Finding of Fact:

Concessions are needed because the proposed development will provide 100 percent (53-units) of low/very low income housing. The concessions to reduce the first-floor building height, deviate from the front setback clearance and reduce the private open space requirement are necessary in order to provide for affordable housing costs or for affordable rents for the restricted units. Without the proposed concessions, the project as proposed would not be feasible and the project would provide a significantly less number of affordable units.

- B. The concession or incentive would not have a specific adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse without rendering the development unaffordable to low and moderate-income households. A specific adverse impact means a significant, unavoidable impact, as provided in written standards, policies, or conditions.

Finding of Fact:

The concessions would not have a specific adverse impact upon the public health or safety because the proposed development will provide 100 percent (53-units) of low/very low income housing, the concessions to reduce the first-floor building height, deviate from the front setback clearance and reduce the private open space requirement are necessary as the proposed project would not be feasible and would provide a significantly less number of affordable units.

Furthermore, the project as proposed will be located in an urbanized built-out community adjacent to an existing train station (Metrolink) with existing residential and commercial uses, and therefore would not have an adverse impact upon the public health or safety. Conditions of approval have been incorporated into the project or will be implemented to ensure that the proposed project will not negatively impact the surrounding properties or land uses in the area. Additionally, before the issuance of City development permits and/or a Certificate of Occupancy, the project is required to comply with all conditions set forth in the resolution of approval, from the Building and Safety Division, Public

Works Engineering Division, and Fire Department requirements. The referenced agencies through the permit and inspection process will ensure that the proposed project will not be detrimental to the public health, safety or welfare nor will it be materially injurious to the properties or improvements in the vicinity.

C. The incentive or concession would not be contrary to state or federal law.

Finding of Fact:

The proposed concessions do not contradict state and federal law as the concessions are allowed per the density bonus provisions of the EMMC and the EMMC is in compliance to state and federal law. Furthermore, the project is required to comply with all conditions set forth in the resolution of approval, from the Building and Safety Division, Public Works Engineering Division, and Fire Department requirements. The referenced agencies through the permit and inspection process will ensure that the proposed project will comply with state and federal law.

SECTION 10 – PARKING REDUCTION FINDING. A finding to reduce the parking standards, pursuant to Section 17.08.100(E) of the El Monte Municipal Code and the Downtown Specific Plan can be made in a positive manner:

Finding of Fact:

Per the EMMC, for projects that provide “very low” to “low” income housing units, one (1) parking space is required for each affordable unit. Because the project provides 53 units of low-income housing, the applicant is required to have a minimum of 53 parking spaces. However, the Downtown Specific Plan allows the Planning Commission to reduce the requirement if justified through factors such as the availability/accessibility of alternative parking, potential shared parking arrangements, the characteristics of the use, etc.

The project proposes a total of 50 parking spaces within a subterranean parking garage. The total number of proposed parking spaces includes: 42 open parking spaces, four (4) ADA compliant spaces, and four (4) rideshare spaces. Because the applicant is proposing an all affordable housing project that is located within close proximity to major transportation nodes (e.g.- Metrolink Station and LA Metro’s Bus Route 76), Staff believes that the character of the use and the accessibility to adjacent mass transit lines are able to justify the request to reduce the overall parking requirement from 53 parking spaces to 50 parking spaces. In addition, the project will include four (4) rideshare spaces that are intended to serve residents that do not own a vehicle. Two (2) micro-mobility parking areas (each encompassing approximately 50 SF) are also proposed at the site which will be located between the subterranean garage’s driveway entrance and northern exercise area as well as within the parking garage. The

micro-mobility areas are intended for parking of shared electric scooters that will offer residents additional alternative transportation options.

SECTION 11 – APPROVALS AND CONDITIONS. The Planning Commission determines that the project is in accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines as amended, and has determined the project is Categorically Exempt from CEQA and does hereby approve Tentative Parcel Map (TPM) No. 83105, Design Review (DR) No. 03-20, Density Bonus (DB) No. 01-20, Affordable Housing Concession (AHC) No. 01-20, Affordable Housing Concession (AHC) No. 02-20, and Affordable Housing Concession (AHC) No. 03-20, subject to the following conditions:

GENERAL

1. The project shall substantially conform to Tentative Parcel Map (TPM) No. 83105, Design Review (DR) No. 03-20, Density Bonus (DB) No. 01-20, Affordable Housing Concession (AHC) No. 01-20, Affordable Housing Concession (AHC) No. 02-20, Affordable Housing Concession (AHC) No. 03-20 and the associated plans presented to the Planning Commission on June 11, 2020.
2. The Tentative Parcel Map approval as contained herein shall be effective for a period of twenty-four (24) months from the date of effective approval thereof; provided however, that if the Tentative Parcel Map is not recorded during such 24-month period the application may apply for a time extension subject to the approval of the Planning Commission in accordance with Section 16.10.140 of the EMMC and the State Subdivision Map Act. The expiration date for the TPM will be effective on June 21, 2022.
3. Approvals for Design Review No. 03-20, Density Bonus No. 01-20, Affordable Housing Concession No. 01-20, Affordable Housing Concession No. 02-20, and Affordable Housing Concession No. 03-20 shall be effective for the term of Tentative Parcel Map No. 83105 and for a period of six (6) months following the date of recordation of the map; provided however, that prior to such date, building permits shall have been obtained or a time extension for the project shall have been approved by the Planning Commission.

4. A signed copy of the approving resolution of the Planning Commission shall be printed or attached to the development plans that are to be submitted during the plan check process.
5. All applicable conditions of approval shall be met or confirmed to have been appropriately addressed by the Community and Economic Development Director or designee prior to issuance of building permits and subsequently confirmed prior to occupancy of any buildings.
6. All Planning Division, Building Division, Code Enforcement Division, and Public Works Engineering Division, standards and conditions shall be complied with prior to the issuance of building or at the other specified time set forth in these conditions or approval or as set forth in City Codes.
7. All City and Los Angeles County Fire Department standards and conditions shall be implemented prior to final inspection and prior to occupancy of any building.
8. The Applicant and property owner shall sign and submit an affidavit accepting all conditions of approval contained in this Planning Commission Resolution within fifteen (15) days following the adoption of this Planning Commission Resolution.
9. Prior to the issuance of building permits, the Applicant shall provide documentation of the amenities or incentives of the Development Opportunity Reserve (DOR) in conjunction with the proposed development have been accepted into the building design elements. The amenities or incentives incorporated into the building design elements shall amount to a minimum of 29 DOR credits at the time of completion of improvement of the project or the applicant shall pay the difference into the DOR Public Improvement in-lieu Fund in accordance with the Downtown Main Street Transit Oriented District Specific Plan.
10. From the date of approval of the project by the Planning Commission until the time when the City has accepted the property maintenance agreement for the development project as provided in Condition No. 14, herein, the owner of the property shall maintain the property in a good condition to include:
 - a) The continuous maintenance of landscaping and vegetation on the property in a vigorous and weed free condition or if the property is unimproved, the prompt removal of weeds and volunteer vegetation on the property;
 - b) The prompt removal of any debris or trash from the property regardless of whether such debris or trash is disposed on the property by third persons;
 - c) The installation of temporary security fencing to limit unauthorized entry if the property is otherwise vacant in whole or in part;
 - d) The installation on each vacant structure on the property of secure and tamper-proof door and window coverings to prevent trespass and illegal occupancy of such vacant structures;

- e) The prompt demolition or restoration of any structure on the property which has been materially damaged by fire or vandalism;
- f) The prompt removal of evidence of graffiti vandalism from any surface on the property, including graffiti as applied to temporary security fencing or to walls or structures including any wall or structure which is proposed for demolition; and
- g) Other property maintenance and property security measures as may be indicated for the property under EMMC Chapter 8.59 or other applicable law.

LEGAL

11. By acceptance of the approval of the project by the City, the Applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, and employees to challenge, set aside, void or annul the approval of the project from an action which may be brought within the time period provided for such actions or challenges under applicable law. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate in any such defense.
12. The Applicant shall enter into and comply with all necessary agreement and covenants with the City or other relevant party that may be required to effectuate the Project, and project approvals shall only be valid upon City approval of a Disposition Development and Affordable Housing Loan Agreement for the project site, in the sole and absolute discretion reserved to the City Council.
13. The Applicant and City shall enter into a Subdivision Improvement Agreement prior to recordation of the Final Tract Map for the design, acquisition, installation, construction, dedication and one-year warranty for all of the public infrastructure improvements required by the conditions of approval for Tentative Parcel Map No. 83105.
14. An agreement for property maintenance is required and shall be reviewed and approved by the City Attorney. Such agreement for property maintenance may be included in the City's affordable rental housing regulatory agreement. The Agreement shall be submitted for review by the City Attorney and shall be approved and recorded before building permits are issued or recorded concurrently with the final map.
 - a) Parking. The agreement shall address and ensure that all residential and guest parking is allocated and properly marked for use. A total of 50 parking spaces shall be provided. Each parking stall space shall be kept clear and available for the parking of vehicles. Parking decals shall be required for all cars registered with the leasing agreement. All office parking shall be made available for guest parking after business hours. Parking shall be monitored and enforced 24-hours by onsite management.

- b) On-going maintenance criteria, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking areas/stripping, pedestrian pathways/open space areas, lighting and irrigation fixtures, walls and fencing, landscaping and related landscape improvements and the like, as applicable).
- c) The agreement shall include provisions which confer a power on the City upon notice to the owner, to enter the property to perform maintenance and repair work and create a lien in favor of the City to secure reimbursement of City costs to correct any maintenance deficiency.

CONSTRUCTION

- 15. The Applicant shall ensure that the contractors conduct construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 5:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.
- 16. The Applicant shall distribute a notice prior to the commencement of construction activities to property owners and tenants within 300 feet of the project boundary of properties that abut the project site. The notice shall include the contact information of the applicant project manager and City of El Monte Planning Division staff.
- 17. A truck/traffic construction management plan is required for this project pursuant to the Department of Transportation. All construction traffic regarding the movement of heavy equipment and graded materials are limited to off peak hours. This plan shall be approved prior to the issuance of Building Permits.
- 18. The project must comply and be designed to meet the all requirements of the current applicable California Building Code. All building safety, geotechnical, mechanical, electrical, plumbing, and accessibility requirements will be reviewed for compliance during plan review.
- 19. Prior to commencing site preparation activities, the project site shall be secured with a fence to prevent unauthorized access to the site and the fence shall contain a screening material to screen construction activities from view. The temporary screening fence shall be installed to the satisfaction of the Community and Economic Development Department and shall be maintained in good condition (free of tears, holes, crack lines, debris, etc.) at all times. At the primary entrance to the site, the screening material shall be reduced to a maximum height of four feet to provide visibility into the site at all times and for public safety purposes. The project site shall also have a minimum of one sign of

quality material depicting the proposed development, which shall include renderings, project opening date, and City Council information. The signs shall be designed and installed to the satisfaction of the Community and Economic Development Department and maintained in good condition (free of tears, graffiti, holes, cracks, fading, debris, etc.) at all times.

20. Prior to the commencement of construction on the site, the Applicant shall schedule a pre-construction meeting between the general superintendent or field representative and the Planning Division to review the approved plans and construction requirements, and project construction staging and sequencing.
21. The Applicant and project construction manager shall be required to work with City Staff to identify all public and private schools within a 1,000-foot radius from the project site. The applicant/construction manager shall be required to contact all identified schools to notify the principal of the school about the proposed project, construction periods, and planned trucking routes, and to coordinate trucking activities to and from the site. Trucking deliveries and pickups from the project site shall be prohibited during the periods identified by a school within the radius and during peak hours when children are coming to or leaving the school. Additionally, all project sites located within this specified radius shall be required to maintain one onsite flag personnel to direct trucking activities coming to and leaving the site during all phases of project construction and until the project has received final approval. The applicant shall be required to submit to the Planning Division a written letter showing evidence that this condition has been satisfied prior to issuance of a building permit.
22. During the construction process all related activities, including but not limited to, loading, unloading, storage of equipment and materials, and parking of employee vehicles are prohibited within the public R.O.W. All such activities shall be conducted only on the project site and not in the public R.O.W.
23. All onsite activities shall comply with the City of El Monte Noise Ordinance at all times.
24. Automatic gas shut off/earthquake safety valves shall be installed for each gas meter location.
25. All trash and refuse (i.e. solid waste) shall be disposed of in dumpsters or other like containers; and all such waste shall be removed from the premises on a routine basis, as provided under EMMC Chapter 8.20, by a solid waste hauler duly franchised to provide such service to the property. Applicant shall divert fifty percent (50 percent) of its solid waste through recycling services provided by a solid waste hauler duly franchised to provide such service to the property. Pending completion of all construction activities upon the property, surplus construction materials shall be stored so as to be screened from view when not actually in use. All construction and demolition debris shall be removed from the

property in compliance with EMMC Chapter 8.20. The removal of all solid waste arising out of the construction and demolition process shall be undertaken by a duly franchised solid waste hauler authorized to provide solid waste services for construction and demolition projects within the City of El Monte. The removal of all other wastes from the property shall be undertaken by a duly franchised solid waste hauler authorized to provide solid waste services to residential and commercial properties within the City of El Monte.

- a) Prior to the issuance of a Building Permit, the applicant shall submit to the Building Safety Division, the Environmental Services Division and the City Code Enforcement Division, the name and contact information for the contracted waste hauler. It shall be the applicant's obligation to ensure that the waste contractor utilized has obtained permits from the City of El Monte to provide such services.
- b) Prior to final approval for occupancy, and in addition to any other requirements set forth under the El Monte Municipal Code or by the Chief Building Official, the applicant shall submit to the Building and Safety Division, the receipt(s) showing evidence that the waste and debris generated during the demolition and construction process were properly disposed and/or diverted.
- c) Except as otherwise authorized pending the completion of the construction and demolition activities authorized under this resolution, solid waste containers and bulky items may not be stored or maintained at locations designated for parking and must be maintained in those locations designated for the temporary storage of solid waste and bulky items.

26. The site and the public R.O.W. adjacent to any portions of the site shall be maintained in a condition which is free of debris both during and after the construction, addition or implementation of the entitlements granted herein. All trash and refuse shall be disposed of in dumpsters and be removed from the premises on an as needed basis. Any surplus construction materials shall be stored so as to be screened from public view when not actually in use and be removed from the property upon completion of construction activities. The removal of all trash, debris, and refuse, whether during or subsequent to construction shall be done only by the property owner, the applicant or by a permitted waste contractor, who has been authorized by the City to provide collection, transportation, and disposal of solid waste from residential, commercial, and construction areas within the City.

- a) Prior to issuance of a Building Permit, the applicant shall submit to the City, the name and contact information for the contracted waste hauler. It shall be the applicant's obligation to insure that the waste contractor utilized has obtained permits from the City of El Monte to provide such services.
- b) Prior to final approval for occupancy, the applicant shall submit to the Planning Division, the receipt(s) showing evidence that the waste and debris generated during the construction process were properly disposed.

27. Fire protection facilities; including access, must be provided prior to and during construction.
28. All staging areas and storage of equipment and materials shall be set back from adjacent residential uses.
29. Commencement of construction of the project including the demolition of the existing El Monte Trolley Station improvements shall be coordinated to the satisfaction of the Community and Economic Development Director within the completion of the temporary El Monte Trolley Station improvement on the west side of Center Avenue.

ART IN PUBLIC PLACES

30. The proposed project is subject to comply with the El Monte Art in Public Places Program Ordinance (EMMC Chapter 15.07) unless the project is exempt pursuant to EMMC Section 15.07.040(B).

SITE PLAN

31. Prior to the recording of the Final Map, the City and/or Applicant shall prepare and submit a composite development plan to the City showing all required and intended public and private improvements for the land parcels and public roadway as delineated in the Map approved herein.
32. The Applicant shall submit a design for the onsite trash enclosure(s) for review and approval by the Planning Division and the City's Solid Waste Service Provider during the plan check process. All trash enclosures shall be screened and buffered from public view. The trash enclosures shall include a designated area for solid waste disposal and a designated area for recycling disposal. The design will be reviewed for aesthetic value and use of quality materials. All outside trash and garbage collection areas shall be paved and enclosed on at least three (3) vertical sides by a solid five (5) foot high wall and on the fourth side by a view obscuring gate to screen the containers from view. Trash enclosures shall be of a size sufficient to contain all trash containers maintained outside the building. The finish and color of the enclosure shall be designed to match a primary element from the site building style as well as incorporate a decorative cover per the approval of the Community and Economic Development Director.
33. Decorative driveway surface materials that provide anti-squeaking qualities shall be installed at the project vehicular entrance to the satisfaction of the Community and Economic Development Director.
34. The Applicant shall install a security system with HD cameras throughout the project site. The plan shall be reviewed by the El Monte Police Department and

such recording shall be available for the El Monte Police Department for a minimum of 45 days.

LANDSCAPING

35. The Applicant shall be required to submit to the Planning Division for review and approval of a detailed landscape/irrigation plan for the site that is prepared by a State Licensed Landscape Architect. The plan shall address the following items:
 - a. Comply with the State mandated Model Water Efficient Landscape Ordinance (MWELo) 2015 update and Chapter 17.11 - Water Efficiency of the El Monte Municipal Code (EMMC). The document package may be downloaded on the City website under Building and Safety or contact the Building and Safety Division at (626) 580-2050.
 - b. An automatic timed underground irrigation system shall be installed and maintained for each landscaped area.
36. The landscape plan shall provide for a variety of groundcover, grasses, shrubs, perennials, and ornamental trees with various textures, heights, size and a variety of foliage and flower color, per EMMC Section 17.10.030(A)(1) and the Downtown Main Street Specific Plan. The landscape plan shall include a Plant Legend containing: plant symbol, scientific name of plant material, common name of plant material, plant container size, and plant spacing in "inches". Single row and triangle plant spacing are preferred. Very low, low and medium water usage plant materials are encouraged.
37. The minimum size for required trees shall be 24" box and subject to the review and approval of the Community and Economic Development Director. An automatic timed underground irrigation system shall be installed and maintained for each landscaped area.
38. All street trees shall be approved by the Planning Division/City Arborist.
39. All landscape and irrigation areas shall be installed prior to a certificate of occupancy.

LIGHTING

40. The Applicant shall submit a photometric plan to the Community and Economic Development Department for review and it shall provide a minimum of 1 foot-candle throughout the site. Where available and deemed necessary by the Community and Economic Development Director, the system must be equipped with vandal resistant covers and be shielded to direct light away from all neighboring uses, and comply with CALGreen or local ordinance, whichever is more stringent. The lighting plan shall include the design and specifications for all proposed exterior site lighting fixtures and shall be reviewed for quality, aesthetics, and illumination values.

41. The Applicant shall submit for review by the Planning and Building Division, the design and specifications for all proposed lighting fixtures proposed for the buildings, drive aisles, parkways, parking areas, pathways, and surrounding areas within the development. The fixtures shall be reviewed for quality, aesthetics, illumination values, sustainability values such as LED and shall be decoratively and architecturally consistent with the building design. The number, location, height, style and design shall be reviewed and approved by the Planning Division and Building Division prior to issuance of building permits.

UTILITIES AND MECHANICAL EQUIPMENT

42. All onsite utilities service lines shall be underground and not visible to the public view.
43. The Applicant shall submit a composite utility plan depicting the location of above ground utility appurtenances. The exact location of the equipment shall be approved by the Planning Division, during the plan check process, and shall be installed as per approved plans.
44. All mechanical equipment placement and screening shall be included on the composite development plan and shall be reviewed and approved by the Planning Division prior to installation. Where practicable and as shown on the plans approved by the Planning Commission in the course of obtaining the requested entitlements, mechanical equipment, heating, ventilation, air conditioning (HVAC) units, satellite dish systems, solar panels, thermal solar heaters, utility meters, above ground utility and fire safety connections will be, screened, located out of public view or be architectural integrated into the project design.

FENCES AND WALLS

45. Prior to the demolition of any existing property line walls and/or fences and construction of a new property line concrete block wall(s), the applicant shall make reasonable efforts to coordinate and obtain approval from neighboring property owner(s) to remove any existing wall(s) and/or fence(s). Written authorization from the neighboring property owner shall be provided for the removal of an existing wall and construction of a new property line wall upon submittal for plan check.
46. All fences and walls shall be decorative. Block walls shall provide a stucco finish to match the proposed development.
47. Where proposed, new interior and perimeter fences and walls for the project site shall be of a decorative design and manufactured/built using durable materials

and protective surfaces. The application of graffiti resistant coating and/or other anti-graffiti measures are required.

48. All pedestrian gates shall be equipped with a key (security) code and meet ADA requirements.

49. Architectural plans including a site plan, elevations, and mechanical specifications for all walls/fences/gates shall be submitted to the Planning Division for review and approval.

ARCHITECTURE

50. The Applicant shall continue to work with Planning Division staff to further refine and finalize the design of the proposed project prior to the issuance of building permits.

51. Prior to issuance of building permits, the plans shall specify the type of materials and colors that will be installed on exterior of residences.

52. All guard rails must be decorative and high quality material and shall be reviewed by the Planning Division during the plan check process.

53. During the plan check process the elevations shall be printed in color. All proposed materials shall be presented on a board and noted on the architectural plans.

54. The Applicant shall work with staff to finalize the color palette for exterior finish materials.

SIGNS

55. The Applicant shall submit and receive approval of a Sign Permit for all proposed signage.

POLICE DEPARTMENT

Lighting

56. Pedestrian walkways leading to residential units and parking spaces should provide LED lighting.

57. Common outdoor areas shall be provided with adequate lighting.

Landscape

58. Building entrances should be accentuated and well defined with landscaping, architectural design and lighting.

59. Open spaces and walkways should be designed to enhance security and safety.

60. Mail boxes should be visible by the residents and located in the interior of the property lines/boundaries.

Building Signage

61. Building address numbers should be visible from the public road as well as depicted on each unit/residence.

62. The building address numbers should be legible and large enough to identify the buildings by first responders.

ENGINEERING & PUBLIC WORKS

The following conditions and public improvements will be required to be performed and completed in an acceptable manner to the City in accordance with all applicable rules and laws. Federal, State, County and local laws and regulations for project implementation must be adhere to throughout the duration of the project. The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect public health and safety.

63. **General:**

- a) The estimated amount of Development Impact Fees associated with the project based upon the site plan documentation submitted as part of the Project Approvals include but are not limited to the following fees and deposits; applicable sewer fee, street fee, storm drain fee, traffic fee, park facility Impact fee, Quimby (dedication or in lieu Parkland Fees), deposits, technology enhancement fees, and all applicable fees associated with demolition of existing structures, drainage, site development, and construction are based on actual number of residential units. EMMC 15.08 and EMMC 16.34.030

Sewer	\$74,571.00
Storm Drain	\$30,369.00
Street	\$43,195.00
Traffic	\$3,598.70
Park Facility Impact Fees	n/a
Tech Enhancement	\$3,169.72
Quimby	\$684,866.00
Total	\$839,769.42

The foregoing amounts of the various development impact fees are based on 53 units of a multi-family development subject to refinement and changes based on

the design plans for the project as approved by the City and/or changes in the City development impact fees.

- b) Project Applicant shall obtain approval from the Los Angeles Fire Department (LACFD) for development's fire protection, fire flow requirements, emergency access circulation for development, etc. and shall construct all Fire Department required improvements. LACFD approval will be required:
 - i. Prior to Tentative Map Approval (LACFD Land Development Division)
 - ii. Prior to Grading/Building Permits (LACFD Building Division)
 - iii. Prior to Final Map Approval
- c) Environmental Documentation. The time limits set forth in El Monte Municipal Code (EMMC) Chapter 16.12.040 for taking action on tentative maps shall not be deemed to commence until the environmental documentation for the subdivision is completed in compliance with the California Environmental Quality Act (CEQA) as required by the City.
- d) The Project Applicant shall provide such additional data and information and shall deposit and pay such fees as may be required for the preparation and processing of environmental review documents pursuant to the City's procedures for implementation of the California Environmental Quality Act.
- e) Engineering Geology and/or Seismic Safety Report. A preliminary engineering geology and/or seismic safety report, prepared in accordance with Los Angeles County guidelines, is required if the property lies within a "medium risk" or "high risk" geologic hazard area, as shown on maps on file contained within the safety element of Los Angeles County.
- f) Comply with the City's ordinances and regulations pertaining to construction debris recycling. Contact the Building & Safety Department to obtain a Construction & Demolition Debris Diversion Program form. The Construction & Demolition Debris Diversion Program is also applicable with respect to the grading process.
- g) All USA/Dig Alert graffiti markings must be removed by the contractor from the sidewalk, curb & gutter and/or asphalt pavement prior to final approval.
- h) No encroachment into the City right-of-way from private property will be allowed.
- i) The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect health and safety, and to benefit the public.

64. Parcel Maps:

- a) Prepare Parcel Map in substantial conformance with approved Tentative Parcel No. 83105. All Parcel Maps are to be recorded in the Los Angeles County Recorder's Office prior to issuance of "Notice of Completion"/Certificate of Occupancy" and an electronic copy of the approved Parcel Map is submitted to the Engineering Division for our records. A Registered Civil Engineer or Land Surveyor licensed by the State of California must prepare and submit the proper documents, legal descriptions and maps describing the parcel map. The final City of El Monte approved parcel map must be submitted to the Los Angeles County Recorder's Office for recordation.
- b) Project Applicant is responsible to install, document, and submit centerline tie information for new streets, revisions to existing streets, and replacement of centerline ties removed during construction.
- c) Streets fronting the project shall be improved to meet current General Plan requirements for Right of Way and Roadway. Dedications required:
 - I. Valley Blvd: Dedicate 20 feet of Right-of-Way as required to obtain full half-street width of 60-feet to the City of El Monte along Valley Blvd for street purposes and future street widening.
 - II. Tyler Avenue: Dedicate 2 to 12 feet of Right-of-Way as required to obtain full half-street width of 42 to 54 feet to the City of El Monte along Tyler Avenue for street purposes and future dedicated right turn lane.
 - III. Valley Blvd/Tyler Avenue: Dedication for Corner Cut and dedicated right turn lane southbound Tyler Avenue to westbound Valley Blvd. required.
- d) Parcel Map shall include 8-foot Encroachment Easement along Valley Blvd for landscaping and patio/balcony encroachments.
- e) Preserve existing survey monuments (property corners, centerline ties, etc.) in the public right of way. All disturbed and removed survey monuments in the public right of way shall be re-established and record of survey shall be filed with the County surveyor in accordance with applicable provisions of the state law.
- f) City Attorney's Office to approve the CC&R's for the project. Owner or project applicant to contact the City Attorney's Office directly at (626) 580-2010 with any questions and comments.
- g) The Title Company must submit to the Engineering Division a Final Subdivision Guarantee in the amount of \$25,000 prior to final Parcel Map approval by the City Engineer.

69. Grading and Drainage:

- a) The Grading and Drainage Plan must include standard City of El Monte NPDES and Grading and Drainage Notes and be prepared in accordance with the City of El Monte Grading Manual.
- b) A bond shall be submitted to the City of El Monte in an amount determined by the City to complete minimum grading and drainage improvements deemed critical by the City.
- c) Soils Report. A preliminary soils report prepared in accordance with the city's grading ordinance shall be submitted. If the preliminary soils report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, the soils report accompanying the final map shall contain an investigation of each lot within the proposed development.
- d) A Hydrology Study Report, based on a 50-year frequency design storm for Capitol Facilities and a 25-year frequency design storm for all other instances as dictated by the LA County DPW 2006 Hydrology Manual, must be submitted to the Engineering Division. The study must provide hydraulic calculations based on the given area and the ability of the proposed/existing storm drain infrastructure to receive and support the allotted drainage runoff. Drainage calculations shall adhere to City of El Monte standards, NPDES, and environmental regulations and requirements.
- e) Historical drainage patterns from adjacent lands to the property shall be identified and maintained. The Project shall accept and include in the drainage design any current drainage from adjacent land.
- f) Trash Enclosures must comply with Planning Department requirements, have a solid cover, and be designed to contain fluids from the temporarily stored solid wastes, and fitted with a drain that connects to the Sewer.
- g) Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which established regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.
- h) Low Impact Development (LID) is a requirement of the NPDES Permit No. CAS004001, Order No. ORDER NO. R4-2012-0175 and City of El Monte Ordinance No. 2840 This permit was issued by the State of California Regional Water Quality Control Board, Los Angeles Region on December 28, 2012 and the City Ordinance was passed and adopted June 10, 2014 The LID is a narrative report that explains the type of development and drainage of the site. It must address the post-construction water quality and habitat impact issues. Once the site has been developed, how will runoff be maintained? Was there a

system that was designed to treat the runoff prior to discharging into the public system? Best Management Practices (BMPs) should be implemented to address storm water pollution and peak flow discharge impacts. All BMPs must be sized to meet specified water quality design and/or peak flow discharge criteria.

- i. Filtration and infiltration methods must be used to defray a large percentage of the storm water runoff into the storm drain system.

67. Sewer:

- a) Project Applicant / Civil Engineer shall show the location of the sewer mainline, nearest manholes, lateral serving the project and configuration of the onsite sewer including diameter and material of the onsite sewer.
 - i. Connect to existing distribution line in Tyler Avenue. Direct connection to Sewer Trunkline is not permitted.
 - ii. Sewer cleanouts must be positioned at 100-foot intervals on the lateral coming off the main sewer line and at property line.
 - iii. Project Applicant must obtain Will Serve Letter from County Sanitations District of Los Angeles County in customary form prior to issuance of a grading permit for the Project.

68. Water

- a) It is the Project Applicants' responsibility to contact the Water Purveyor (City of El Monte Water Department) to obtain approval of service and that the purveyor has adequate water to provide such service. A Will Serve letter from City of El Monte Water Department will be required.
- b) Provide acceptable analysis to verify sufficient water pressure and flow for:
 - i. General conditions
 - ii. During MID (maximum instantaneous demand) conditions
 - iii. During fire flow and MID conditions
- c) The water supply system serving the development shall be adequately sized to accommodate the total required domestic water and fire flows, in compliance with the City of El Monte Water Department and Los Angeles County Fire Department requirements.
 - i. Project Applicant / Civil Engineer shall submit water system improvement plans and calculations for the development to the City for review and approval; or
 - ii. Project Applicant / Civil Engineer shall submit copy of all water system improvement plans and calculations required and approved by City of El Monte Water Department for coordination and verification as needed.
- d) A minimum ten (10) feet wide non-exclusive easement is required for water system pipelines and facilities and incidental purposes for all water lines operated by the City of El Monte utilized in providing water to the Project.

- e) All existing water services no longer required as part of the Project shall be abandoned at the mainline.
- f) Relocate existing water meter out of existing drive approaches.

69. Overhead Utilities:

- a) Project Applicant shall underground any existing overhead utilities that are to serve the property in accordance with EMMC Chapter 16.28.110. The final scope and design of the undergrounding of these overhead facilities is subject to SCE and other relevant utility provider approval.
- b) Any utility poles conflicting with the proposed improvements shall be relocated at the expense of the Project Applicant.

79. Parking Lot and Driveways:

- a) All parking lots and driveways shall be surfaced with asphaltic concrete to a minimum thickness of three (3) inches over a minimum aggregate base of six (6) inches or surfaced with Portland Cement concrete with a minimum thickness of five (5) inches over a three (3) inch aggregate base. After review of the probable vehicular traffic and the soils report for the project, additional material may be required at the discretion of the City Engineer (EMMC 17.08.030) and/or in accordance with recommendations of the Geotechnical Engineer.
- b) All drive approaches shall be ADA compliant. Insufficient width in the parkway will require Project Applicant to dedicate an easement at each drive approach to the City to accommodate a compliant drive approach.

80. Street & Traffic:

- a) All Streets fronting property shall be improved to meet current General Plan requirements for Right of Way and Roadway. Use Geotechnical Engineer's Report and APWA standard plans and specifications for roadway improvements. Prepare offsite improvement plans as necessary and provide an engineer's estimate for all public improvements. All offsite improvements shall be in complete compliance with the Americans with Disabilities Act (ADA).
- b) Traffic control plans must be signed by a licensed State of California Traffic Engineer and submitted for review and approval prior to issuance of encroachments for work in the public right-of-way.
- c) Work in concrete streets that requires trenching, excavations, or otherwise cutting into the street will require full concrete panel replacement for all panels affected.

- d) Streets that have been paved or repaved within the previous 5-years are subject to City Ordinance No. 2873 which states: Streets fronting the proposed project have been repaved within the past 5-years and subject to City Ordinance No. 2873 and will require grind and overlay for one-half of street for all pavement cuts on project side of street only and full street grind and overlay for pavement cuts that cross street centerline/striped centerline in accordance with City guidelines and requirements along entire project frontage for the following streets:
- e) Public improvements will be generated on the basis of the approved site plan. P.C.C. pavement and asphalt-concrete (A.C.) thicknesses and strengths will be determined by the Registered Civil Engineer (project engineer of record) preparing the street plans and utility improvement plans.
- f) Repair, remove, and replace deficient and/or damaged sidewalk and standard curb & gutter adjacent to the development at the direction of the City Engineer/City Inspector. Use APWA standard plans and specifications
- g) Remove all existing improvements no longer intended for use (drive approaches, under sidewalk drains, meter boxes, etc.) and replace with new sidewalk and full height curb and gutter as required. Use APWA standard plans and specifications.
- h) Project Applicant shall remove all existing curb paint and replace in kind on all curbs fronting the proposed development.
- i) All traffic markings, street striping, street signs, legends and curb painting, including all crosswalks at the intersection of Tyler Avenue/Valley Blvd. on streets adjacent to the proposed development shall be restored as directed by the City Engineer.
- j) Parkway trees shall be installed by the Project Applicant within the street public right-of-way segments per the City of El Monte Tree Ordinance in the quantities and locations as directed by the City of El Monte Public Works Department.
- k) A Traffic Assessment Letter that specifies the project description, project generated traffic and trip distribution shall be prepared by a Registered Traffic Engineer and submitted to the Public Works Department for review and approval.
- l) Enter into a public improvement agreement with the City and post a Faithfull Performance bond and a Labor and Materials Bond in the amount of 150 percent of the estimated cost to cover the construction of the proposed offsite improvements. A Warranty Bond shall be provided in the amount of 100 percent of the cost of the estimated improvements and shall be in effect for one year after the date of acceptance of the project improvements. Alternate security or Cash deposits will be accepted in lieu of the required bonding.

LA COUNTY FIRE DEPARTMENT

81. FIRE DEPARTMENT COMMENTS ARE PENDING

SECTION 12 – PLANNING COMMISSION APPROVAL. The Secretary of

the Planning Commission of the City of El Monte, California, shall certify to the adoption of this resolution and shall cause a copy of the same to be forwarded to the applicant.

Amy Wong, Chairperson

ATTEST:

Jason Mikaelian, Secretary
El Monte City Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, Jason Mikaelian, Secretary of the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 3572 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on June 11, 2020 by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Jason Mikaelian, Secretary
El Monte City Planning Commission

"TYLER-VALLEY METRO" Affordable Housing Development

- 53 UNIT AFFORDABLE SUPPORTIVE HOUSING -
3649 TYLER AVE
EL MONTE, CA 91731
APN: 8575-019-030



OWNER

NAME: CESAR CHAVEZ FOUNDATION
CONTACT: GEORGE LOPEZ
ADDRESS: 316 W. ND ST, SUITE 600
LOS ANGELES, CA 90012
PHONE: 213-362-0260 X2230
FAX:
E-MAIL: GEORGE@CHAVEZFOUNDATION.ORG
WEB SITE: WWW.CHAVEZFOUNDATION.ORG

ARCHITECT

NAME: YM ARCHITECTS
CONTACT: KEVIN MAFFRIS, AIA
RYAN YANAGITA, AIA
ADDRESS: 724 S. SPRING ST #304
LOS ANGELES, CA 90014
PHONE: (213) 623-2107
FAX: (213) 623-2108
E-MAIL: KMAFFRIS@YMARCH.COM
RYANAGITA@YMARCH.COM
WEB SITE: WWW.YMARCH.COM

CIVIL ENGINEER

NAME: UNITED CIVIL-LA, INC
CONTACT: CHRISTOPHER M.H. NEO
ADDRESS: 1180 DURFEE AVE., STE 220
SOUTH EL MONTE, CA 91733
PHONE: (626) 575-9999
FAX: (626) 575-9986
E-MAIL: NEO@UC-LA.COM

LANDSCAPE ARCHITECT

NAME: ARMSTRONG & WALKER, LANDSCAPE ARCH.
CONTACT: ANNA ARMSTRONG
ADDRESS: 280 MEL CANYON ROAD
DUARTE, CA 91010
PHONE: (626) 357-4599
FAX:
E-MAIL: ARMSTRONGWALKER@ADELPHIA.NET
WEB SITE:

GENERAL NOTES

MINIMUM CONSTRUCTION STANDARDS:

APPLICANTS SHALL PROVIDE A "STATEMENT OF INTENT" UTILIZING LANDSCAPING AND CONSTRUCTION MATERIALS THAT ARE COMPATIBLE WITH THE NEIGHBORHOOD IN WHICH THE PROPOSED PROJECT WILL BE LOCATED, AND THAT THE ARCHITECTURAL DESIGN AND CONSTRUCTION MATERIALS WILL PROVIDE FOR LOW MAINTENANCE AND DURABILITY, AS WELL AS BE SUITED TO THE ENVIRONMENTAL CONDITIONS TO WHICH THE PROJECT WILL BE SUBJECTED. ADDITIONALLY, THIS STATEMENT OF INTENT SHALL NOTE THAT THE FOLLOWING MINIMUM SPECIFICATIONS WILL BE INCORPORATED INTO THE PROJECT DESIGN FOR ALL NEW CONSTRUCTION PROJECTS:

- (A) LANDSCAPING - A VARIETY OF PLANT AND TREE SPECIES THAT REQUIRE LOW WATER USE (CALIFORNIA NATIVE PLANTS PREFERRED) SHALL BE PROVIDED IN SUFFICIENT QUANTITIES BASED ON LANDSCAPING PRACTICES IN THE GENERAL MARKET AREA AND LOW MAINTENANCE NEEDS.
- (B) ROOFS - ROOFING SHALL CARRY A THREE-YEAR SUBCONTRACTOR GUARANTEE AND AT LEAST A 20-YEAR MANUFACTURER'S WARRANTY.
- (C) EXTERIOR DOORS - INSULATED OR SOLID CORE, FLUSH, PAINT OR STAIN GRADE EXTERIOR DOORS SHALL BE MADE OF METAL CLAD OR HARDWOOD FACES, WITH A STANDARD ONE-YEAR GUARANTEE AND ALL SIX SIDES FACTORY PRIMED.
- (D) APPLIANCES - ENERGY STAR RATED APPLIANCES, INCLUDING BUT NOT LIMITED TO, REFRIGERATORS, DISHWASHERS, AND CLOTHES WASHERS SHALL BE INSTALLED WHEN SUCH APPLIANCES ARE PROVIDED WITHIN LOW-INCOME UNITS AND/OR IN ON-SITE COMMUNITY FACILITIES.
- (E) WINDOW COVERINGS - WINDOW COVERINGS SHALL BE PROVIDED AND MAY INCLUDE FIRE RETARDANT DRAPES OR BLINDS.
- (F) WATER HEATER - FOR UNITS WITH INDIVIDUAL WATER HEATERS, MINIMUM CAPACITIES ARE TO BE 30 GALLONS FOR ONE- AND TWO-BEDROOM UNITS AND 40 GALLONS FOR THREE-BEDROOM UNITS OR LARGER.
- (G) FLOOR COVERINGS - FOR LIGHT AND MEDIUM TRAFFIC AREAS VINYL OR LINOLEUM SHALL BE AT LEAST 3/32" THICK; FOR HEAVY TRAFFIC AREAS IT SHALL BE A MINIMUM 1/8" THICK, A HARD, WATER RESISTANT, CLEANABLE SURFACE SHALL BE REQUIRED FOR ALL KITCHEN AND BATH AREAS. CARPET COMPLYING WITH U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT / FEDERAL HOUSING ADMINISTRATION LIND, OR ALTERNATIVELY, CORK, BAMBOO, LINOLEUM OR HARDWOOD FLOORS SHALL BE PROVIDED IN ALL OTHER FLOOR SPACES UNLESS THIS REQUIREMENT IS SPECIFICALLY WAIVED BY THE GENERAL MANAGER.
- (H) USE OF LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND STAINS (NON-FLAT: 150 G/L OR LESS, FLAT: 50 G/L OR LESS) FOR ALL INTERIOR SURFACES WHERE PAINTS AND STAINS ARE APPLIED.

PROJECT WILL COMPLY WITH THE FOLLOWING ACCESSIBILITY STANDARDS INCLUDING, BUT NOT LIMITED TO:

- SECTION 504 OF THE REHABILITATION ACT OF 1973, AS AMENDED, AND ITS IMPLEMENTING REGULATIONS AT CFR PART 8, EFFECTIVE JULY 11, 1988 AND THE UNIFORM FEDERAL ACCESSIBILITY STANDARD (UFAS) 24 CFR PART 40;
- HUD'S ALTERNATIVE ACCESSIBILITY STANDARD PUBLISHED IN THE FEDERAL REGISTER MAY 23, 2014 (VOL. 79 NUMBER 100) THAT ALLOWS RECIPIENTS OF HUD FUNDS TO USE THE 2010 ADA BY HUD TO PROVIDE GREATER ACCESSIBILITY;
- THE 2010 STANDARDS FOR STATE AND LOCAL GOVERNMENTS, WHICH CONSIST OF THE TITLE II REGULATIONS AT 28 CFR 35.151 AND THE 2004 ADAAG AT 36 CFR PART 1191, APPENDICES B AND D;
- THE 2010 STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES, WHICH CONSIST OF THE TITLE II REGULATIONS AT 28 CFR PART 36, SUBPART D, AND THE 2004 ADAAG AT 36 CFR PART 1191, APPENDICES B AND D;
- TITLE VIII OF THE CIVIL RIGHTS ACT OF 1968 (FAIR HOUSING ACT) PROHIBITS DISCRIMINATION IN THE SALE, RENTAL AND FINANCING OF DWELLINGS BASED ON RACE, COLOR, RELIGION, SEX OR NATIONAL ORIGIN. TITLE VIII WAS AMENDED IN 1988 (EFFECTIVE MARCH 13, 1991) BY THE FAIR HOUSING AMENDMENTS ACT THAT DESCRIBES REQUIRED CONSTRUCTION STANDARDS FOR ALL MULTIFAMILY PROPERTIES. THE FAIR HOUSING ACT, 42 U.S.C. 3601, ET SEQ; 24 CFR PARTS 100, 103, AND 104;
- CALIFORNIA BUILDING CODE CHAPTERS 11A & B (ARCHITECT MUST INCLUDE THIS NOTE ON TITLE PAGE OF PLANS: "THIS IS A PUBLICLY FUNDED HOUSING PROJECT AND MUST COMPLY WITH CALIFORNIA BUILDING CODE CHAPTER 11B").

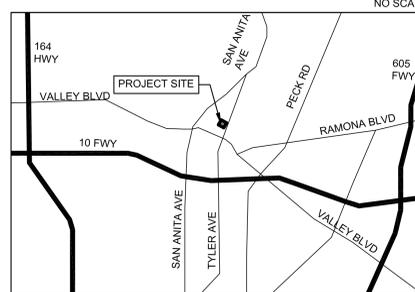
IN ADDITION TO THE PROJECT SITE AND THE BUILDINGS BEING ACCESSIBLE TO PEOPLE WITH DISABILITIES, THE DEVELOPMENT MUST CONSTRUCT AT LEAST:

- 4% OF THE TOTAL UNITS IN THE PROJECT MUST BE ACCESSIBLE TO PERSONS WITH SENSORY IMPAIRMENTS; AND,
- 10% OF THE TOTAL UNITS IN THE PROJECT MUST BE ACCESSIBLE TO PERSONS WITH MOBILITY IMPAIRMENTS.

SHEET INDEX

ARCHITECTURAL	
A-001	TITLE SHEET, SHEET INDEX, VIGNY MAP, PROJECT RENDERING, GENERAL NOTES
A-002a	ALTA 1 OF 2
A-002b	ALTA 2 OF 2
A-003	SITE PLAN
A-004	SUB LEVEL PARKING PLAN
A-005	FIRST FLOOR PLAN
A-006	SECOND LEVEL FLOOR PLAN
A-007	THIRD LEVEL FLOOR PLAN
A-008	FOURTH LEVEL FLOOR PLAN
A-009	ROOF PLAN
A-010	UNIT PLANS
A-011	EXTERIOR ELEVATIONS & MATERIALS
A-012	EXTERIOR ELEVATIONS & MATERIALS
A-013	BUILDING SECTIONS
A-014	ARCHITECTURAL ENCROACHMENT PLAN
L-01	LANDSCAPE PLAN
1 OF 3	TENTATIVE PARCEL MAP
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3 OF 3	TENTATIVE PARCEL MAP - TOPOGRAPHIC MAP/DEMOLITION PLAN

VICINITY MAP



PROJECT DATA:

PROJECT: PROJECT DESCRIPTION:
53 AFFORDABLE APARTMENT UNITS - 4 STORY TYPE V-A
SLAB ON GRADE RESIDENTIAL APARTMENTS OVER TYPE
1 UNDERGROUND PARKING GARAGE

ADDRESS: 3649 TYLER AVE,
EL MONTE, CA 91731

LEGAL DESCRIPTION: APN: 8575-019-030

SITE AREA: PRE DEDICATION:
GROSS: 35,543 S.F. (0.816 ACRES)
NET: 32,220 S.F. (0.740 ACRES)

POST DEDICATION:
NET: 27,884 S.F. (0.640 ACRES)

BUILDING ZONE: SP.04 (STATION SUB AREA)
DOWNTOWN CORE MAIN STREET SPECIFIC PLAN
STATION SUB-AREA - DEVELOPMENT OPPORTUNITY RESERVE (D.O.R.)

BUILDING CONSTRUCTION TYPE: GARAGE: TYPE I FULLY SPRINKLERED
RESIDENTIAL: TYPE V-A FULLY SPRINKLERED
"SUPERVISED AUTOMATIC SPRINKLER SYSTEM" NFPA 13

BUILDING OCCUPANCY: GROUP R2: RESIDENTIAL
GROUP S2: PARKING
GROUP A3: COMMUNITY ROOM

NUMBER OF STORIES: 4 STORIES

HEIGHT ALLOWED BY RIGHT: 49'-0"

HEIGHT PROVIDED: 49'-0" (TOP OF UPPERMOST STRUCTURE)

MINIMUM DENSITY: 30 units/acre = 21 UNITS

MAXIMUM DENSITY: 35 units/acre = 35 UNITS

MAXIMUM DENSITY PROVIDED WITH D.O.R. CREDITS (30 D.O.R. CREDITS): 80 units/acre = 56 UNITS (DOWNTOWN SPECIFIC PLAN)

FAR - BY RIGHT: 2.0

FAR - PROVIDED: 55,789 S.F. (BLDG AREA) / 27,884 S.F. (NET SITE AREA)
2.0 FAR POST DEDICATION

SETBACKS REQUIRED: 5'-0" (MINIMUM)
10'-0" (MAXIMUM)

SETBACKS PROVIDED: 5'-0" (MINIMUM)

BUILDING SUMMARY: PARKING: 24,088 S.F.
1ST FLOOR: 13,043 S.F.
2ND FLOOR: 14,042 S.F.
3RD FLOOR: 14,042 S.F.
4TH FLOOR: 14,042 S.F.

SUB TOTAL: PARKING: 24,088 S.F.
APARTMENTS: 55,789 S.F.
TOTAL: 81,604 S.F.

UNIT SUMMARY: UNIT SUMMARY:
25 - 1 BEDROOM + 1 BATH 570 S.F. EACH
14 - 2 BEDROOM + 1 BATH 813 S.F. EACH
14 - 3 BEDROOM + 2 BATH 1,098 S.F. EACH
53 TOTAL UNITS

OPEN AREA REQUIRED: 53 UNITS X 125 SF/UNIT = 6,625 SF

OPEN AREA PROVIDED: OUTDOOR COMMON AREA: LANDSCAPED COURTYARD = 7,416 SF
INDOOR COMMON AREA: COMMUNITY ROOM = 1,400 SF
TECH ROOM = 400 SF
PRIVATE OPEN SPACE: APARTMENT BALCONIES (53 UNITS * 60 S.F. EACH) = 3,180 S.F.
TOTAL OUTDOOR AND INDOOR OPEN AREA = 12,396 S.F.

PARKING REQUIRED: SUB LEVEL A = 0 SPACES
(100% AFFORDABLE HSG)

PARKING PROVIDED: SUB LEVEL A
RIDESHARE: ACCESSIBLE STANDARD = 1 SPACE
TOTAL: = 3 SPACES
= 4 PARKING SPACES

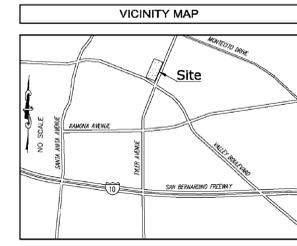
TENANTS: ACCESSIBLE EV ACCESSIBLE = 2 SPACES
EV PARKING = 1 SPACE
STANDARD = 4 SPACES
TOTAL: = 30 SPACES
= 46 SPACES

GRAND TOTAL: = 50 SPACES

The above drawings, specifications, ideas, designs and arrangements represented hereby are and shall remain property of the Architect (YM Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of the Architect (YM Architects). Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have pre-over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication. 2019

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

3637 & 3649 TYLER AVENUE, EL MONTE, CA 91731



LEGAL DESCRIPTION
TITLE REPORT NO. 09173356

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOTS 13, 14 AND 15 IN BLOCK 4 OF EL BALCONES ADDITION TO EL MONTE, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 18 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TITLE EXCEPTIONS AND EXCLUSIONS

- BASED UPON TITLE REPORT NO. 09173356, DATED DECEMBER 8, 2019 AS PREPARED BY COMMONWEALTH LAND TITLE COMPANY:
- A. - PROPERTY TAXES (NOT A SURVEY MATTER)
 - B. - THE LIEU OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES (NOT A SURVEY MATTER)
 - 1. - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
 - 2. - EASEMENTS FOR PUBLIC ROADS AND HIGHWAYS RECORDED IN BOOK 1936 PAGE 66 OF OFFICIAL RECORDS (PLATED RECORD)
 - 3. - EASEMENT FOR PUBLIC ROAD AND HIGHWAY RECORDED JANUARY 24, 1941 IN BOOK 1870 PAGE OFFICIAL RECORDS (PLATED RECORD)
 - 4. - ANY DEED AND GAS LEASE FOR THE TRACT THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH LANDS RECORDED RECORDED IN THIS RECORDING NO. 09173356.
 - 5. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWING HEREIN AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INITIATED UNDER THE REDEVELOPMENT LAW (COURT REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN AS DISCLOSED BY A DOCUMENT RECORDED DECEMBER 7, 2007 RECORDED NO. 2007247328 OFFICIAL RECORDS (NOT A SURVEY MATTER)
 - 6. - A DEED OF TRUST (NOT A SURVEY MATTER)
 - 7. - AN ASSIGNMENT OF ALL MONIES DUE TO OR TO BECOME DUE AS RENTAL OF OFFICER FROM SAID LAND RECORDED OCTOBER 15, 2007 RECORDED NO. 2007247328 OFFICIAL RECORDS (NOT A SURVEY MATTER)
 - 8. - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED HAZARDOUS SUBSTANCES CERTIFICATE AND HAZARDOUS WASTE REPORT RECORDED OCTOBER 15, 2007 RECORDED NO. 2007247328 OFFICIAL RECORDS (NOT A SURVEY MATTER)
 - 9. - SUBROGATION, UNDERSTANDING AND ATTORNEY AGREEMENT, AND THE TERMS AND CONDITIONS RECORDED OCTOBER 15, 2007 RECORDED NO. 2007247328 OFFICIAL RECORDS (NOT A SURVEY MATTER)
 - 10. - AN UNRECORDED LEASE RECORDED OCTOBER 15, 2007 RECORDED NO. 2007247328, AN AGREEMENT RECORDED OCTOBER 15, 2007 RECORDED NO. 2007247328, AND A DEED RECORDED OCTOBER 15, 2007 RECORDED NO. 2007247328 ALL OFFICIAL RECORDS (NOT A SURVEY MATTER)
 - 11. - LAND RECORDED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWING HEREIN AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INITIATED UNDER THE REDEVELOPMENT LAW (COURT REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN AS DISCLOSED BY A DOCUMENT RECORDED DECEMBER 7, 2007 RECORDED NO. 2007247328 OFFICIAL RECORDS (NOT A SURVEY MATTER)
 - 12. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWING HEREIN AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INITIATED UNDER THE REDEVELOPMENT LAW (COURT REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN AS DISCLOSED BY A DOCUMENT RECORDED DECEMBER 7, 2007 RECORDED NO. 2007247328 OFFICIAL RECORDS (NOT A SURVEY MATTER)
 - 13. - ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF OR ALL OF SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS (NOT A SURVEY MATTER)
 - 14. - ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS ATTACHING TITLE TO SAID PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT (NOT A SURVEY MATTER)
 - 15. - DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER MATTERS WHICH SHOULD BE DISCLOSED AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS (NOT A SURVEY MATTER)
 - 16. - MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT AUTHORITY LAND TITLE SURVEY OF SAID LAND THAT IS SUBJECT TO THE COMPANY, AND/OR BY A PORTION OF THE PARTIES IN POSSESSION THEREOF (NOT A SURVEY MATTER)

LEGAL DESCRIPTION
TITLE REPORT NO. 09173368

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 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REQUIRED SUSTAINABLE BUILDING METHODS

- 2016 TITLE 24 BUILDING ENERGY EFFICIENCY STANDARDS. ALL NEW CONSTRUCTION PROJECTS MUST MEET MINIMUM CONSTRUCTION STANDARDS DEFINED BY TAC REGULATION SECTION 103247(X)(A).
- OUTDOOR WATER CONSERVATION MEASURES:**
ALL PROJECTS MUST INCORPORATE OUTDOOR WATER CONSERVATION MEASURES THAT INCLUDE (NOT APPLICABLE FOR PROJECTS WITH GRAYWATER IRRIGATION SYSTEMS):
A) USE NATIVE OR DROUGHT-TOLERANT PLANTS FOR A MINIMUM OF 75% OF LANDSCAPED AREA. SELECT PLANTS FROM LOS ANGELES COUNTY'S DROUGHT-TOLERANT PLANT LIST FOUND AT [HTTP://PLANNING.LACOUNTY.GOV/GREEN/](http://planning.lacounty.gov/green/) OR THE LOCAL JURISDICTION'S DROUGHT-TOLERANT PLANT LIST, IF REQUIRED TO DO SO BY THE LOCAL JURISDICTION.
B) LIMIT CONVENTIONAL GRASS/TURF TO 25% OF LANDSCAPED AREA.
C) GROUP PLANTS WITH SIMILAR WATERING NEEDS (HYDROZONES).
D) INSTALL HIGH EFFICIENCY IRRIGATION SYSTEM WITH SMART IRRIGATION CONTROLS FOR ALL LANDSCAPING.
- RECYCLING:**
ALL PROJECTS, AT MINIMUM, SHALL RECYCLE AND/OR SALVAGE 70% OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS.
- RECYCLING AREA:**
ALL PROJECTS SHALL PROVIDE AN EASILY-ACCESSIBLE RECYCLING AREA FOR TENANT USE THAT SERVES THE ENTIRE BUILDING.
- USE WATER SAVING FIXTURES OR FLOW RESTRICTORS IN KITCHEN (2.0 GPM OR LESS) AND BATHROOMS (1.5 GPM OR LESS)
- USE AT LEAST ONE HIGH EFFICIENCY TOILET (1.3 GPF) OR DUAL-FLUSH TOILET PER UNIT.
- USE OF NO-VOC INTERIOR PAINT (5 G/L OR LESS)
- USE OF OR GREEN-LABEL, LOW-VOC CARPETING AND PAD AND LOW-VOC ADHESIVES 25 G/L OR LESS.
- USE OF BATHROOM FANS IN ALL BATHROOMS THAT EXHAUST TO THE OUTDOORS AND ARE EQUIPPED WITH A HUMIDISTAT SENSOR OR TIMER.
- USE OF AT LEAST ONE OF THE FOLLOWING RECYCLED MATERIALS AT THE DESIGNATED LEVELS:
A. CAST-IN-PLACE CONCRETE (20% FLYASH)
B. CARPET (25%)
C. ROAD BASE, FILL OR LANDSCAPE AMENDMENTS

BUILDING GENERAL NOTES:

- PROVIDE FRONT DESK AREA THAT CONTROLS SECURITY FOR THE BUILDING, INCLUDING ENTRY AND EXIT FOR GUESTS, FIRE SAFETY SYSTEM MONITORING, AND COMMUNICATION WITH RESIDENTS.
- PROVIDE SECURITY ENTRY SYSTEM (I.E. INTERCOMS, KEY CARDS, COMBINATION PADS, ETC.) AT ALL ENTRY CONDITIONS.
- OPEN CORRIDOR PROVIDED TO ALLOW FOR NATURAL "THROUGH VENTILATION"
- AIR CONDITIONING SHALL BE PROVIDED AT ALL COMMON AREAS AND OFFICE.
- PRIVATE OUTDOOR SPACE SHALL BE ACCESSIBLE AS REQUIRED BY THE CBC AND BY UNIVERSAL DESIGN. IF APPLICABLE, HINGED OR SLIDING PATIO DOORS SHALL PROVIDE 32" OF CLEAR SPACE, AND CLEAR APPROACH SPACE SHALL BE PROVIDED. A PRIVATE AREA MAY BE A PATIO, DECK, PORCH, YARD, OR BALCONY. PRIMARY ACCESS TO PRIVATE OPEN SPACE SHALL NOT BE FROM ANY BEDROOM, EXCEPT FOR ONE-BEDROOM UNITS.

ACCESSIBILITY GENERAL NOTES:

- ACCESSIBLE ROUTES OF TRAVEL TO THE DWELLING UNITS WITH ACCESSIBLE 34" MINIMUM CLEAR OPENING WIDTH ENTRY, AND 34" CLEAR WIDTH FOR ALL DOORS ON AN ACCESSIBLE PATH, TO ACHIEVE THE 34" OPENING, ENSURE SUFFICIENT SPACE IS PROVIDED FOR THE REAR DOOR SWING.
- INTERIOR DOORS WITH LEVER HARDWARE AND 42" MINIMUM WIDTH HALLWAYS.
- FULLY ACCESSIBLE BATHROOMS COMPLYING WITH ADA 2010 AND CBC 11B. IN ADDITION A 30" X 48" CLEARANCE PARALLEL TO AND CENTERED ON THE BATHROOM VANITY.
- ACCESSIBLE KITCHENS (MEETING THE REQUIREMENTS OF ADA 2010). A 30" X 48" CLEARANCE PARALLEL TO AND CENTERED ON THE FRONT OF ALL MAJOR APPLIANCES AND FIXTURES (REFRIGERATOR, OVEN, DISHWASHER AND KITCHEN SINK).
- WRING FOR AUDIO AND VISUAL DOORBELLS REQUIRED BY UFAS/ADA 2010 SHALL BE INSTALLED.
- CLOSETS AND BALCONIES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE.
- THESE UNITS SHALL BE DISTRIBUTED THROUGHOUT THE PROJECT CONSISTENT WITH 24 CFR SECTION 8.26.

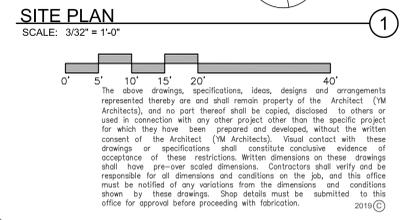
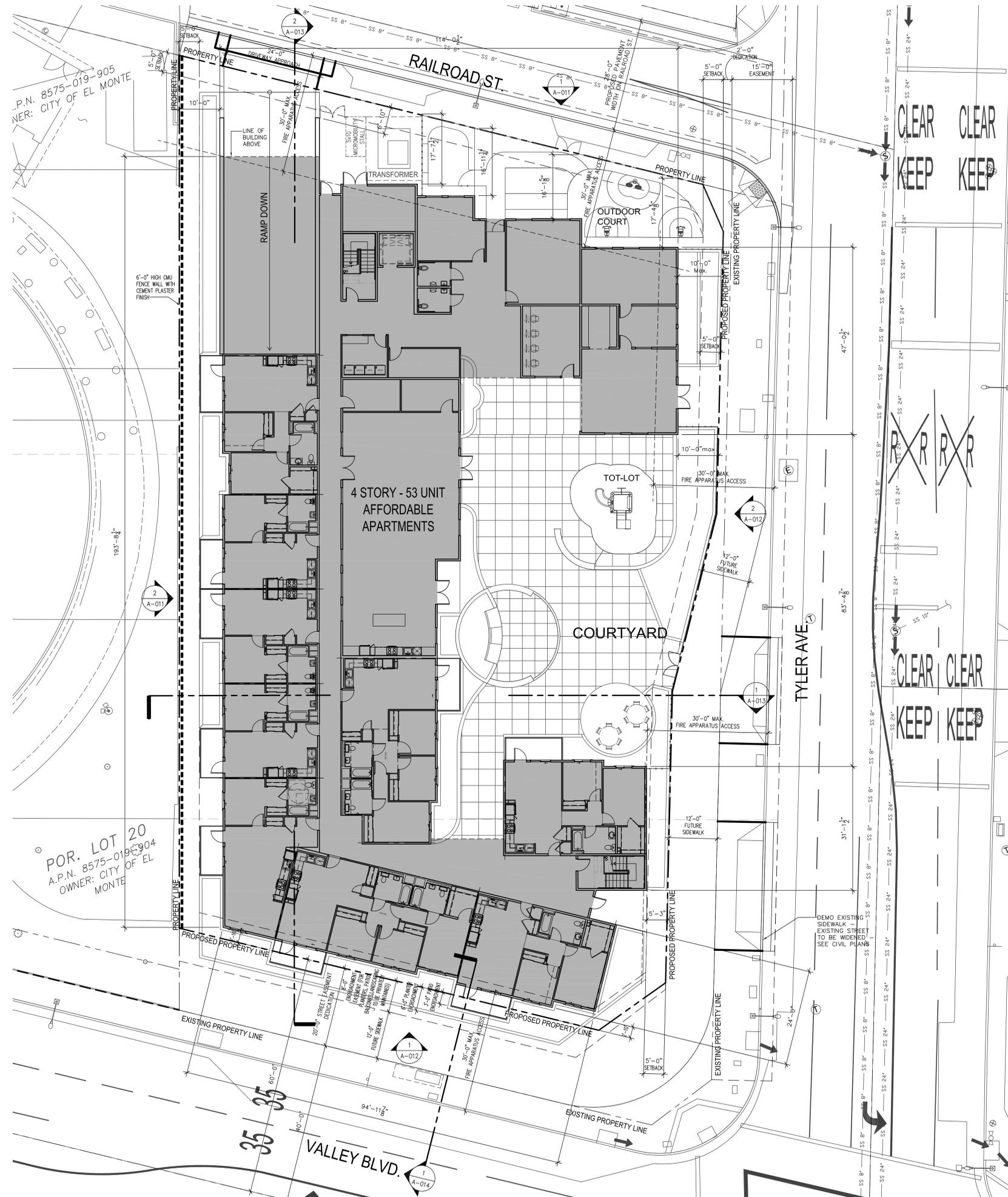
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) KEYNOTES:

- SECURITY CAMERA:**
BUILDING SHALL BE PRE-WIRED FOR CLOSED-CIRCUIT SURVEILLANCE CAMERAS IN PARKING AREAS, MAIN ENTRANCES, EXTERIOR EXIT DOORS AND COMMON AREAS NOT DIRECTLY ADJACENT TO REGULARLY OCCUPIED ROOMS.

- SITE LIGHTING:**
A) WALL MOUNTED EXTERIOR LIGHT FIXTURE AROUND PERIMETER OF BUILDING (LIGHT SHALL SHINE DOWNWARD)
B) PARKING AREA AND OVERALL SITE SHALL HAVE ADEQUATE AND UNIFORMLY DISTRIBUTED LIGHTING.

BUILDING KEY NOTES:

- ROOF:**
TPO COOL ROOF (1" PER SQUARE FOOT SLOPE TO DRAINS (ROOFING SHALL CARRY A THREE-YEAR SUBCONTRACTOR GUARANTEE AND AT MINIMUM 20-YEAR MANUFACTURER'S WARRANTY.)
- COMMON AREA:**
PROJECT SHALL PROVIDE AMENITIES TO RESIDENTS THAT WILL INCLUDE SEATING AREAS, BARBEQUE AND TABLES, PLAY AREA, ETC.



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OPEN SPACE TABULATIONS: (PRIVATE AND COMMON AREAS)	
NUMBER OF UNITS	REQUIRED SPACE
1-15	30 SQ. FT./UNIT
15-25	20 SQ. FT./UNIT
26-50	17.5 SQ. FT./UNIT
51+	15 SQ. FT./UNIT

ACCESSIBILITY GENERAL NOTES:

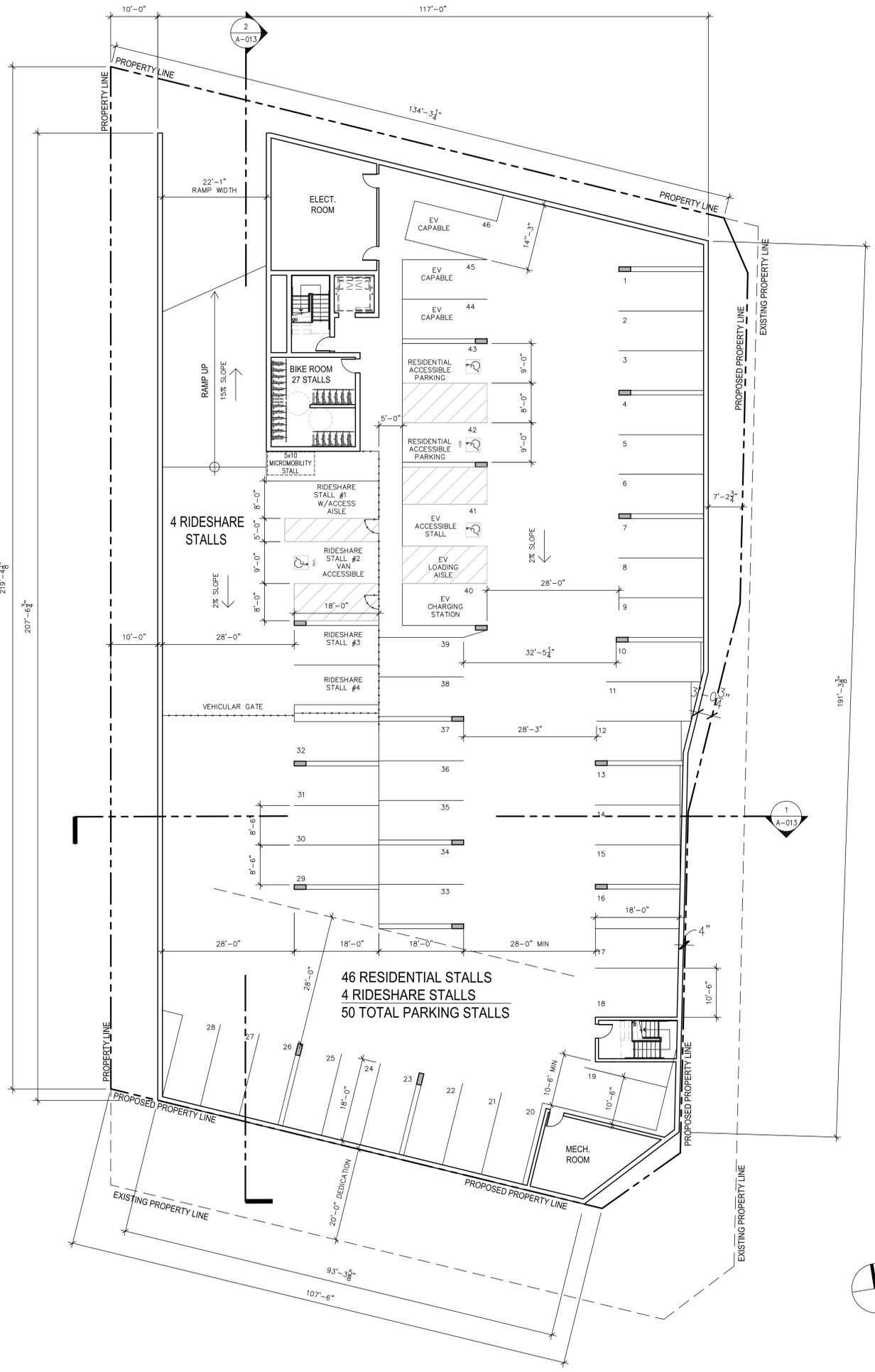
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The above drawings, specifications, ideas, designs and arrangements represented hereby are and shall remain property of the Architect (Y&M Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of the Architect (Y&M Architects). Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have pre-over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and the office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication. © 2019

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REQUIRED SUSTAINABLE BUILDING METHODS

- 2016 TITLE 24 BUILDING ENERGY EFFICIENCY STANDARDS: ALL NEW CONSTRUCTION PROJECTS MUST MEET MINIMUM CONSTRUCTION STANDARDS DEFINED BY TAC REGULATIONS SECTION 10326(F)(3)(A).
- OUTDOOR WATER CONSERVATION MEASURES:** ALL PROJECTS MUST INCORPORATE OUTDOOR WATER CONSERVATION MEASURES THAT INCLUDE (NOT APPLICABLE FOR PROJECTS WITH GRAYWATER IRRIGATION SYSTEMS):
 - USE NATIVE OR DROUGHT-TOLERANT PLANTS FOR A MINIMUM OF 75% OF LANDSCAPED AREA; SELECT PLANTS FROM LOS ANGELES COUNTY'S DROUGHT-TOLERANT PLANT LIST FOUND AT [HTTP://PLANNING.LACOUNTY.GOV/GREEN](http://planning.lacounty.gov/green), OR THE LOCAL JURISDICTION'S DROUGHT-TOLERANT PLANT LIST, IF REQUIRED TO DO SO BY THE LOCAL JURISDICTION.
 - LIMIT CONVENTIONAL GRASS/TURF TO 25% OF LANDSCAPED AREA.
 - GROUP PLANTS WITH SIMILAR WATERING NEEDS (HYDROZONES).
 - INSTALL HIGH EFFICIENCY IRRIGATION SYSTEM WITH SMART IRRIGATION CONTROLS FOR ALL LANDSCAPING.
- RECYCLING:** ALL PROJECTS, AT MINIMUM, SHALL RECYCLE AND/OR SALVAGE 70% OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS.
- RECYCLING AREA:** ALL PROJECTS SHALL PROVIDE AN EASILY-ACCESSIBLE RECYCLING AREA FOR TENANT USE THAT SERVES THE ENTIRE BUILDING.
- USE WATER SAVING FIXTURES OR FLOW RESTRICTORS IN KITCHEN (2GPM OR LESS) AND BATHROOMS (1.5 GPM OR LESS).
- USE AT LEAST ONE HIGH EFFICIENCY TOILET (1.3 GPF) OR DUAL-FLUSH TOILET PER UNIT.
- USE OF NO-VOC INTERIOR PAINT (5 G/L OR LESS).
- USE OF OR GREEN-LABEL, LOW-VOC CARPETING AND PAD AND LOW-VOC ADHESIVES 25 G/L OR LESS.
- USE OF BATHROOM FANS IN ALL BATHROOMS THAT EXHAUST TO THE OUTDOORS AND ARE EQUIPPED WITH A HUMIDISTAT SENSOR OR TIMER.
- USE OF AT LEAST ONE OF THE FOLLOWING RECYCLED MATERIALS AT THE DESIGNATED LEVELS:
 - CAST-IN-PLACE CONCRETE (20% FLYASH)
 - CARPET (25%)
 - ROAD BASE, FILL OR LANDSCAPE AMENDMENTS

BUILDING GENERAL NOTES:

- PROVIDE FRONT DESK AREA THAT CONTROLS SECURITY FOR THE BUILDING, INCLUDING ENTRY AND EXIT FOR GUESTS, FIRE SAFETY SYSTEM MONITORING, AND COMMUNICATION WITH RESIDENTS.
- PROVIDE SECURITY ENTRY SYSTEM (I.E. INTERCOMS, KEY CARDS, COMBINATION PADS, ETC.) AT ALL ENTRY CONDITIONS.
- OPEN CORRIDOR PROVIDED TO ALLOW FOR NATURAL "THROUGH VENTILATION"
- AIR CONDITIONING SHALL BE PROVIDED AT ALL COMMON AREAS AND OFFICE.
- PRIVATE OUTDOOR SPACE SHALL BE ACCESSIBLE AS REQUIRED BY THE CBC AND BY UNIVERSAL DESIGN. IF APPLICABLE, HINGED OR SLIDING PATIO DOORS SHALL PROVIDE 32" OF CLEAR SPACE, AND CLEAR APPROACH SPACE SHALL BE PROVIDED. A PRIVATE AREA MAY BE A PATIO, DECK, PORCH, YARD, OR BALCONY. PRIMARY ACCESS TO PRIVATE OPEN SPACE SHALL NOT BE FROM ANY BEDROOM, EXCEPT FOR ONE-BEDROOM UNITS.

OPEN SPACE TABULATIONS: (PRIVATE AND COMMON AREAS)	
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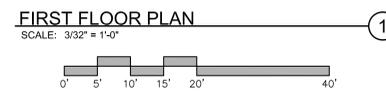
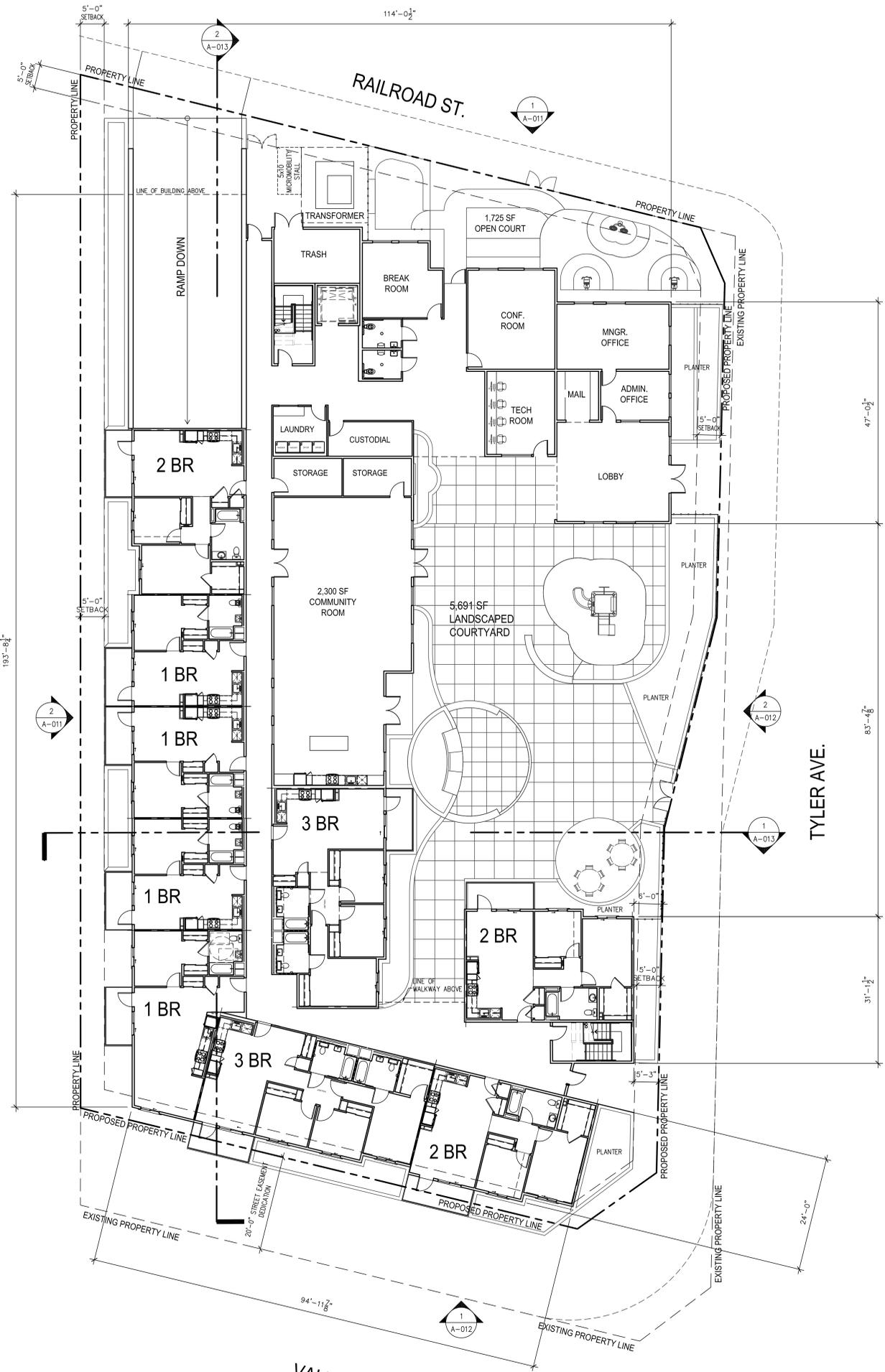
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CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) KEYNOTES:

- SECURITY CAMERA:** BUILDING SHALL BE PRE-WIRED FOR CLOSED-CIRCUIT SURVEILLANCE CAMERAS IN PARKING AREAS, MAIN ENTRANCES, EXTERIOR EXIT DOORS AND COMMON AREAS NOT DIRECTLY ADJACENT TO REGULARLY OCCUPIED ROOMS.
- SITE LIGHTING:**
 - WALL MOUNTED EXTERIOR LIGHT FIXTURE AROUND PERIMETER OF BUILDING (LIGHT SHALL SHINE DOWNWARD)
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BUILDING KEY NOTES:

- ROOF:** TPO COOL ROOF (1" PER SQUARE FOOT SLOPE TO DRAINS. ROOFING SHALL CARRY A THREE-YEAR SUBCONTRACTOR GUARANTEE AND AT MINIMUM 20-YEAR MANUFACTURER'S WARRANTY.)
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LEGEND:

- DESIGNATED MOBILITY UNITS (PROVIDED: 10% OF EACH UNIT TYPE)
- DESIGNATED SENSORY UNITS (PROVIDED: 4% OF EACH UNIT TYPE)

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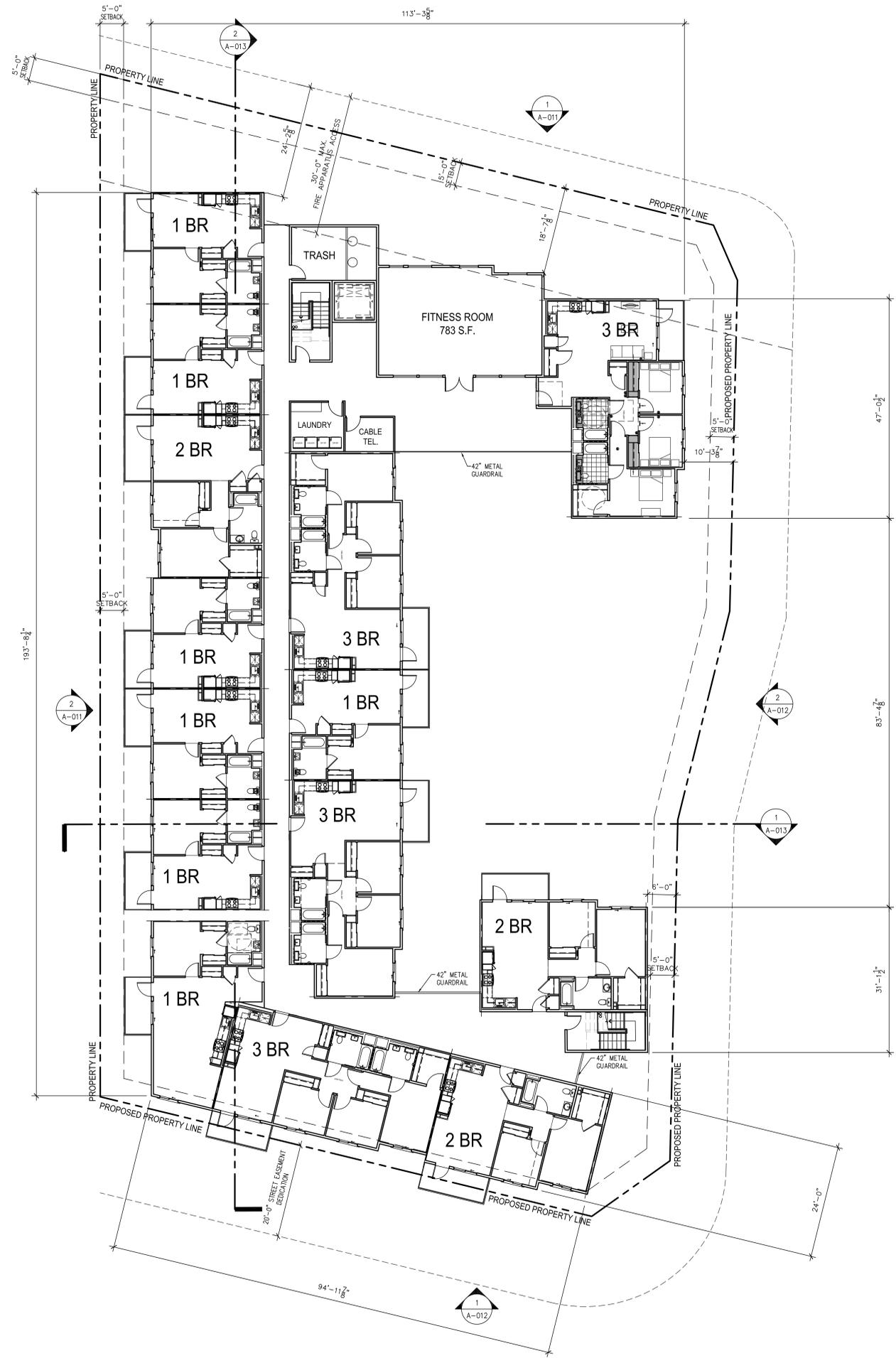
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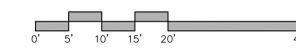
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2ND LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"



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Y&M Architects
724 South Spring Street, Suite 304
Los Angeles, CA 90014
Tel. 213 623 2107 Fax. 213 623 2108
www.ymarch.com

"TYLER-VALLEY METRO" Affordable Housing Development

Project: 3649 TYLER AVE.
EL MONTE, CA

CESAR CHAVEZ FOUNDATION

Developer: 316 W. 2ND ST., SUITE 600
LOS ANGELES, CA 90012
213-362-0260 X2230

06.05.20 A-006

Date Page

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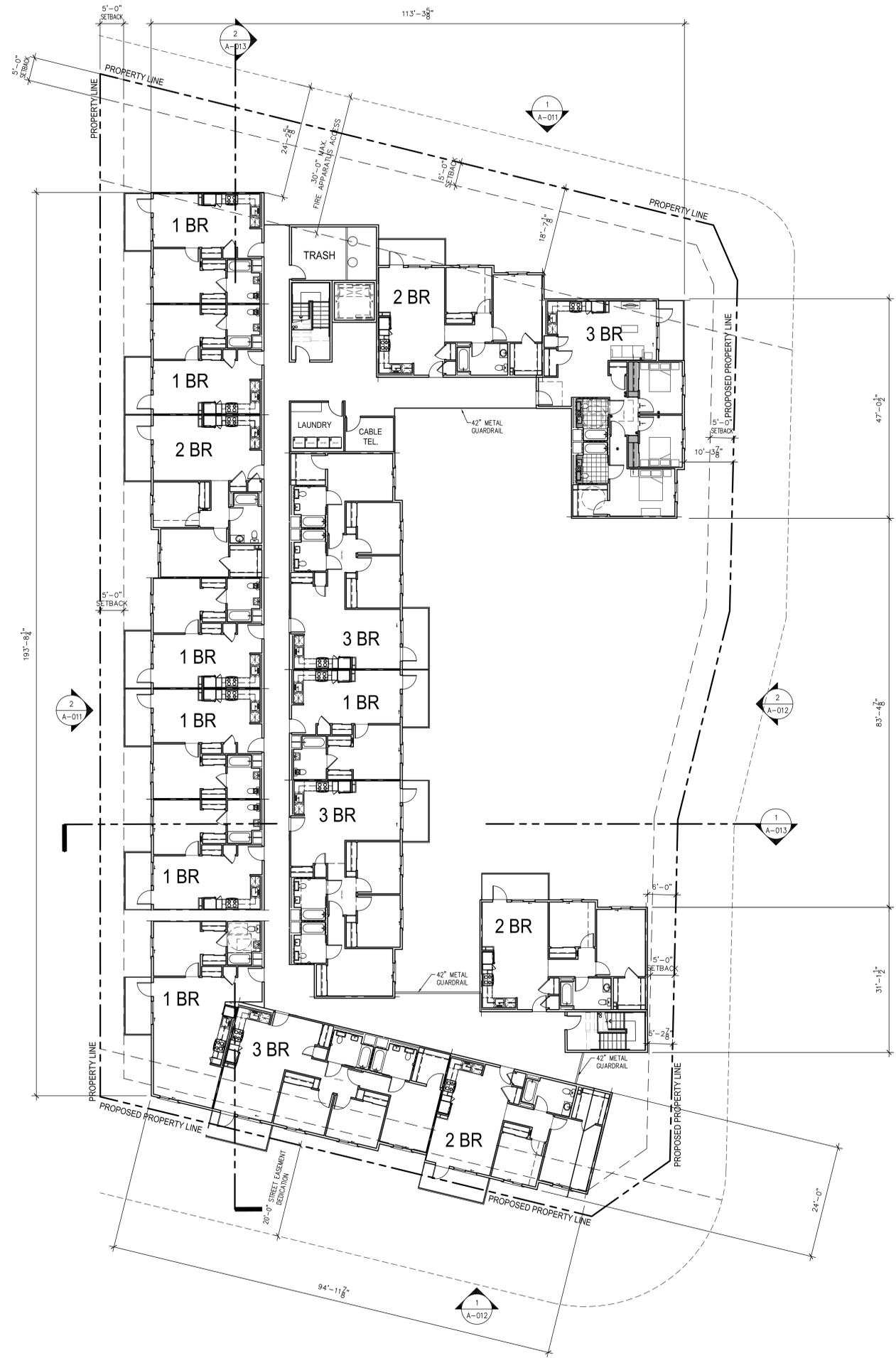
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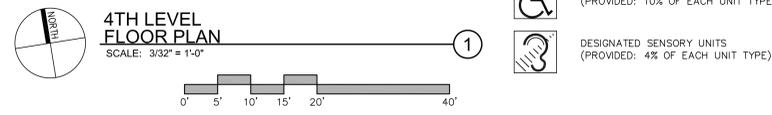
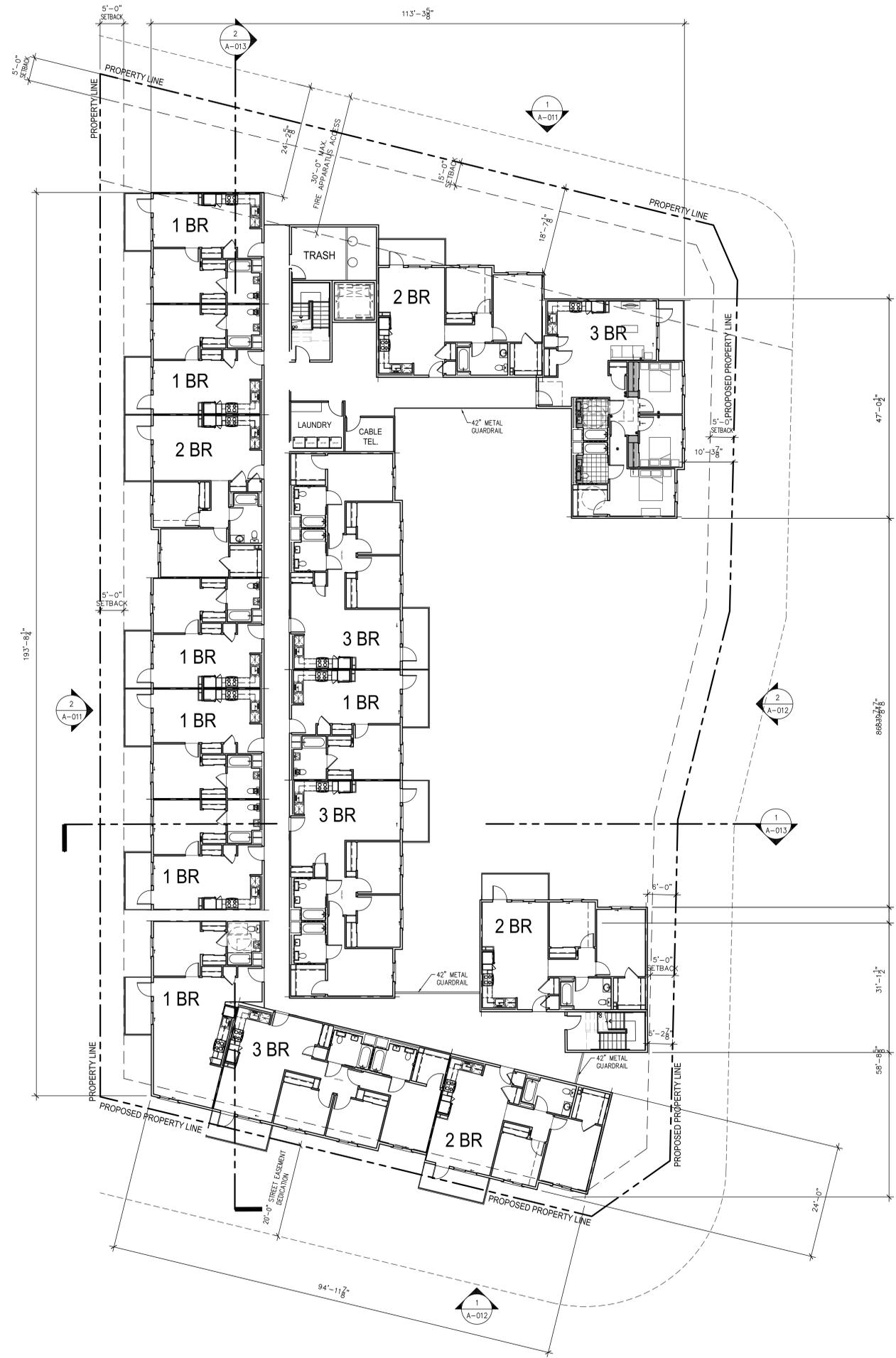
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- FULLY ACCESSIBLE BATHROOMS COMPLYING WITH ADA 2010 AND CBC 11B. IN ADDITION A 30" X 48" CLEARANCE PARALLEL TO AND CENTERED ON THE BATHROOM VANITY.
- ACCESSIBLE KITCHENS (MEETING THE REQUIREMENTS OF ADA 2010). A 30" X 48" CLEARANCE PARALLEL TO AND CENTERED ON THE FRONT OF ALL MAJOR APPLIANCES AND FIXTURES (REFRIGERATOR, OVEN, DISHWASHER AND KITCHEN SINK).
- WIRING FOR AUDIO AND VISUAL DOORBELLS REQUIRED BY UFAS/ADA 2010 SHALL BE INSTALLED.
- CLOSETS AND BALCONIES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE.
- THESE UNITS SHALL BE DISTRIBUTED THROUGHOUT THE PROJECT CONSISTENT WITH 24 CFR SECTION 8.26.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) KEYNOTES:

- SECURITY CAMERA:**
BUILDING SHALL BE PRE-WIRED FOR CLOSED-CIRCUIT SURVEILLANCE CAMERAS IN PARKING AREAS, MAIN ENTRANCES, EXTERIOR EXIT DOORS AND COMMON AREAS NOT DIRECTLY ADJACENT TO REGULARLY OCCUPIED ROOMS.
- SITE LIGHTING:**
A) WALL MOUNTED EXTERIOR LIGHT FIXTURE AROUND PERIMETER OF BUILDING (LIGHT SHALL SHINE DOWNWARD)
B) PARKING AREA AND OVERALL SITE SHALL HAVE ADEQUATE AND UNIFORMLY DISTRIBUTED LIGHTING.

BUILDING KEY NOTES:

- ROOF:**
TPO COOL ROOF (X" PER SQUARE FOOT SLOPE TO DRAINS (ROOFING SHALL CARRY A THREE-YEAR SUBCONTRACTOR GUARANTEE AND AT MINIMUM 20-YEAR MANUFACTURER'S WARRANTY.)
- COMMON AREA:**
PROJECT SHALL PROVIDE AMENITIES TO RESIDENTS THAT WILL INCLUDE SEATING AREAS, BARBEQUE AND TABLES, PLAY AREA, ETC.



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REQUIRED SUSTAINABLE BUILDING METHODS

01. 2016 TITLE 24 BUILDING ENERGY EFFICIENCY STANDARDS. ALL NEW CONSTRUCTION PROJECTS MUST MEET MINIMUM CONSTRUCTION STANDARDS DEFINED BY TAC REGULATIONS SECTION 10325(F)(7)(A).
02. **OUTDOOR WATER CONSERVATION MEASURES:**
ALL PROJECTS MUST INCORPORATE OUTDOOR WATER CONSERVATION MEASURES THAT INCLUDE (NOT APPLICABLE FOR PROJECTS WITH GRAYWATER IRRIGATION SYSTEMS):
A) USE NATIVE OR DROUGHT-TOLERANT PLANTS FOR A MINIMUM OF 75% OF LANDSCAPED AREA; SELECT PLANTS FROM LOS ANGELES COUNTY'S DROUGHT-TOLERANT PLANT LIST FOUND AT [HTTP://PLANNING.LACOUNTY.GOV/GREEN/](http://planning.lacounty.gov/green/), OR THE LOCAL JURISDICTION'S DROUGHT-TOLERANT PLANT LIST, IF REQUIRED TO DO SO BY THE LOCAL JURISDICTION.
B) LIMIT CONVENTIONAL GRASS/TURF TO 25% OF LANDSCAPED AREA.
C) GROUP PLANTS WITH SIMILAR WATERING NEEDS (HYDROZONES).
D) INSTALL HIGH EFFICIENCY IRRIGATION SYSTEM WITH SMART IRRIGATION CONTROLS FOR ALL LANDSCAPING.
03. **RECYCLING:**
ALL PROJECTS, AT MINIMUM, SHALL RECYCLE AND/OR SALVAGE 70% OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS.
04. **RECYCLING AREA:**
ALL PROJECTS SHALL PROVIDE AN EASILY-ACCESSIBLE RECYCLING AREA FOR TENANT USE THAT SERVES THE ENTIRE BUILDING.
05. USE WATER SAVING FIXTURES OR FLOW RESTRICTORS IN KITCHEN (2GPM OR LESS) AND BATHROOMS (1.5 GPM OR LESS)
06. USE AT LEAST ONE HIGH EFFICIENCY TOILET (1.3 GPF) OR DUAL-FLUSH TOILET PER UNIT.
07. USE OF NO-VOC INTERIOR PAINT (5 G/L OR LESS)
08. USE OF OR GREEN-LABEL, LOW-VOC CARPETING AND PAD AND LOW-VOC ADHESIVES 25 G/L OR LESS.
09. USE OF BATHROOM FANS IN ALL BATHROOMS THAT EXHAUST TO THE OUTDOORS AND ARE EQUIPPED WITH A HUMIDISTAT SENSOR OR TIMER.
10. USE OF AT LEAST ONE OF THE FOLLOWING RECYCLED MATERIALS AT THE DESIGNATED LEVELS:
A. CAST-IN-PLACE CONCRETE (20% FLYASH)
B. CARPET (25%)
C. ROAD BASE, FILL OR LANDSCAPE AMENDMENTS

BUILDING GENERAL NOTES:

01. PROVIDE FRONT DESK AREA THAT CONTROLS SECURITY FOR THE BUILDING, INCLUDING ENTRY AND EXIT FOR GUESTS, FIRE SAFETY SYSTEM MONITORING, AND COMMUNICATION WITH RESIDENTS.
02. PROVIDE SECURITY ENTRY SYSTEM (I.E. INTERCOMS, KEY CARDS, COMBINATION PADS, ETC.) AT ALL ENTRY CONDITIONS.
03. OPEN CORRIDOR PROVIDED TO ALLOW FOR NATURAL "THROUGH VENTILATION"
04. AIR CONDITIONING SHALL BE PROVIDED AT ALL COMMON AREAS AND OFFICE.
05. PRIVATE OUTDOOR SPACE SHALL BE ACCESSIBLE AS REQUIRED BY THE CBC AND BY UNIVERSAL DESIGN. IF APPLICABLE, HINGED OR SLIDING PATIO DOORS SHALL PROVIDE 32" OF CLEAR SPACE, AND CLEAR APPROACH SPACE SHALL BE PROVIDED. A PRIVATE AREA MAY BE A PATIO, DECK, PORCH, YARD, OR BALCONY. PRIMARY ACCESS TO PRIVATE OPEN SPACE SHALL NOT BE FROM ANY BEDROOM, EXCEPT FOR ONE-BEDROOM UNITS.

OPEN SPACE TABULATIONS: (PRIVATE AND COMMON AREAS)	
NUMBER OF UNITS	REQUIRED SPACE
1-15	30 SQ. FT./UNIT
15-25	20 SQ. FT./UNIT
26-50	17.5 SQ. FT./UNIT
51+	15 SQ. FT./UNIT

ACCESSIBILITY GENERAL NOTES:

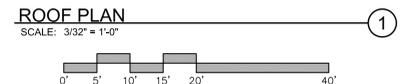
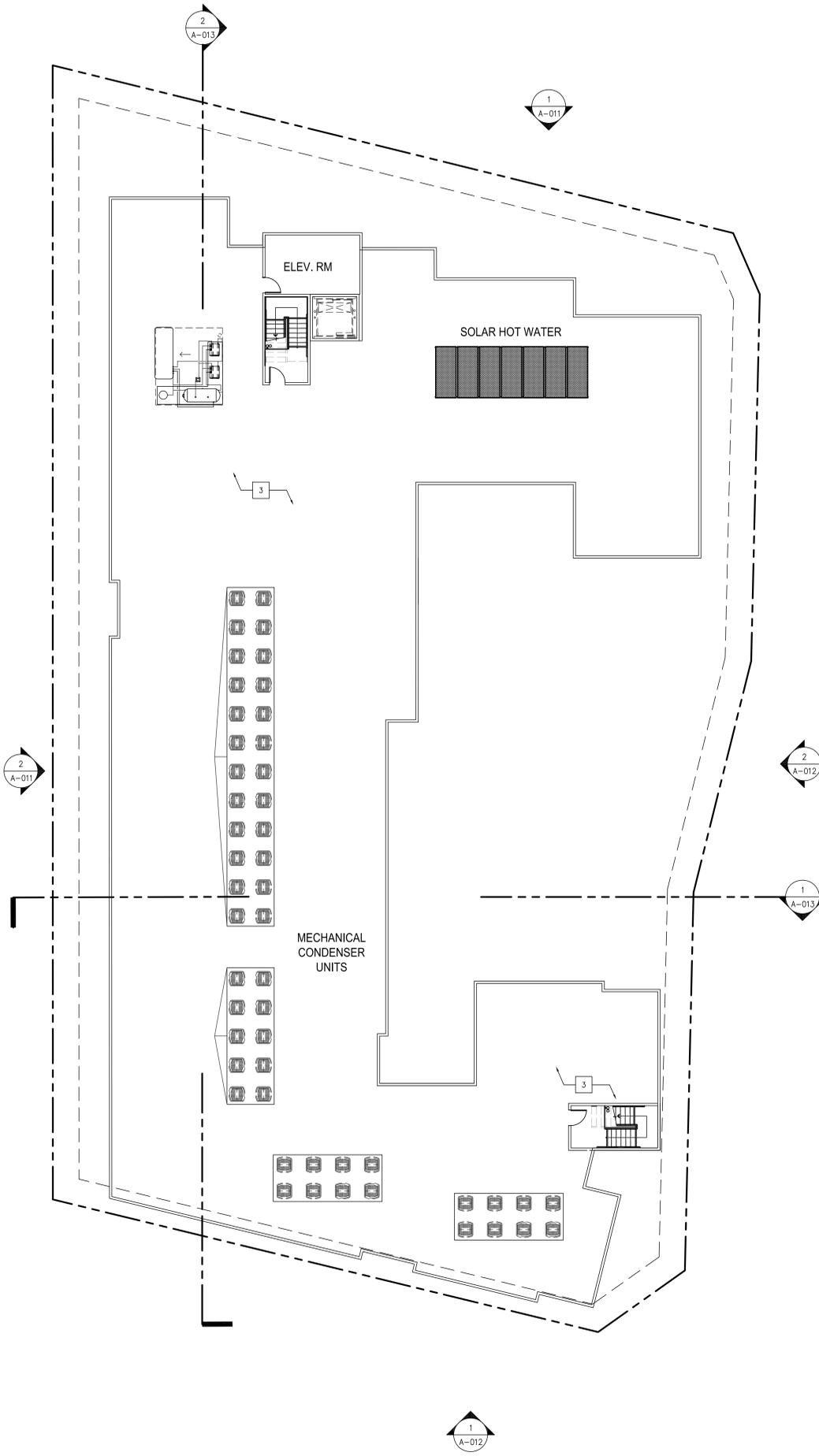
01. ACCESSIBLE ROUTES OF TRAVEL TO THE DWELLING UNITS WITH ACCESSIBLE 34" MINIMUM CLEAR OPENING WIDTH ENTRY, AND 34" CLEAR WIDTH FOR ALL DOORS ON AN ACCESSIBLE PATH. TO ACHIEVE THE 34" OPENING, ENSURE SUFFICIENT SPACE IS PROVIDED FOR THE REAR DOOR SWING.
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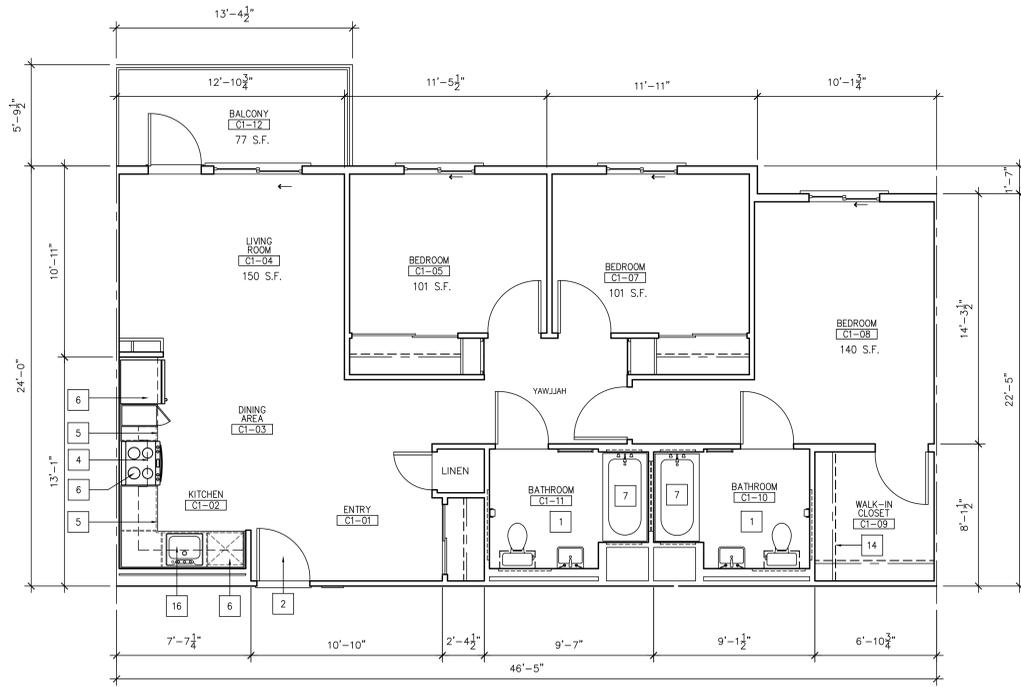
BUILDING KEY NOTES:

3. **ROOF:**
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4. **COMMON AREA:**
PROJECT SHALL PROVIDE AMENITIES TO RESIDENTS THAT WILL INCLUDE SEATING AREAS, BARBEQUE AND TABLES, PLAY AREA, ETC.



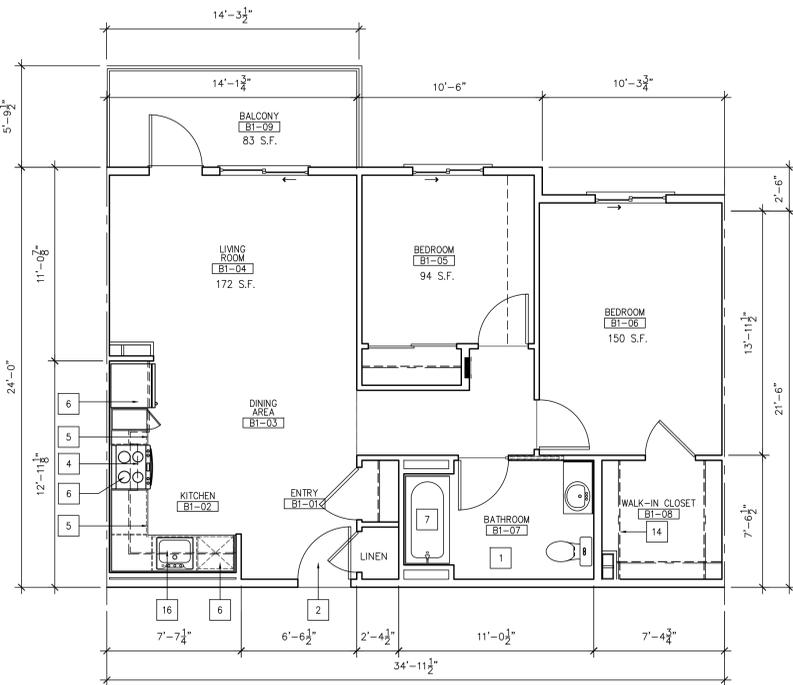
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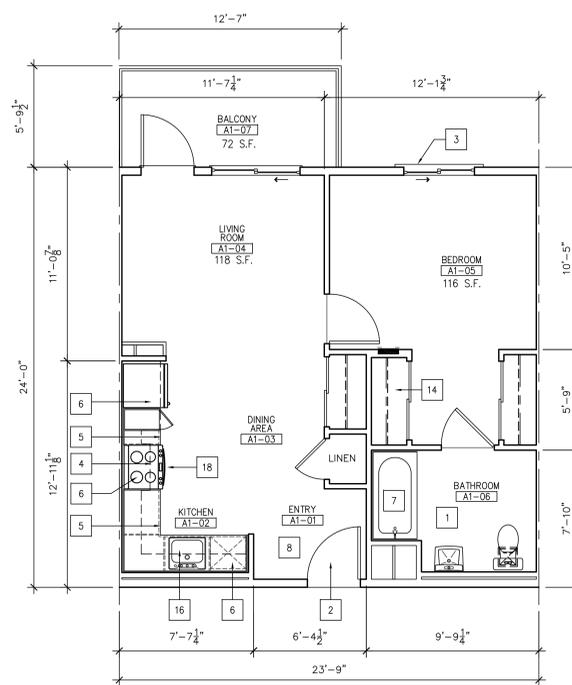
3 BEDROOM UNIT PLAN
1098 SF
SCALE: 1/4" = 1'-0"

3



2 BEDROOM UNIT PLAN
813 SF
SCALE: 1/4" = 1'-0"

2

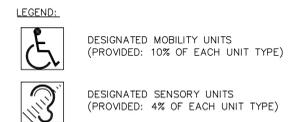


1 BEDROOM UNIT PLAN
570 SF
SCALE: 1/4" = 1'-0"

1

DESIGN CRITERIA	REQUIREMENTS PER UNIT TYPE			PROVIDED
	STUDIO	1-BEDROOM	2-BEDROOM	
GENERAL REQUIREMENTS				
UNIT SIZE MEETS MINIMUM REQUIREMENTS (UNIT SIZES SHALL CONFORM TO THE STANDARDS REQUIRED BY THE CALIFORNIA TAX CREDIT ALLOCATION)				
STUDIO (200 SQ. FT.)	○			
1-BEDROOM (450 SQ. FT.)		○		
2-BEDROOM (700 SQ. FT.)			○	
3-BEDROOM (900 SQ. FT.)				○
UNIT MINIMIZES SPACE DEVOTED TO CIRCULATION	○	○	○	
ROOMS ARE REASONABLY FINISHED FOR INTENDED USE	○	○	○	
KITCHEN REQUIREMENTS				
KITCHEN FACILITIES INCLUDE ENERGY STAR REQUIRED APPLIANCES:				
REFRIGERATOR	○	○	○	
STOVE AND RANGE (STOVETOP OVENS ARE REQUIRED)	○	○	○	
KITCHEN SINK	○	○	○	
GARBAGE DISPOSAL UNIT	○	○	○	
STORAGE CABINETS	○	○	○	
ADEQUATE SPACE FOR RECYCLING AND SOLID WASTE BINS HAS BEEN PROVIDED	○	○	○	
BATHROOM REQUIREMENTS				
A FULL BATHROOM, INCLUDING LAVATORY, TOILET, AND TUB/SHOWER (OR SHOWER) HAS BEEN PROVIDED	○	○	○	
BEDROOM REQUIREMENTS				
BEDROOM HAS A MINIMUM WIDTH OF NINE (9) FEET	○	○	○	
STORAGE REQUIREMENTS				
MINIMUM MASTER BEDROOM CLOSET SPACE OF 5FT X 2FT PER ADULT (ASSUMING TWO (2) OCCUPANTS BEDROOM) HAS BEEN PROVIDED	○	○	○	
MINIMUM CLOSET SPACE 5FT X 2FT PER PERSON FOR OTHER BEDROOMS HAS BEEN PROVIDED	○	○	○	

- UNIT KEY NOTES:**
- BATHROOM EXHAUST FANS: ENERGY STAR EXHAUST FANS SHALL BE INSTALLED IN BATHROOMS AND SHALL COMPLY WITH THE REQUIREMENTS OF CALGREEN.
 - EXTERIOR UNIT DOOR: INSULATED OR SOLID CORE, FLUSH, PAINT OR STAIN GRADE EXTERIOR DOORS SHALL BE MADE METAL CLAD OR HARDWOOD FACES, WITH A STANDARD ONE-YEAR GUARANTEE AND ALL SIX (6) SIDES FACTORY PRIMED.
 - EXTERIOR WINDOW:
 - ALL WINDOWS SHALL BE EQUIPPED WITH A NATIONAL FENESTRATION RATING COUNCIL (NFRC) LABEL (FOR FIELD INSPECTION) SHOWING THE U-VALUE AND SOLAR GAIN COEFFICIENT
 - SCREENS SHALL BE PROVIDED ON ALL OPERABLE WINDOWS
 - PROVIDE WINDOW TREATMENTS AT ALL WINDOWS. METAL HORIZONTAL BLINDS ARE NOT PERMITTED.
 - VENTED RANGE HOOD:
 - RANGE HOOD SHALL BE CENTERED OVER THE STOVE
 - CONTROLS FOR RANGE HOODS SHALL MEET ALL ACCESSIBILITY REQUIREMENTS FOR FRONT OR SIDE REACH
 - KITCHEN CABINETS: CABINETS WITH DOORS SHALL BE PROVIDED AT ALL KITCHEN CABINETS (EXCEPT WHERE CABINETS ARE REQUIRED TO BE REMOVED FOR ACCESSIBILITY). NO PARTICLE BOARD OR MDF IS PERMITTED, EXCEPT FOR SHELVING
 - APPLIANCES: ENERGY STAR APPLIANCES ARE REQUIRED (APPLIES TO NEW OR REPLACEMENT APPLIANCES)
 - BATHTUB, SHOWER ENCLOSURES AND BACKING MATERIALS: TO COMPLY WITH CBC 1134A.2, AT LEAST ONE BATHROOM IN EACH UNIT MUST HAVE A TUB EQUIPPED FOR THE FUTURE INSTALLATION OF GRAB BARS (FLAT REAR BACK AND SIDE PANELS WITH PREINSTALLED PLWOOD BACKING). PROJECTS EMPLOYING CAST IRON TUBS AND TILE SURROUNDS MUST INSTALL STRUCTURAL BLOCKING BELOW TILE AND BACKER-BOARD.
 - FLOOR COVERINGS: FOR LIGHT AND MEDIUM TRAFFIC AREAS, VINYL OR LINOLEUM SHALL BE AT LEAST 3/32" THICK. FOR HEAVY TRAFFIC AREAS, IT SHALL BE AT LEAST 1/8" THICK. A HARD, WATER RESISTANT, CLEANABLE SURFACE SHALL BE REQUIRED FOR ALL KITCHEN AND BATH AREAS. CARPET COMPLYING WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OR FEDERAL HOUSING ADMINISTRATION UMD, OR ALTERNATIVELY, CORK, BAMBOO, LINOLEUM, OR HARDWOOD FLOORS SHALL BE PROVIDED IN ALL OTHER FLOOR SPACES.
 - FINISH MATERIALS: NON-FLAT: 150 G/L OR LESS, FLAT: 50 G/L OR LESS FOR ALL INTERIOR SURFACES WHERE PAINTS AND STAINS ARE APPLIED.
 - HEATING AND AIR CONDITIONING: INSTALL ENERGY STAR RATED CEILING FANS IN ALL BEDROOMS
 - WATER HEATER: FOR UNITS WITH INDIVIDUAL WATER HEATERS, MINIMUM CAPACITIES ARE TO BE 30 GALLONS FOR ONE- AND TWO-BEDROOM UNITS AND 40 GALLONS FOR THREE-BEDROOM UNITS OR LARGER.
 - COMMUNICATION WIRING:
 - PROVIDE A TELEPHONE JACK IN ALL BEDROOMS AND IN ONE (1) COMMON AREA.
 - PROVIDE INFRASTRUCTURE FOR BROADBAND INTERNET ACCESS TO AT LEAST (1) LOCATION PER UNIT, OR DEMONSTRATE THAT A BROADBAND INTERNET SIGNAL IS PROVIDED TO ALL AREAS IN EACH UNIT. BROADBAND INFRASTRUCTURE IS DEFINED AS CABLES, FIBER OPTICS, WIRING, OR OTHER PERMANENT (INTEGRAL TO THE STRUCTURE) INFRASTRUCTURE - INCLUDING WIRELESS INFRASTRUCTURE - AS LONG AS THE INSTALLATION RESULTS IN BROADBAND INFRASTRUCTURE IN EACH DWELLING UNIT MEETING THE FEDERAL COMMUNICATIONS COMMISSION'S (FCC'S) DEFINITION IN EFFECT AT THE TIME THE PRE-CONSTRUCTION ESTIMATES ARE GENERATED.
 - CABLE TELEVISION:
 - PROVIDE AT LEAST ONE (1) JACK IN THE LIVING ROOM FOR UNITS WITH TWO (2) BEDROOMS OR LESS.
 - PROVIDE A MINIMUM OF ONE (1) JACK IN AT LEAST ONE (1) BEDROOM PLUS ONE (1) JACK IN THE LIVING ROOM FOR UNITS OF THREE (3) BEDROOMS OR MORE.
 - PROVIDE A DIGITAL MASTER ANTENNA TELEVISION (MATV) FOR ALL DEVELOPMENTS WIRED TO AT LEAST ONE (1) OUTLET IN THE LIVING ROOM AND ALL BEDROOMS. THE SIGNAL SHALL BE AMPLIFIED AS REQUIRED TO REACH ALL RECEPTACLES IN EACH UNIT. SUBMITTALS SHALL INCLUDE A RISER DIAGRAM FOR THE MATV, AND SHALL INCLUDE A PERFORMANCE SPECIFICATION FOR THE MATV AND A PLAN SHOWING FLOOR BY FLOOR TELCOM CLOSETS.
 - MINIMUM CLOSET STORAGE: PROVIDE UPPER (84"A.F.F.) AND LOWER (42"A.F.F.) WARDROBE POLE IN CLOSET. PROVIDE 5X2 FT. MINIMUM MASTER BEDROOM CLOSET SPACE PER ADULT ASSUMING TWO (2) OCCUPANTS PER BEDROOM, AND 5X2 FT. MINIMUM CLOSET SPACE PER PERSON FOR OTHER BEDROOMS
 - ENERGY CONSERVATION MEASURES: USE OF ENERGY CONSERVATION MEASURES FOR ALL BUILDING LOCATIONS INCLUDE:
 - ENERGY STAR LABELED REFRIGERATORS ENERGY STAR LABELED DISHWASHERS
 - ENERGY STAR CLOTHES WASHERS
 - ENERGY STAR LIGHTING FOR INTERIOR
 - ENERGY STAR BATHROOM FAN/LIGHT
 - ENERGY STAR APPROVED EXTERIOR LIGHTING, OR HIGH EFFICACY AS DEFINED BY THE CALIFORNIA ENERGY COMMISSION.
 - INDOOR WATER CONSERVATION MEASURES: PLUMBING SHALL COMPLY WITH CAL-GREEN REQUIREMENTS
 - LOWER CABINET: LOWER CABINET SHALL HAVE HARDWARE TO INSTALL A RECYCLING AND SOLID WASTE BIN INSIDE THE CABINET BOX
 - RANGE: ELECTRIC 30" STOVETOP SLIDE IN RANGE
 - CENTRAL HEATING AND COOLING: ALL UNITS SHALL HAVE CENTRAL HEATING AND COOLING SYSTEMS



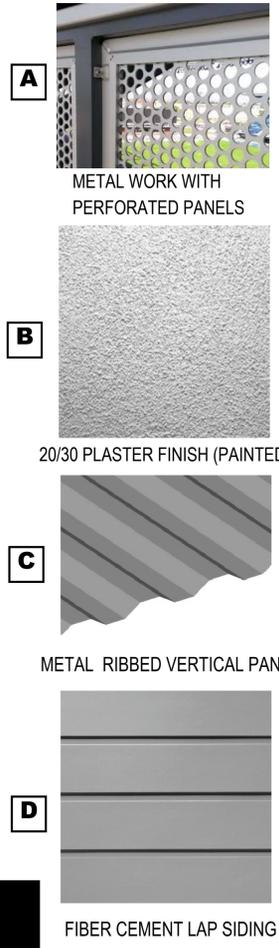
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EXTERIOR ELEVATION (WEST) ②
 SCALE: 1/8" = 1'-0"
 0' 5' 10' 15' 20' 40'



EXTERIOR ELEVATION (NORTH) ①
 SCALE: 1/8" = 1'-0"
 0' 5' 10' 15' 20' 40'

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PLAN GENERAL NOTES:

- NOISE LEVELS:**
COMPLY WITH STATE'S NOISE INSULATION STANDARDS (CALIFORNIA ADMINISTRATIVE CODE TITLE 25, SECTION 1092), AND COUNTY OF LOS ANGELES CONSTRUCTION NOISE STANDARDS FOR RESIDENTIAL CONSTRUCTION.
- LANDSCAPE/HARDSCAPE:**
A MINIMUM OF 75% OF PLANTS (BY AREA) MUST BE SELECTED FROM THE LOS ANGELES COUNTY DROUGHT-TOLERANT PLANT LIST (HTTP://PLANNING.LACOUNTY.GOV/GREEN), OR THE LOCAL JURISDICTION'S DROUGHT-TOLERANT LIST (IF REQUIRED).
- TRASH COLLECTION:**
TRASH COLLECTION AREA(S) SHALL BE CONVENIENTLY LOCATED FOR RESIDENTS AND SCREENED FROM VIEW. TRASH ENCLOSURES MAY NOT BE LOCATED WITHIN THE FRONT YARD SETBACK, SHALL BE SCREENED FROM STREET VIEW, AND SHALL BE LOCATED AWAY FROM OPERABLE WINDOWS AND HABITABLE SPACES.
- TRASH ENCLOSURES:**
TRASH ENCLOSURES FOR DUMPSTERS SHALL HAVE A CONCRETE PAD, CMU WALLS, AND HEAVY-DUTY METAL GATES. THE GATES AT EXTERIOR TRASH ENCLOSURES SHALL BE LOCATED SIX (6) INCHES OFF THE GROUND TO IMPROVE SURVEILLANCE INTO THE AREA TO REDUCE LOITERING.
- PARKING:**
PARKING AREA AND OVERALL SITE SHALL HAVE ADEQUATE AND UNIFORMLY DISTRIBUTED LIGHTING.
- FENCING/SITE WALLS:**
CHAIN-LINK FENCING SHALL NOT BE USED.

REQUIRED SUSTAINABLE BUILDING METHODS

- 2016 TITLE 24 BUILDING ENERGY EFFICIENCY STANDARDS:** ALL NEW CONSTRUCTION PROJECTS MUST MEET MINIMUM CONSTRUCTION STANDARDS DEFINED BY TDCAC REGULATIONS SECTION 10325(F)(7)(A).
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- USE OF OR GREEN-LABEL, LOW-VOC CARPETING AND PAD AND LOW-VOC ADHESIVES 25 G/L OR LESS.
- USE OF BATHROOM FANS IN ALL BATHROOMS THAT EXHAUST TO THE OUTDOORS AND ARE EQUIPPED WITH A HUMIDISTAT SENSOR OR TIMER.
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- INTERIOR DOORS WITH LEVER HARDWARE AND 42" MINIMUM WIDTH HALLWAYS.
- FULLY ACCESSIBLE BATHROOMS COMPLYING WITH ADA 2010 AND CBC 11B. IN ADDITION A 30" X 48" CLEARANCE PARALLEL TO AND CENTERED ON THE BATHROOM VANITY.
- ACCESSIBLE KITCHENS (MEETING THE REQUIREMENTS OF ADA 2010). A 30" X 48" CLEARANCE PARALLEL TO AND CENTERED ON THE FRONT OF ALL MAJOR APPLIANCES AND FIXTURES (REFRIGERATOR, OVEN, DISHWASHER AND KITCHEN SINK).
- WIRING FOR AUDIO AND VISUAL DOORBELLS REQUIRED BY UFAS/ADA 2010 SHALL BE INSTALLED.
- CLOSETS AND BALCONIES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE.
- THESE UNITS SHALL BE DISTRIBUTED THROUGHOUT THE PROJECT CONSISTENT WITH 24 CFR SECTION 8.26.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) KEYNOTES:

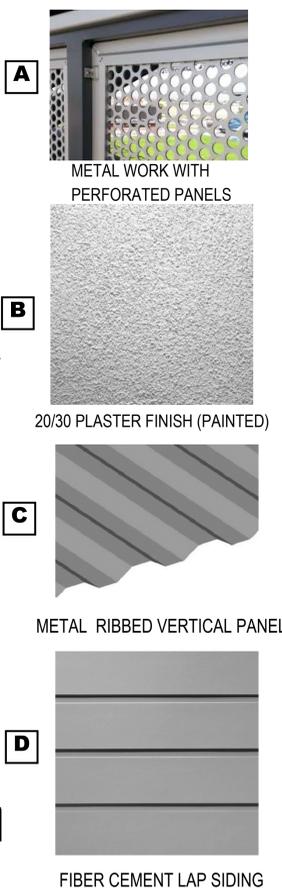
- SECURITY CAMERA:**
BUILDING SHALL BE PRE-WIRED FOR CLOSED-CIRCUIT SURVEILLANCE CAMERAS IN PARKING AREAS, MAIN ENTRANCES, EXTERIOR EXIT DOORS AND COMMON AREAS NOT DIRECTLY ADJACENT TO REGULARLY OCCUPIED ROOMS.
- SITE LIGHTING:**
A) WALL MOUNTED EXTERIOR LIGHT FIXTURE AROUND PERIMETER OF BUILDING (LIGHT SHALL SHINE DOWNWARD)
B) PARKING AREA AND OVERALL SITE SHALL HAVE ADEQUATE AND UNIFORMLY DISTRIBUTED LIGHTING.

BUILDING KEY NOTES:

- ROOF:**
TPO COOL ROOF (1/4" PER SQUARE FOOT SLOPE TO DRAINS (ROOFING SHALL CARRY A THREE-YEAR SUBCONTRACTOR GUARANTEE AND AT MINIMUM 20-YEAR MANUFACTURER'S WARRANTY).
- COMMON AREA:**
PROJECT SHALL PROVIDE AMENITIES TO RESIDENTS THAT WILL INCLUDE SEATING AREAS, BARBEQUE AND TABLES, PLAY AREA, ETC.

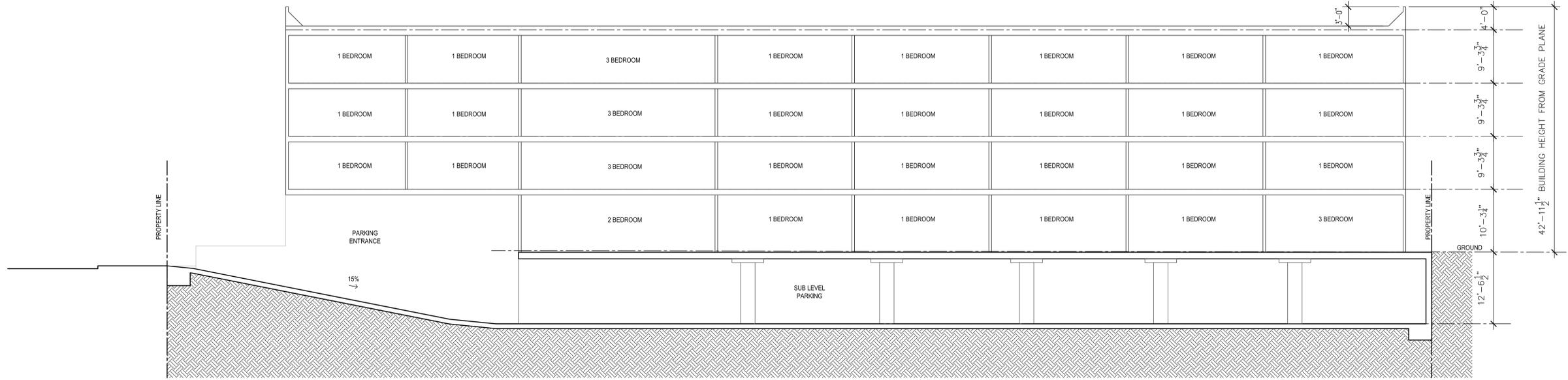


EXTERIOR ELEVATION (EAST)
SCALE: 1/8" = 1'-0"
0' 5' 10' 15' 20' 40'

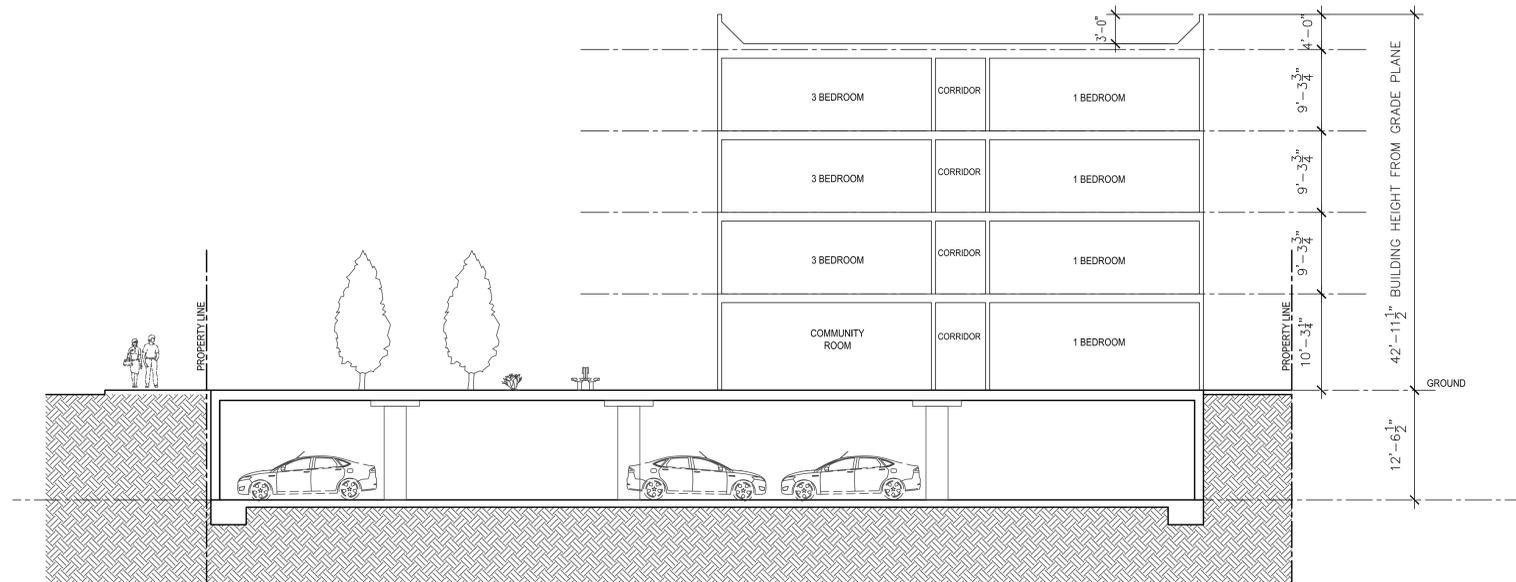


EXTERIOR ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"
0' 5' 10' 15' 20' 40'

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SECTION 2
SCALE: 1/8" = 1'-0"



SECTION 1
SCALE: 1/8" = 1'-0"

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ARBUTUS MARINA



SWAN HILL OLIVE



HOLLY OAK

CANDOPY/ SHADE TREE



BRISBANE BOX



SWEETSHADE TREE



AUSTRALIAN WILLOW

NARROW VERTICAL TREE



LAVENDER TRUMPET TREE



CRAPE MYRTLE
FLOWERING ACCENT TREE



WESTERN REDBUD



NATIVE FESCUE HYBRID



DWARF CITRUS
FRUIT TREES



LITTLE JOHN BOTTLEBRUSH



PACIFIC MIST MANZANITA

GROUND COVERS AND ORNAMENTAL GRASSES



VINES



SPANISH LAVENDER



RED YUCCA

SMALL FLOWERING ACCENT SHRUBS AND PERENNIALS



LIONS TAIL



BLUE SPIRES ROSEMARY

MID-LEVEL BUFFER/ FLOWERING SHRUBS



WOOD LATTICE STRUCTURE



EXERCISE EQUIPMENT



WOOD BENCH



PLAYGROUND



TILED WALL ART



RAISED PLANTER/ SEAT WALLS



RAISED VEGETABLE GARDEN

Note: This list is to function as a "menu" for choosing plants (not all plants listed will be used); final selections to be determined based on suitability to final design concepts and site conditions, availability, and direction from the Owner and City.

PRELIMINARY PLANT LIST					
BOTANICAL NAME	COMMON NAME	NATIVE/ NON NATIVE	WATER USE	MATURE SIZE (H & W)	CONTAINER SIZE
Canopy/ Shade Trees					
Arbutus Marina	No common name	Native cultivar	Low	30 x 25'	36" box
Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	Non-native	Low	40 x 30'	24" box
Parsonsia Desert Museum	Palo Verde hybrid	Native cultivar	Low	25' x 30'	24" box
Pistacia chinensis*	Chinese Pistache	Non-native	Moderate	40' x 40'	36" box
Quercus ilex*	Holly Oak	Non-native	Moderate	40' x 30'	36" box
Flowering Accent Trees					
Cassia leptophylla*	Gold Medal Tree	Non-native	Moderate	20' x 25'	24" box
Cercis occidentalis*	Western Redbud	Native	Low	15' x 10'	24" box
Lagerstroemia cultivars*	Crape Myrtle	Non-native	Moderate	30' x 20'	24" box
Tabebuia impetiginosa	Lavender Trumpet Tree	Non-native	Moderate	35' x 35'	36" box
Narrow Vertical Trees					
Geijera paniculata	Australian Willow	Non-native	Low	25' x 18'	24" box
Ginkgo	Ginkgo biloba	Non-native	Moderate	40' x 20'	36" box
Hymenosporum flavum	Sweetshade	Non-native	Moderate	30' x 15'	24" box
Lophosolen confertus	Brisbane Box	Non-native	Moderate	30' x 20'	24" box
Lyonothamnus floribundus*	Catalina Ironwood	Native	Low	30' x 15'	24" box
Fruit Trees					
Dwarf Citrus - lemon, orange, tangerine					
Stone fruits - plum, apricot					
Mid-Level Buffer/ Flowering Shrubs (Building Foundation)					
Callistemon v. Little John	Little John Bottle Brush	Non-native	Low	3' x 4'	1 gallon
Cistus 'Sunset'	Rockrose hybrid	Non-native	Low	3' x 5'	5 gallon
Leonotis leonurus	Lion's Tail	Non-native	Low	4' x 3'	5 gallon
Leptospermum scoparium 'Silver and Rose'	New Zealand Tea Tree hybrid	Non-native	Low	4' x 4'	1 gallon
Punica granatum 'Chico'	Dwarf Pomegranate	Non-native	Low	3' x 3'	1 gallon
Rosmarinus officinalis 'Blue Spires'	Upright Rosemary	Non-native	Low	5' x 3'	5 gallon
Small Flowering Accent Shrubs & Perennials					
Achillea millefolium	Common Yarrow	Native	Low	2' x 4'	1 gallon
Aloe striata*	Coral Aloe	Non-native	Low	3' x 2'	36" box
Coreopsis grandiflora*	Coreopsis	Non-native	Moderate	2' x 3'	1 gallon
Erigeron karwinskianus	Santa Barbara Daisy	Non-native	Moderate	18" x 4"	1 gallon
Hesperaloe parviflora	Red Yucca	Non-native	Low	2' x 2'	1 gallon
Lavandula stoechas	Spanish Lavender	Non-native	Low	2' x 3'	1 gallon
Ground Covers and Ornamental Grasses					
Arctostaphylos 'Pacific Mist'	Manzanita hybrid	Native	Low	18" x 5"	1 gallon
Festuca 'Skyyou Blue'	Blue Fescue hybrid grass	Native cultivar	Low	12" x 18"	1 gallon
Lantana 'White Lightning', 'Spr. Sunshine'	Lantana hybrid	Non-native	Low	2' x 6"	1 gallon
Mahonia repens*	Creeeping Mahonia	Native	Low	2' x 4"	1 gallon
Muhlenbergia capillaris	Pink Muhly Grass	Non-native	Low	18" x 18"	1 gallon
Rosmarinus officinalis 'Huntington Carpet'	Prostrate Rosemary	Non-native	Low	2' x 3'	1 gallon
Salvia mellifera 'Mrs. Beard'	Black Sage hybrid	Native cultivar	Low	2' x 5"	1 gallon
Shade-Tolerant Plants for Northern Exposures					
Carpenteria californica*	Bush Anemone	Native	Low	5' x 4"	5 gallon
Coprosma repens 'Marble Queen'	Variiegated Mirror Plant	Non-native	Moderate	4' x 4"	5 gallon
Eucynymus fortunei 'Coloratus'	Purple-Leaf Winter Creeper	Non-native	Moderate	18" x 6"	1 gallon
Dietes vegeta	Fortnight Lily	Non-native	Moderate	2' x 3'	1 gallon
Mahonia aquifolium*	Oregon Grape	Native	Low	5' x 4"	5 gallon
Nandina domestica*	Heavenly Banboo	Non-native	Moderate	5' x 3'	5 gallon
Trachelospermum jasminoides	Star Jasmine	Non-native	Moderate	18" x 6"	1 gallon
Vines					
Distictis buccinaria	Blood-Red Trumpet Vine	Non-native	Moderate	spreads 20'	1 gallon
Maccladyena unguis-cat	Catclaw Vine	Non-native	Moderate	spreads 20'	1 gallon
*Tree and plant species included in the City of El Monte Recommended Landscape Palette					

NOTE:
36" BOX STREET TREES TO BE PLANTED ON VALLEY BLVD., TYLER AVE. AND RAILROAD STREET PER DIRECTION FROM THE PUBLIC WORKS DEPT., SPECIES TO BE DETERMINED BY CITY ARBORIST.

LANDSCAPE AREA IS 3,510 SQUARE FEET
ARTIFICIAL TURF AREA IS 915 SQUARE FEET
DECOMPOSED GRANITE AREA IS 1,389 SQUARE FEET



CONCEPTUAL LANDSCAPE PLAN
1/16" = 1'-0"

PLANS PREPARED BY:
ARMSTRONG AND WALKER
Landscape Architecture
280 Mel Canyon Road
Duarte, Ca. 91010
Phone: (626) 357-4599
Email: armstrongwalker@adelphia.net

Y&M Architects
724 South Spring Street, Suite 304
Los Angeles, CA 90014
Tel. 213 623 2107 Fax. 213 623 2108
www.ymarch.com

"TYLER-VALLEY METRO" Affordable Housing Development

Project. 3649 TYLER AVE.
EL MONTE, CA

CESAR CHAVEZ FOUNDATION

Developer. 316 W. 2ND ST., SUITE 600
LOS ANGELES, CA 90012
213-362-0260 X2230

04.13.20
Date Page

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CONCEPTUAL LANDSCAPE PLAN
1/16" = 1'-0"

PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME	NATIVE/ NON NATIVE	WATER USE	MATURE SIZE (H & W)	CONTAINER SIZE
Canopy/ Shade Trees					
Arbutus 'Marina'	No common name	Native cultivar	Low	30 x 25'	36" box
Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	Non-native	Low	40 x 30'	24" box
Parsonsia 'Desert Museum'	Palo Verde hybrid	Native cultivar	Low	25' x 30'	24" box
Pistacia chinensis	Chinese Pistache	Non-native	Moderate	40 x 40'	36" box
Quercus ilex*	Holly Oak	Non-native	Moderate	40 x 30'	36" box
Flowering Accent Trees					
Cassia leptophylla*	Gold Medalian Tree	Non-native	Moderate	20' x 25'	24" box
Cercis occidentalis*	Western Redbud	Native	Low	15' x 10'	24" box
Lagerstroemia cultivars*	Crape Myrtle	Non-native	Moderate	30' x 20'	24" box
Tabebuia impetiginosa	Tabebuia Trumpet Tree	Non-native	Moderate	35' x 35'	36" box
Narrow Vertical Trees					
Geijera paniculata	Australian Willow	Non-native	Low	25' x 18'	24" box
Ginkgo	Ginkgo biloba	Non-native	Moderate	40' x 20'	36" box
Hymenosporum flavum	Sweetshade	Non-native	Moderate	30' x 15'	24" box
Lophoslemon confertus	Brisbane Box	Non-native	Moderate	30' x 20'	24" box
Lyonia floribunda*	Catalina Ironwood	Native	Low	30' x 15'	24" box
Fruit Trees					
Dwarf Citrus - lemon, orange, tangerine					
Stone fruits - plum, apricot					
Mid-Level Buffer/ Flowering Shrubs (Building Foundation)					
Callistemon v. Little John*	Little John Bottle Brush	Non-native	Low	3' x 4'	1 gallon
Cistus 'Sunset'	Rockrose hybrid	Non-native	Low	3' x 5'	5 gallon
Leonotis leonurus	Lion's Tail	Non-native	Low	4' x 3'	5 gallon
Leptospermum scoparium 'Silver and Rose'	New Zealand Tea Tree hyb.	Non-native	Low	4' x 4'	1 gallon
Punica granatum 'Chico'	Dwarf Pomegranate	Non-native	Low	3' x 3'	1 gallon
Rosmarinus officinalis 'Blue Spires'	Upright Rosemary	Non-native	Low	5' x 3'	5 gallon
Small Flowering Accent Shrubs & Perennials					
Achillea millefolium	Common Yarrow	Native	Low	2' x 4'	1 gallon
Aloe striata*	Coral Aloe	Non-native	Low	3' x 2'	1 gallon
Coreopsis grandiflora*	Coreopsis	Non-native	Moderate	2' x 3'	1 gallon
Erigeron karvinskianus	Santa Barbara Daisy	Non-native	Moderate	18" x 4"	1 gallon
Hesperaloe parviflora	Red Yucca	Non-native	Low	2' x 2'	1 gallon
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Festuca 'Skyyou Blue'	Blue Fescue hybrid grass	Native cultivar	Low	12" x 18"	1 gallon
Lantana 'White Lightning', 'Spr. Sunshine'	Lantana hybridis	Non-native	Low	2' x 6"	1 gallon
Mahonia repens*	Creeping Mahonia	Native	Low	2' x 4"	1 gallon
Muhlenbergia capillaris	Pink Muhly Grass	Non-native	Low	18" x 18"	1 gallon
Rosmarinus officinalis 'Huntington Carpet'	Prostrate Rosemary	Non-native	Low	2' x 6"	1 gallon
Salvia mellifera 'Mrs. Beard'	Black Sage hybrid	Native cultivar	Low	2' x 5"	1 gallon
Shade-Tolerant Plants for Northern Exposures					
Carpenteria californica*	Bush Anemone	Native	Low	5' x 4"	5 gallon
Coprosma repens 'Marble Queen'	Variegated Mirror Plant	Non-native	Moderate	4' x 4"	5 gallon
Eucynymus fortunei 'Coloratus'	Purple-Leaf Winter Creeper	Non-native	Moderate	18" x 6"	1 gallon
Dietes vegeta	Fortnight Lily	Non-native	Moderate	2' x 3'	1 gallon
Mahonia aquifolium*	Oregon Grape	Native	Low	5' x 4"	5 gallon
Nandina domestica*	Heavenly Bamboo	Non-native	Moderate	5' x 3'	5 gallon
Trachelospermum jasminoides	Star Jasmine	Non-native	Moderate	18" x 6"	1 gallon
Vines					
Distictis buccinaria	Blood-Red Trumpet Vine	Non-native	Moderate	spreads 20'	1 gallon
Maccladyena unguis-cati	Catclaw Vine	Non-native	Moderate	spreads 20'	1 gallon
*Tree and plant species included in the City of El Monte Recommended Landscape Palette					

LANDSCAPE AREA IS 3,510 SQUARE FEET
ARTIFICIAL TURF AREA IS 915 SQUARE FEET
DECOMPOSED GRANITE AREA IS 1,389 SQUARE FEET

NOTE:
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TENTATIVE PARCEL MAP NO. 83105

(FOR SUBDIVISION PURPOSES)

ZONING AND LAND USE

EXISTING:
 ZONING: SP-4 DOWNTOWN (TRANSIT ORIENTED DISTRICT SPECIFIC PLAN)
 LAND USE: COMMERCIAL-OFFICE BUILDINGS & CITY PARKING LOT
PROPOSED:
 ZONING: SP.04 (STATION SUB-AREA)
 DOWNTOWN CORE MAIN STREET SPECIFIC PLAN
 STATION SUB-AREA DEVELOPMENT OPPORTUNITY RESERVE (D.O.R.)
 LAND USE: MULTI-FAMILY RENTAL RESIDENTIAL DEVELOPMENT.

BENCH MARK

ELEVATIONS SHOWN HEREON ARE BASED UPON LOS ANGELES COUNTY BENCH MARK M2524, ELEVATION 289.31 FEET (NAVD 88).
 DESCRIPTION:
 L&RR IN N. CB 6.5 FT W/O BCR @ NW COR VALLEY BLVD & TYLER AVE

EARTHWORK ESTIMATES

RAW CUT: ±10,941 CUBIC YARDS
 RAW FILL: ± 0 CUBIC YARD
 NET (EXPORT): ±10,941 CUBIC YARDS

NOTES CORRESPONDING TO SCHEDULE B ITEMS

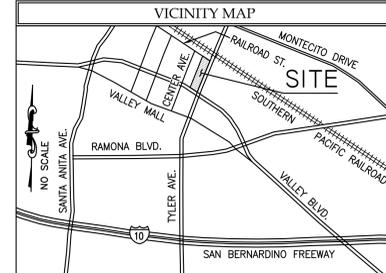
- BASED UPON TITLE REPORT NO. 09173356, DATED DECEMBER 9, 2019 AS PREPARED BY COMMONWEALTH LAND TITLE COMPANY.
 ② EASEMENT FOR ROAD AND HIGHWAY RECORDED IN BOOK 18166 PAGE 66 OF OFFICIAL RECORDS (PLOTTED HEREON).
 ③ EASEMENT FOR PUBLIC ROAD AND HIGHWAY RECORDED JANUARY 24, 1941 IN BOOK 18170 PAGE OFFICIAL RECORDS.
 BASED UPON TITLE REPORT NO. 09173368, DATED DECEMBER 31, 2019 AS PREPARED BY COMMONWEALTH LAND TITLE COMPANY.
 ② EASEMENT FOR PUBLIC ROAD AND HIGHWAY RECORDED IN BOOK 18098 PAGE 384 OF OFFICIAL RECORDS.
 ③ EASEMENT FOR PUBLIC ROAD AND HIGHWAY RECORDED IN BOOK 18125 PAGE 233 OF OFFICIAL RECORDS.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TYLER AVENUE, BEING N22°15'00"E PER TRACT NO. 60414, FILED IN BOOK 1301, PAGE 34 THROUGH 37 IN CITY OF EL MONTE, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

SITE INFORMATION

SITE ADDRESSES: 3649 TYLER AVENUE, EL MONTE, CA 91731 AND 3637 TYLER AVENUE, EL MONTE, CA 91731
 ASSessor'S PARCEL NO.: 8575-019-030 & 8575-019-909
 PROPOSED ADDRESS: 3649 TYLER AVENUE, EL MONTE, CA 91731



LEGAL DESCRIPTION

TITLE REPORT No. 09173356-917-CGS-KRE
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOTS 13, 14, AND 15 IN BLOCK 4 OF E.J. BALDWIN'S ADDITION TO EL MONTE, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION

TITLE REPORT No. 09195164-919-KRC-KRE
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCEL 1:
 ALL OF LOT 11 IN BLOCK 4 OF RESURVEY OF E.J. BALDWIN'S ADDITION TO EL MONTE, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF EL MONTE, IN DEED RECORDED FEBRUARY 24, 1949 IN BOOK 29442 PAGE 320, OFFICIAL RECORDS, AND FURTHER EXCEPTING THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED NOVEMBER 28, 1956 IN BOOK 52972 PAGE 132, OFFICIAL RECORDS.

LEGAL DESCRIPTION

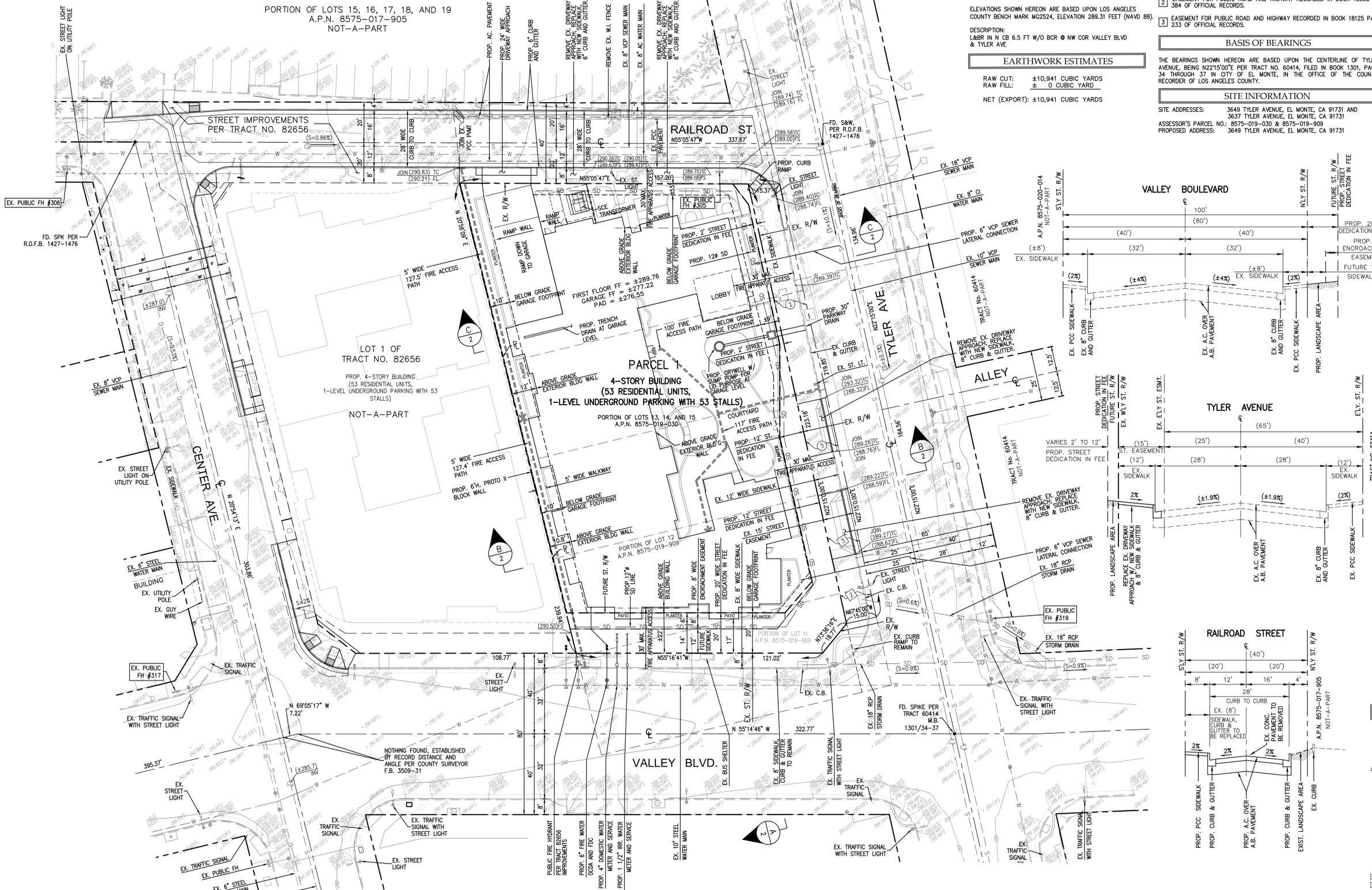
PARCEL 2:
 ALL OF LOT 12 IN BLOCK 4 OF RESURVEY OF E.J. BALDWIN'S ADDITION TO EL MONTE, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPT THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT SOUTH 69 DEGREES 20' 05" EAST 8.69 FEET; THENCE NORTH 59 DEGREES 34' 37" WEST 8.95 FEET TO THE POINT IN THE WESTERLY LINE OF SAID LOT; DISTANCE ALONG SAID WESTERLY LINE NORTH 20 DEGREES 34' 37" WEST 2.13 FEET TO THE SAID POINT OF BEGINNING AS GRANTED TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 30, 1957 IN BOOK 54357 PAGE 252, OFFICIAL RECORDS.

PROJECT SUMMARY

SITE AREA:	35,543 S.F.	SETBACKS:	5'-0" MIN. - 10'-0" MAX.
GROSS:	±32,220 S.F.	BUILDING SUMMARY:	24,088 S.F.
NET:	±27,884 S.F.	1ST FLOOR:	13,643 S.F.
EXCL. PROP. STREET DEDICATION & EXIST. ST. EASEMENTS		2ND FLOOR:	14,042 S.F.
		3RD FLOOR:	14,042 S.F.
		4TH FLOOR:	14,042 S.F.
PROP. STREET DEDICATION IN FEE WITHIN A.P.N. 8575-019-909		SUB TOTAL:	24,088 S.F.
		APARTMENT:	56,789 S.F.
		TOTAL:	81,604 S.F.
PROP. ENCROACHMENT EASEMENT (FOR PLANTERS, PATIOS/BALCONIES & LANDSCAPING) WITHIN A.P.N. 8575-019-909		UNIT SUMMARY:	25 - 1 BR UNITS @ 570SF
			14 - 2 BR UNITS @ 813 SF
			14 - 3 BR UNITS @ 1,098 SF
			53 TOTAL UNITS
DENSITY ALLOWED: DENSITY BONUS 25 UNITS / ACRE - BY RIGHT 35% DENSITY BONUS = 34 UNITS/AC		OPEN AREA REQUIRED:	53 UNITS X 125 SF/UNIT = 6,625 SF
		OUTDOOR OPEN AREA PROVIDED:	LANDSCAPED COURTYARD = 7,416 SF
		INDOOR COMMON AREA:	COMMUNITY ROOM = 1,400 SF
			TECH ROOM = 400 SF
DEVELOPMENT OPPORTUNITY RESERVE DENSITY: 80 UNITS / ACRE		PRIVATE OPEN SPACE:	APARTMENT BALCONIES = 3,180 SF
		TOTAL OUTDOOR AREA = 12,396 SF	
FAR - BY RIGHT - 2.0		PARKING REQUIRED:	0.5 SPACE / UNIT = 27 SPACES
DEVELOPMENT OPPORTUNITY RESERVE FAR: 4.0		PARKING PROVIDED:	SUB LEVEL A RIDEWAY = 4 SPACES
			TENANTS = 46 SPACES
MAX HEIGHT BY RIGHT: 50'-0"		TOTAL SPACES PROVIDED = 50 SPACES	
DEVELOPMENT OPPORTUNITY RESERVE: 75'-0"			

LEGEND

CONCRETE PAVEMENT	EDGE OF PAVEMENT
FIRE HYDRANT	GAS LINE
FOUND MONUMENT	OVERHEAD LINE
GAS METER	SEWER LINE
SEWER CLEANOUT	STORM DRAIN LINE
GATE	WATER LINE
GUARD POST/BOLLARD	EX. PROPERTY LINE
POWER POLE	EX. RIGHT-OF-WAY
ELECTRIC MANHOLE	EX. LOT LINE
SEWER MANHOLE	RETAINING/BLOCK/BRICK WALL
TELEPHONE MANHOLE	CHAIN-LINK FENCE
SIGN	WROUGHT IRON FENCE
STREET LIGHT	EX. BUILDING
UTILITY POLE	EX. TREE
WATER VALVE	WATER LINE
HOSE BIB	EX. CATCH BASIN
TRAFFIC SIGNAL	EXISTING HANDICAP RAMP
FLAG POLE	EXISTING ON-SITE LIGHT
ELECTRIC PULL-BOX	PROP. 5' WIDE FIRE HOSE PULL ACCESS
TELEPHONE PULL-BOX	
ELECTRIC METER	
ELECTRIC VAULT	
GAS VAULT	
WATER METER	
TITLE REPORT	



ARCHITECT
 Y&M ARCHITECTS
 724 S. SOUTH SPRING ST. SUITE 304
 LOS ANGELES, CA 90014
 TEL: (213) 623-2107
 FAX: (213) 623-2108
 CONTACT: MANUEL SALAZAR

GEOTECHNICAL ENGINEER
 GEOTECHNOLOGIES, INC.
 439 WESTERN AVENUE
 GLENDALE, CA 91201-2837
 TEL: (818) 240-9600
 FAX: (818) 240-9675
 CONTACT: GREGORIO VARELA

LEGAL OWNERS
 A.P.N. 8575-019-909
 VISTA DEL MONTE AFFORDABLE HOUSING INC.
 29700 WOODFORD TEHACHAPI ROAD
 KEENE, CA 93531
 TEL: (213) 362-0260

UTILITY COMPANIES
 CABLE: SPECTRUM (TEL: 626-914-4382)
 PHONE: AT&T (TEL: 800-370-2355)
 POWER: SCE (TEL: 626-302-1212)
 GAS: SO. CAL GAS (TEL: 800-427-2200)
 WATER: CITY OF EL MONTE WATER COMPANY (TEL: 626-580-2024)
 SEWER: CITY OF EL MONTE PUBLIC WORKS MAINT. DIV. (TEL: 626-580-2250)

RECORD RCE	REVISION BLOCK	PLAN CKR	CITY ENGR	DEVELOPER/APPLICANT:	PREPARED BY:
REV#	APPR	DATE	REVISION DESCRIPTION	APPR	DATE
				CESTAR CHAVEZ FOUNDATION 316 W. 2nd STREET, SUITE 600 LOS ANGELES, CA 90012 TEL: (213) 362-0260 FAX: (213) 362-0265	UNITED CIVIL, INC. 30141 AGOURA ROAD, SUITE 215 AGOURA HILLS, CA 91301 P.H. (818) 707-8648 FAX: (818) 707-8649
				REPRESENTATIVE: GEORGE LOPEZ	DESIGNED BY: C. MORAN. REVIEWED BY: M.H.N. DATE: 04/10/2020 DATE: 04/10/2020

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 No. 47851
 Exp. 12-31-21
 STATE OF CALIFORNIA

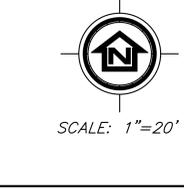
TENTATIVE PARCEL MAP

TENTATIVE PARCEL MAP NO. 83105

TYLER VALLEY METRO

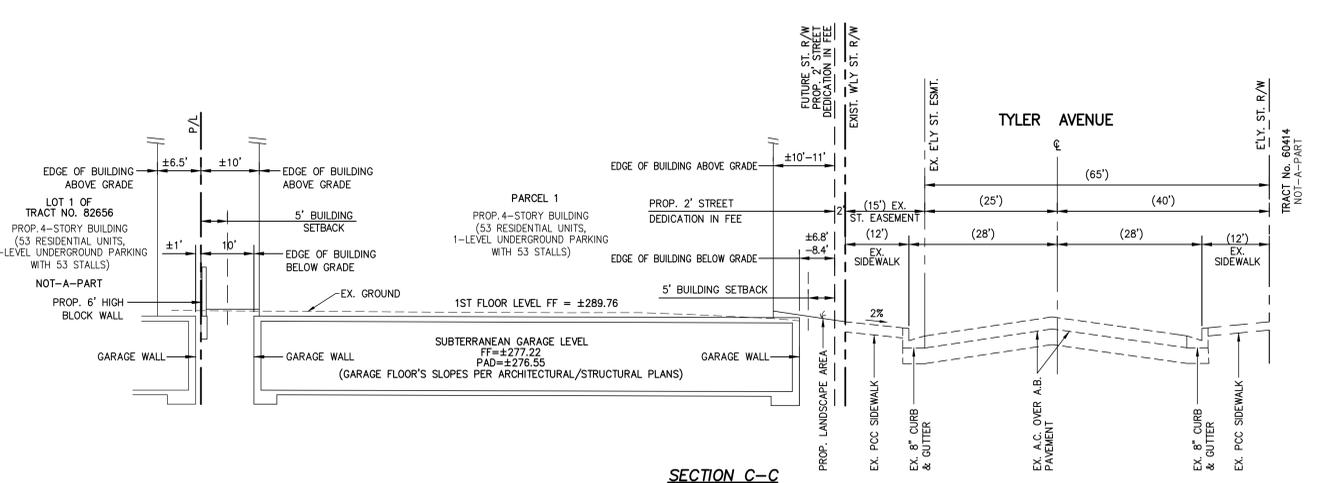
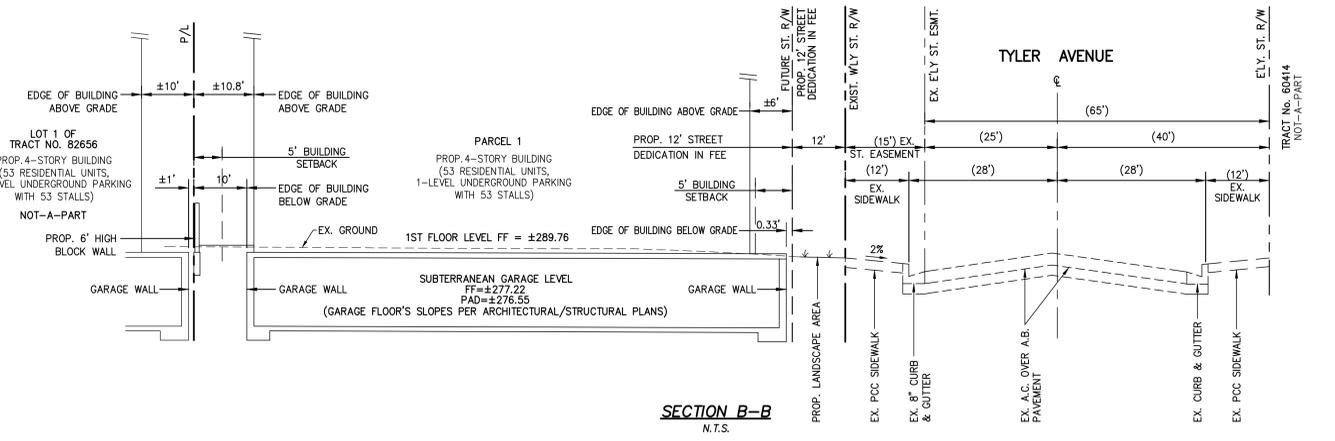
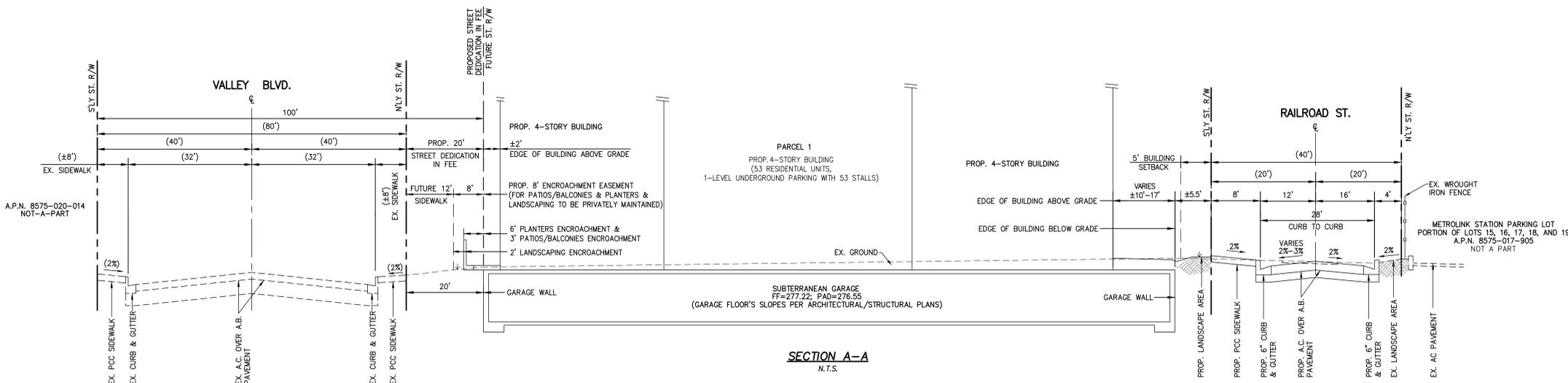
3649 TYLER AVENUE
 EL MONTE, CA 91731

SHEET 1 OF 3



NOTES:
 - SEE SHEET 3 FOR EXISTING TOPOGRAPHIC MAP AND REMOVAL OF EXISTING DRIVEWAY APPROACHES, FENCES, PLANTERS AND BUILDINGS.
 - THE TOPO SHOWN ON THIS PLAN WAS PREPARED BY CALVADA SURVEYING, INC. ON JANUARY 14, 2020, UNDER THE SUPERVISION OF ARMANDO D. DUPONT, LS NO. 7780.

G:\El Monte\Tyler Valley Metro\UOC\Tent Parcel Map\Tyler Valley Metro_IPM_Sht_1.dwg



COUNTY OF LOS ANGELES FIRE DEPARTMENT - FIRE PREVENTION DIVISION

CONDITIONS OF APPROVAL

FINAL MAP REQUIREMENTS

- Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
- A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
- The submittal of the Final Map shall be submitted online to the Land Development Unit for review. Please visit epicla.lacounty.gov to upload a digital copy of the Final Map. The applicant will need to apply for the following Plan Type: Fire - Land Development - City Request - Final Map - Parcel. The applicant shall follow the steps and upload the required digital information. The plans will be assigned to the assigned FPEA to complete the review when completed.
- The submittal of the Final Map shall be submitted online to the Land Development Unit for review. Please visit epicla.lacounty.gov to upload a digital copy of the Final Map. The applicant will need to apply for the following Plan Type: Fire - Land Development - City Request - Final Map - Parcel. The applicant shall follow the steps and upload the required digital information. The plans will be assigned to the assigned FPEA to complete the review when completed.

ACCESS REQUIREMENTS

- Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
- All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
- The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
- Increase Railroad Street to 28 feet. Railroad Street shall be posted "No Parking-Fire Lane". For buildings where the vertical distance between the access roadway and the highest roof surface exceeds 30 feet, an approved Fire Apparatus Access roadway with a minimum width of 28 feet, exclusive of shoulders, shall be provided in the immediate vicinity of the building or portion thereof. This roadway shall have an unobstructed clearance of clear to the sky. The highest roof surface is determined by the measurement of the vertical distance between the access roadway and the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Fire Code 503.2.1.2.2
- A minimum of one access route meeting this condition is required to be located at the edge of the Fire Apparatus Access Roadway, not including shoulders, that is closest to the building being served, is between 10 feet and 30 feet from the building, as determined by the fire code official, and shall be positioned parallel to one entire side of the building. The side of the building on which the fire apparatus access road is positioned shall be approved by the fire code official. Fire Code 503.2.1.2.2.1
- The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
- Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire Apparatus Access Roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3; Appendix D102.1
- Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
- Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 and Section 503.2.2 shall be maintained at all times. Fire Code 503.4
- Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1
- A minimum 5-foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
- Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 36 inches on at least two sides of the building. These sides should face the access roadway, or yard, to accommodate ladder operations. Fire Code 504.5
- Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

WATER SYSTEM REQUIREMENTS

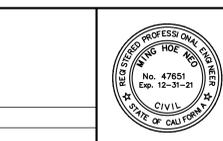
- All fire hydrants shall measure 6x4x2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
- All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
- The required fire flow for the public fire hydrants for this project is 2125 GPM at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
- An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
- Install one (1) public fire hydrant as noted on the tentative parcel map. The public fire hydrant is required to be installed with the development of Tract Map 82656.

RECORD RCE		REVISION BLOCK		PLAN CKR		CITY ENGR	
REV#	APPR	DATE	REVISION DESCRIPTION	APPR	APPR	DATE	DATE

DEVELOPER/APPLICANT:
CESAR CHAVEZ FOUNDATION
316 W. 2nd STREET, SUITE 600
LOS ANGELES, CA 90012
TEL: (213) 363-0265
FAX: (213) 363-0265

REPRESENTATIVE: GEORGE LOPEZ

PREPARED BY:
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649



CROSS SECTIONS AND DETAILS

TENTATIVE PARCEL MAP NO. 83105

TYLER VALLEY METRO

3649 TYLER AVENUE
EL MONTE, CA 91731

SHEET 2 OF 3

NOTICE OF EXEMPTION

To: Los Angeles County
Registrar-Recorder/County Clerk
Attn: Business Filing & Registration
12400 Imperial Highway
Norwalk, CA 90650

From: City of El Monte
11333 Valley Boulevard
El Monte, CA 91731

Project Title: Affordable Housing Exemption Project, Tyler Avenue Project

Project Location: The proposed project is located at 3637 and 3649 Tyler Avenue, at the northwest corner of Tyler Avenue and Valley Boulevard in the City of El Monte, Los Angeles County. The site encompasses approximately 0.64-acre gross.

Project Location - City: City of El Monte

Project Location - County: Los Angeles

Description of Nature, Purpose,

and Beneficiaries of the Project: The proposed project is to construct transit-oriented development consisting of a 4-story affordable residential building. The building proposes 53 affordable housing units. Off-street parking is proposed within a subterranean parking garage. The 53 units proposed consist of the following: 25 one-bedroom units (floor area approximately 570 square feet (sf)); 14 two-bedroom units (approximately 813 sf); and 14 three-bedroom units (approximately 1,098 sf). Most units will have one bathroom, a kitchen and other standard amenities. The three-bedroom units will have two bathrooms. The structures will be constructed to meet the 2010 ADA standards for accessible design. The proposed project will also provide a 6,700-sf outdoor landscaped courtyard for open space. The underground garage will provide 50 parking spaces.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: City of El Monte

Exempt Status: (Check One)

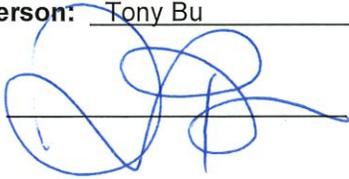
- Ministerial (Sections 21080(b)(1); 15268)
- Declared Emergency (Sections 21080(b)(3); 15269(a))
- Emergency Project (Sections 21080(b)(4); 15269(b))
- Categorical Exemption (Section 15191, 15192 and 15194)

Reasons why project is exempt: The State CEQA Guidelines provide a series of exemptions for certain types of residential projects that have been deemed to have minimal impacts on the environment. The proposed project consists of a 53-unit affordable housing project in the City of El Monte. An exemption evaluation has been prepared using the qualification criteria listed in Sections 15191, 15192 and 15194 of the State CEQA Guidelines. The proposed project has been found to meet all of the qualification criteria and the project was determined to have no potential to cause any significant adverse environmental impacts. Therefore, this proposed action meets the qualifying thresholds for an affordable housing exemption and a Notice of Exemption is the appropriate CEQA environmental determination for approval of this project by the City.

Lead Agency

Contact Person: Tony Bu

Telephone: 626-580-2090

Signature: 

Title: Senior Planner

Date: 6/1/2020

Introduction

The City of El Monte has received a Tentative Parcel Map (TPM No. 83105), Design Review (DR No. 03-20), Density Bonus (DB No. 01-20) and Affordable Housing Concessions (AHC Nos. 01-20, 02-20 & 03-20) application from the Cesar Chavez Foundation (CCF), George Lopez, 316 W. 2nd Street, Suite 600, Los Angeles, California 91731, to construct a transit-oriented development consisting of a four-story affordable housing building at 3637 & 3649 Tyler Avenue. The four-story structure is proposed with 53 affordable housing units and a subterranean parking garage with 50 parking spaces (including four (4) rideshare parking spaces). The proposed project is located at the northwest corner of Tyler Avenue and Valley Boulevard. The site extends from Railroad Avenue to Valley Boulevard and the entry faces Tyler Avenue. The site encompasses approximately 27,884 square feet of area (0.64 acre, gross), after the required street dedications. Refer to Figures 1 and 2.

If approved, the proposed project will be developed over the next 20 months and it is scheduled to be completed around October 2022. The 53 units proposed consist of the following: 25 one-bedroom units (approximately 570 square feet (sf)); 14 two-bedroom units (approximately 813 sf); and 14 three-bedroom units (approximately 1,098 sf). All one- and two-bedroom units will have one bathroom, a kitchen and other standard amenities. The three-bedroom units will have two bathrooms. The units will meet all current ADA design standards. The proposed project will also provide an approximate 5,691 sf outdoor landscaped courtyard for public open space. Other amenities include an indoor lobby and common area, staff office space, and a central laundry facility. Vehicular access to the subterranean parking garage will be provided by a driveway entrance along Tyler Avenue. Refer to Figure 3. The City entitlement applications for this project include the following: Tentative Parcel Map (TPM) No. 83105, Design Review (DR) No. 03-20, Density Bonus (DB) No. 01-20, and Affordable Housing Concession (AHC) Nos. 01-20, 02-20 & 03-20.

The City considered the available options for this proposed project to comply with the California Environmental Quality Act (CEQA). Based on this review, the City has chosen to proceed under Section 15194 of the 2019 State CEQA Guidelines, which provides for an exemption from further CEQA compliance titled "Affordable Housing Exemption." A copy of the pertinent CEQA sections (15191, 15192, and 15194) are provided as Attachment 1 to this memorandum. The remainder of this memorandum addresses and documents how this project meets the qualifying criteria for the Affordable Housing Exemption authorized in Section 15194 of the 2019 State CEQA Guidelines.

Evaluation

In order to qualify for the Affordable Housing Exemption (Section 15194 of the 2019 State CEQA Guidelines), a set of criteria has been established to determine whether or not a project (in this instance the Tyler Valley Metro Affordable Housing Development) qualifies for this Exemption. Each of the qualifying criteria are evaluated in the following text.

- 15194(a): The project must meet the qualifying threshold criteria set forth in Section 15192 of the 2019 State CEQA Guidelines. Refer to Attachment 1. *As demonstrated by the following findings the proposed project meets the Section 15192 qualifying threshold criteria.*
- 15192(a)(1): The project must be consistent with: Any applicable general plan, specific plan, or local coastal program, including any mitigation measures required by such

plan or program, as that plan or program existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete. *The proposed project is consistent with the City of El Monte's General Plan land use designation. The project is located within the Station Sub Area of the Downtown Core Main Street Specific Plan (SP). A copy of the Specific Plan and SP Environmental Impact Report are provided in Attachment 2 of this document. After completing review of this SP, the City found that the project is consistent with the land use designation and the mitigation measures contained in this SP. This includes mitigation measures that require building design to ensure that interior noise levels meet the City's noise standards.*

15192(a)(2): Any applicable zoning ordinance, as that zoning ordinance existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete, unless the zoning of project property is inconsistent with the general plan because the project property has not been rezoned to conform to the general plan. *The proposed project is consistent with the City of El Monte's current zone designation (ordinance). The project is located within the "Station Subarea" of Downtown Core Main Street Specific Plan (SP). A copy of this Specific Plan is provided in Attachment 2 of this document. After completing review of this SP, the City found that the project is consistent with the zone classification established by this SP.*

15192(b): Community-level environmental review has been adopted or certified. *The SP Environmental Impact Report (EIR) provides the community-level environmental review of the project site. The EIR was certified in 2017 and a copy of this document can be reviewed at the El Monte City Hall, Community Development Department.*

15192(c): The project and other projects approved prior to the approval of the project can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all applicable in-lieu or development fees. *All utilities required to serve the proposed project are in place at the site and the proposed project can be adequately served by the existing utilities. The project applicant has committed to pay all required fees to connect to these utilities.*

15192(d)(1): The site of the project: Does not contain wetlands, as defined in Section 328.3 of Title 33 of the Code of Federal Regulations. *Based on a field review of the project site, no wetlands occur on or in the vicinity of this urban project site.*

15192(d)(2): The site of the project: Does not have any value as an ecological community upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection. *The project site is developed with urban uses and has no native vegetation or habitat. No native habitat occurs at or in the vicinity of the project site.*

15192(d)(3): Does not harm any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.) or by the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code). *The project site is currently developed with an existing commercial building and has no native*

vegetation or habitat. Thus, the project site has no constituent elements that could support Federal or State listed species.

15192(d)(4): Does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete. *The project site is currently developed as an urban property and has no native vegetation or habitat. Thus, the project site has no potential to support protected local native species.*

15192(e): The site of the project is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code. *However, based on a review of the Phase 1 and Phase 2 Environmental Site Assessments prepared for the project site (see Appendix 3), the site overlies the regional San Gabriel Valley Area National Priority List (NPL) Superfund Site, which consists of volatile organic compound contamination of the underlying ground water aquifer. The Phase 2 investigation determined that tetrachloroethene (PCE) vapor concentrations in the soil at the site above the standard environmental screening levels (ESL). The PCE evidently migrated from the off-site source to the property in the groundwater. Fortunately, there are standard vapor intrusion mitigation measures that can be implemented to control vapor intrusion and allow residential use to proceed at a site. Thus, with the implementation of a vapor intrusion mitigation plan for the site, the residential development can proceed with no risk to the health of residents.*

15192(f): The site of the project is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. In addition, the following steps have been taken in response to the results of this assessment. *A Phase 1 and 2 Environmental Site Assessment (ESA) has been completed. A copy of these reports is provided in Attachment 3. The reports concluded that the site has one recognized environmental condition (REC). Refer to the discussion in 15092(e). This is the contamination of the ground water aquifer beneath the site (well below the ground surface) that has released volatile organic compounds into the soil (soil vapor). Mitigation is available and will be implemented by the developer to eliminate any hazard to future residents on the property and thus it will not adversely impact the project's development. Other than this issue, the ESA concluded that the proposed project site does not contain contamination issues of concern.*

15192(f)(1): If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements. *If contamination is accidentally discovered on the site, the applicant and/or City will remediate the site to remove the contamination to a level that will not pose any health hazard for future residential occupants.*

15192(f)(2): If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.

Although the potential for contamination on adjacent sites is low, if contamination is discovered on an adjacent property, the effect on future project residents will be evaluated and if necessary, the City will ensure such contamination will be remediated to a level that will not pose any health hazard for future project residential occupants.

- 15192(g): The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code. *Due to historic site disturbance to support an existing office structure, the project has no potential to have a significant adverse impact on any historical resources.*
- 15192(h): The project site is not subject to wildland fire hazard, as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard. *The project site is located within an urban area with no vegetation that could be considered to be a wildland fire hazard. Thus, the site is not exposed to wildland fire hazards.*
- 15192(i): The project site does not have an unusually high risk of fire or explosion from materials stored or used on nearby properties. *Neither the project site nor adjacent properties contain stored materials that could pose a high fire risk or risk of explosive materials.*
- 15192(j): The project site does not present a risk of a public health exposure at a level that would exceed the standards established by any state or federal agency. *The project site is not exposed to any known public health risks to future occupants.*
- 15192(k): Either the project site is not within a delineated earthquake fault zone or a seismic hazard zone, as determined pursuant to Section 2622 and 2696 of the Public Resources Code respectively, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake or seismic hazard. *The project site is not exposed to fault rupture or other direct significant earthquake hazards and the applicant will comply with City design guidelines regarding earthquake hazards, such as strong seismic ground shaking.*
- 15192(l): Either the project site does not present a landslide hazard, flood plain, flood way, or restriction zone, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood. *The project site is not exposed to any of the following significant natural hazards: landslides; flood plain or flood way; or any other restricted hazard zone.*
- 15192(m): The project site is not located on developed open space. *The project site is located in the urban developed area of the City of El Monte and is not located on designated or developed open space.*
- 15192(n): The project site is not located within the boundaries of a state conservancy. *The project site is not located within the boundary of a state conservancy.*
- 15192(o): The project has not been divided into smaller projects to qualify for one or more of the exemptions set forth in sections 15193 to 15195. *The project is not the*

result of dividing a larger project into a smaller one to qualify with the referenced exemptions.

The final set of qualification criteria for the Affordable Housing Exemption are contained in Section 15194 of the 2019 State CEQA Guidelines and are reviewed and evaluated in the following text.

15194(a): The project meets the threshold criteria set forth in section 15192. *Based on the preceding evaluation, the project meets the qualifying criteria set forth in Section 15192 of the 2019 State CEQA Guidelines.*

15194(b): The project meets the following size criteria: the project site is not more than five acres in area. *The project site meets the size criteria because it is slightly less than one acre in size.*

15194(c)(1): The project meets both of the following requirements regarding location:

- (1) The project meets one of the following location requirements relating to population density:
 - (A) The project site is located within an urbanized area or within a census-defined place with a population density of at least 5,000 persons per square mile.
 - (B) If the project consists of 50 or fewer units, the project site is located within an incorporated city with a population density of at least 2,500 persons per square mile and a total population of at least 25,000 persons.
 - (C) The project is located within either an incorporated city or a census defined place with a population density of at least 1,000 persons per square mile and there is no reasonable possibility that the project would have a significant effect on the environment or the residents of the project due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable projects in the vicinity of the project.

The project complies with Sections A and C as it is located in an incorporated City that meets all three density requirements. Section B does not apply.

15194(c)(2): The project meets one of the following site-specific location requirements:

- (A) The project site has been previously developed for qualified urban uses; or
- (B) The parcels immediately adjacent to the project site are developed with qualified urban uses.
- (C) The project site has not been developed for urban uses and all of the following conditions are met:
 1. No parcel within the site has been created within 10 years prior to the proposed development of the site.
 2. At least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses.
 3. The existing remaining 25 percent of the perimeter of the site adjoins parcels that have previously been developed for qualified urban uses.

The project complies with sections A and B as it was previously developed for urban uses and urban uses already surround the property. Section C does not apply to the proposed project.

15194(d)(1): The project meets both of the following requirements regarding provision of affordable housing.

(1) The project consists of the construction, conversion, or use of residential housing consisting of 100 or fewer units that are affordable to low-income households.

The proposed project consists of the construction of new residential housing units consisting of 100 or fewer units that are affordable to low income households. Specifically, the proposed project will include 53 total units, with all units reserved for both very-low and low-income households.

15094(d)(2): The developer of the project provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years, at monthly housing costs deemed to be affordable rent for lower income, very low income, and extremely low income households, as determined pursuant to Section 50053 of the Health and Safety Code.

The developer of the project has provided sufficient legal commitments to the City of El Monte to ensure continued availability and use of the housing units for lower income households for a period of at least 30 years (this project has a 55-year regulatory requirement) at monthly housing costs deemed to be "affordable rent" for low income households as determined pursuant to Section 50053 of the Health and Safety Code.

Conclusion

Based on the findings above that demonstrate compliance with the above qualification criteria, the El Monte Metro Affordable Housing Project (TPM No. 83105, DR No. 03-20, DB No. 01-20, and AHC Nos. 01-20, 02-20 & 03-20) complies with the Affordable Housing Exemption (2019 State CEQA Guidelines), and the City can make the environmental determination that CEQA does not apply to this project because it complies with Section 15094 of CEQA.

ATTACHMENT 1

“Area Planning Military Training Routes: North and South America (AP/1B).” If the notice references the specific boundaries of a special use airspace, such notification must include a copy of the applicable United States Department of Defense Flight Information Publication, “Area Planning: Special Use Airspace: North and South America (AP/1A).”

- (c) If a military service provides the written notification specified in subdivision (b) of this section, a lead agency must include the specified military contact office in the list of organizations and individuals receiving a notice of intent to adopt a negative declaration or a mitigated negative declaration pursuant to Section 15072, in the list of organizations and individuals receiving a notice of preparation of an EIR pursuant to Section 15082, and in the list of organizations and individuals receiving a notice of availability of a draft EIR pursuant to Section 15087 for any project that meets all of the criteria specified below:
- (1) The project to be carried out or approved by the lead agency is within the boundaries specified in subdivision (b).
 - (2) The project is one of the following:
 - (A) a project that includes a general plan amendment; or
 - (B) a project that is of statewide, regional, or areawide significance; or
 - (C) a project that relates to a public use airport and the area surrounding such airport which is required to be referred to the airport land use commission, or appropriately designated body, pursuant to Sections 21670–21679.5 of the Public Utilities Code.
 - (3) The project is not one of the actions described below. A lead agency does not need to send to the specified military contact office a notice of intent to adopt a negative declaration or a mitigated negative declaration, a notice of preparation of an EIR, or a notice of availability of a draft EIR for such actions.
 - (A) a response action taken pursuant to Chapter 6.8 (commencing with Section 25300) of Division 20 of the Health and Safety Code.
 - (B) a response action taken pursuant to Chapter 6.85 (commencing with Section 25396) of Division 20 of the Health and Safety Code.
 - (C) a project undertaken at a site in response to a corrective action order issued pursuant to Section 25187 of the Health and Safety Code.

The lead agency shall send the specified military contact office a notice of intent or a notice of availability sufficiently prior to adoption or certification of the environmental documents by the lead agency to allow the military service the review period provided under Section 15105.

- (d) The effect or potential effect that a project may have on military activities does not itself constitute an adverse effect on the environment for the purposes of CEQA.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Section 21098, Public Resources Code. § 15190.5.

Article 12.5 Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects

SECTIONS 15191 TO 15196

15191. DEFINITIONS

For purposes of this Article 12.5 only, the following words shall have the following meanings:

- (a) “Agricultural employee” means a person engaged in agriculture, including: farming in all its branches, and, among other things, includes: (1) the cultivation and tillage of the soil, (2)

dairying, (3) the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities (including commodities defined as agricultural commodities in Section 1141j(g) of Title 12 of the United States Code), (4) the raising of livestock, bees, furbearing animals, or poultry, and (5) any practices (including any forestry or lumbering operations) performed by a farmer or on a farm as an incident to or in conjunction with such farming operations, including preparation for market and delivery to storage or to market or to carriers for transportation to market. This definition is subject to the following limitations:

This definition shall not be construed to include any person other than those employees excluded from the coverage of the National Labor Relations Act, as amended, as agricultural employees, pursuant to Section 2(3) of the Labor Management Relations Act (Section 152(3), Title 29, United States Code), and Section 3(f) of the Fair Labor Standards Act (Section 203(f), Title 29, United States Code).

This definition shall not apply, or be construed to apply, to any employee who performs work to be done at the site of the construction, alteration, painting, or repair of a building, structure, or other work (as these terms have been construed under Section 8(e) of the Labor Management Relations Act, 29 U.S.C. Sec. 158(e)) or logging or timber-clearing operations in initial preparation of land for farming, or who does land leveling or only land surveying for any of the above. As used in this definition, "land leveling" shall include only major land moving operations changing the contour of the land, but shall not include annual or seasonal tillage or preparation of land for cultivation.

- (b) "Census-defined place" means a specific unincorporated land area within boundaries determined by the United States Census Bureau in the most recent decennial census.
- (c) "Community-level environmental review" means either of the following:
 - (1) An EIR certified on any of the following:
 - (A) A general plan.
 - (B) A revision or update to the general plan that includes at least the land use and circulation elements.
 - (C) An applicable community plan.
 - (D) An applicable specific plan.
 - (E) A housing element of the general plan, if the environmental impact report analyzed the environmental effects of the density of the proposed project.
 - (2) A negative declaration or mitigated negative declaration adopted as a subsequent environmental review document, following and based upon an EIR on a general plan, an applicable community plan, or an applicable specific plan, provided that the subsequent environmental review document is allowed by CEQA following a master EIR or a program EIR, or is required pursuant to Section 21166.
- (d) "Developed open space" means land that meets all of the following criteria:
 - (1) land that is publicly owned, or financed in whole or in part by public funds,
 - (2) is generally open to, and available for use by, the public, and
 - (3) is predominantly lacking in structural development other than structures associated with open spaces, including, but not limited to, playgrounds, swimming pools, ball fields, enclosed child play areas, and picnic facilities.

Developed open space may include land that has been designated for acquisition by a public agency for developed open space but does not include lands acquired by public funds dedicated to the acquisition of land for housing purposes.

- (e) “Infill site” means a site in an urbanized area that meets one of the following criteria:
- (1) The site has been previously developed for qualified urban uses; or
 - (2) The site has not been developed for qualified urban uses but all immediately adjacent parcels are developed with existing qualified urban uses; or
 - (3) The site has not been developed for qualified urban uses, no parcel within the site has been created within the past 10 years, and the site is situated so that:
 - (A) at least 75 percent of the perimeter of the site is adjacent to parcels that are developed with existing qualified urban uses at the time the lead agency receives an application for an approval; and
 - (B) the remaining 25 percent of the perimeter of the site adjoins parcels that had been previously developed for qualified urban uses.
- (f) “Low- and moderate-income households” means “persons and families of low or moderate income” as defined in Section 50093 of the Health and Safety Code to mean persons and families whose income does not exceed 120 percent of area median income, adjusted for family size by the Department of Housing and Community Development, in accordance with adjustment factors adopted and amended from time to time by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937.
- (g) “Low-income households” means households of persons and families of very low and low income, which are defined in Sections 50093 and 50105 of the Health and Safety Code as follows:
- (1) “Persons and families of low income” or “persons of low income” is defined in Section 50093 of the Health & Safety Code to mean persons or families who are eligible for financial assistance specifically provided by a governmental agency for the benefit of occupants of housing financed pursuant to this division.
 - (2) “Very low income households” is defined in Section 50105 of the Health & Safety Code to mean persons and families whose incomes do not exceed the qualifying limits for very low income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937. “Very low income households” includes extremely low income households, as defined in Section 50106 of the Health & Safety Code.
- (h) “Lower income households” is defined in Section 50079.5 of the Health and Safety Code to mean any of the following:
- (1) “Lower income households,” which means persons and families whose income does not exceed the qualifying limits for lower income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937.
 - (2) “Very low income households,” which means persons and families whose incomes do not exceed the qualifying limits for very low income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937.
 - (3) “Extremely low income households,” which means persons and families whose incomes do not exceed the qualifying limits for extremely low income families as established and amended from time to time by the Secretary of Housing and Urban Development and defined in Section 5.603(b) of Title 24 of the Code of Federal Regulations.
- (i) “Major transit stop” means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

- (j) “Project-specific effect” means all the direct or indirect environmental effects of a project other than cumulative effects and growth-inducing effects.
- (k) “Qualified urban use” means any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.
- (l) “Residential” means a use consisting of either of the following:
 - (1) Residential units only.
 - (2) Residential units and primarily neighborhood-serving goods, services, or retail uses that do not exceed 15 percent of the total floor area of the project.
- (m) “Urbanized area” means either of the following:
 - (1) An incorporated city that either by itself or in combination with two contiguous incorporated cities has a population of at least 100,000 persons; or
 - (2) An unincorporated area that meets the requirements set forth in subdivision (m)(2)(A) and subdivision (m)(2)(B) below.
 - (A) The unincorporated area must meet one of the following location or density requirements:
 - 1. The unincorporated area must be: (i) completely surrounded by one or more incorporated cities, (ii) have a population of at least 100,000 persons either by itself or in combination with the surrounding incorporated city or cities, and (iii) have a population density that at least equals the population density of the surrounding city or cities; or
 - 2. The unincorporated area must be located within an urban growth boundary and have an existing residential population of at least 5,000 persons per square mile. For purposes of this subparagraph, an “urban growth boundary” means a provision of a locally adopted general plan that allows urban uses on one side of the boundary and prohibits urban uses on the other side.
 - (B) The board of supervisors with jurisdiction over the unincorporated area must have taken the following steps:
 - 1. The board has prepared a draft document by which the board would find that the general plan, zoning ordinance, and related policies and programs applicable to the unincorporated area are consistent with principles that: (i) encourage compact development in a manner that promotes efficient transportation systems, economic growth, affordable housing, energy efficiency, and an appropriate balance of jobs and housing, and (ii) protects the environment, open space, and agricultural areas.
 - 2. The board has submitted the draft document to OPR and allowed OPR thirty days to submit comments on the draft findings to the board.
 - 3. No earlier than thirty days after submitting the draft document to OPR, the board has adopted a final finding in substantial conformity with the draft finding described in the draft document referenced in subdivision (m)(2)(B)(1) above.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Sections 21159.20, 21159.21, 21159.22, 21159.23, 21159.24, Public Resources Code.

15192. THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS

In order to qualify for an exemption set forth in sections 15193, 15194 or 15195, a housing project must meet all of the threshold criteria set forth below.

- (a) The project must be consistent with:

- (1) Any applicable general plan, specific plan, or local coastal program, including any mitigation measures required by such plan or program, as that plan or program existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete; and
 - (2) Any applicable zoning ordinance, as that zoning ordinance existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete, unless the zoning of project property is inconsistent with the general plan because the project property has not been rezoned to conform to the general plan.
- (b) Community-level environmental review has been adopted or certified.
- (c) The project and other projects approved prior to the approval of the project can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all applicable in-lieu or development fees.
- (d) The site of the project:
- (1) Does not contain wetlands, as defined in Section 328.3 of Title 33 of the Code of Federal Regulations.
 - (2) Does not have any value as an ecological community upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection.
 - (3) Does not harm any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.) or by the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code).
 - (4) Does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete.
- (e) The site of the project is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code.
- (f) The site of the project is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. In addition, the following steps have been taken in response to the results of this assessment:
- (1) If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements.
 - (2) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.
- (g) The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code.
- (h) The project site is not subject to wildland fire hazard, as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard.
- (i) The project site does not have an unusually high risk of fire or explosion from materials stored or used on nearby properties.
- (j) The project site does not present a risk of a public health exposure at a level that would exceed the standards established by any state or federal agency.

- (k) Either the project site is not within a delineated earthquake fault zone or a seismic hazard zone, as determined pursuant to Section 2622 and 2696 of the Public Resources Code respectively, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake or seismic hazard.
- (l) Either the project site does not present a landslide hazard, flood plain, flood way, or restriction zone, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood.
- (m) The project site is not located on developed open space.
- (n) The project site is not located within the boundaries of a state conservancy.
- (o) The project has not been divided into smaller projects to qualify for one or more of the exemptions set forth in sections 15193 to 15195.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Section 21159.21, 21159.27, Public Resources Code.

15193. AGRICULTURAL HOUSING EXEMPTION

CEQA does not apply to any development project that meets the following criteria.

- (a) The project meets the threshold criteria set forth in section 15192.
- (b) The project site meets the following size criteria:
 - (1) The project site is located in an area with a population density of at least 1,000 persons per square mile and is two acres or less in area; or
 - (2) The project site is located in an area with a population density of less than 1,000 persons per square mile and is five acres or less in area.
- (c) The project meets the following requirements regarding location and number of units.
 - (1) If the proposed development project is located on a project site within city limits or in a census-defined place, it must meet the following requirements:
 - (A) The proposed project location must be within one of the following:
 - 1. Incorporated city limits; or
 - 2. A census defined place with a minimum population density of at least 5,000 persons per square mile; or
 - 3. A census-defined place with a minimum population density of at least 1,000 persons per square mile, unless a public agency that is carrying out or approving the project determines that there is a reasonable possibility that the project, if completed, would have a significant effect on the environment due to unusual circumstances or that the cumulative impacts of successive projects of the same type in the same area, over time, would be significant.
 - (B) The proposed development project must be located on a project site that is adjacent, on at least two sides, to land that has been developed.
 - (C) The proposed development project must meet either of the following requirements:
 - 1. Consist of not more than 45 units, or
 - 2. Consist of housing for a total of 45 or fewer agricultural employees if the housing consists of dormitories, barracks, or other group living facilities.
 - (2) If the proposed development project is located on a project site zoned for general agricultural use, it must meet either of the following requirements:
 - (A) Consist of not more than 20 units, or

- (B) Consist of housing for a total of 20 or fewer agricultural employees if the housing consists of dormitories, barracks, or other group living facilities.
- (d) The project meets the following requirements regarding provision of housing for agricultural employees:
 - (1) The project must consist of the construction, conversion, or use of residential housing for agricultural employees.
 - (2) If the project lacks public financial assistance, then:
 - (A) The project must be affordable to lower income households; and
 - (B) The developer of the development project must provide sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 15 years.
 - (3) If public financial assistance exists for the project, then:
 - (A) The project must be housing for very low, low-, or moderate-income households; and
 - (B) The developer of the development project must provide sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for low- and moderate-income households for a period of at least 15 years.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Section 21159.22, Public Resources Code.

15194. AFFORDABLE HOUSING EXEMPTION

CEQA does not apply to any development project that meets the following criteria:

- (a) The project meets the threshold criteria set forth in section 15192.
- (b) The project meets the following size criteria: the project site is not more than five acres in area.
- (c) The project meets both of the following requirements regarding location:
 - (1) The project meets one of the following location requirements relating to population density:
 - (A) The project site is located within an urbanized area or within a census-defined place with a population density of at least 5,000 persons per square mile.
 - (B) If the project consists of 50 or fewer units, the project site is located within an incorporated city with a population density of at least 2,500 persons per square mile and a total population of at least 25,000 persons.
 - (C) The project is located within either an incorporated city or a census defined place with a population density of at least 1,000 persons per square mile and there is no reasonable possibility that the project would have a significant effect on the environment or the residents of the project due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable projects in the vicinity of the project.
 - (2) The project meets one of the following site-specific location requirements:
 - (A) The project site has been previously developed for qualified urban uses; or
 - (B) The parcels immediately adjacent to the project site are developed with qualified urban uses.
 - (C) The project site has not been developed for urban uses and all of the following conditions are met:
 - 1. No parcel within the site has been created within 10 years prior to the proposed development of the site.

2. At least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses.
 3. The existing remaining 25 percent of the perimeter of the site adjoins parcels that have previously been developed for qualified urban uses.
- (d) The project meets both of the following requirements regarding provision of affordable housing.
- (1) The project consists of the construction, conversion, or use of residential housing consisting of 100 or fewer units that are affordable to low-income households.
 - (2) The developer of the project provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years, at monthly housing costs deemed to be “affordable rent” for lower income, very low income, and extremely low income households, as determined pursuant to Section 50053 of the Health and Safety Code.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Section 21159.23, Public Resources Code.

15195. RESIDENTIAL INFILL EXEMPTION

- (a) Except as set forth in subdivision (b), CEQA does not apply to any development project that meets the following criteria:
- (1) The project meets the threshold criteria set forth in section 15192; provided that with respect to the requirement in section 15192(b) regarding community-level environmental review, such review must be certified or adopted within five years of the date that the lead agency deems the application for the project to be complete pursuant to Section 65943 of the Government Code.
 - (2) The project meets both of the following size criteria:
 - (A) The site of the project is not more than four acres in total area.
 - (B) The project does not include any single level building that exceeds 100,000 square feet.
 - (3) The project meets both of the following requirements regarding location:
 - (A) The project is a residential project on an infill site.
 - (B) The project is within one-half mile of a major transit stop.
 - (4) The project meets both of the following requirements regarding number of units:
 - (A) The project does not contain more than 100 residential units.
 - (B) The project promotes higher density infill housing. The lead agency may establish its own criteria for determining whether the project promotes higher density infill housing except in either of the following two circumstances:
 1. A project with a density of at least 20 units per acre is conclusively presumed to promote higher density infill housing.
 2. A project with a density of at least 10 units per acre and a density greater than the average density of the residential properties within 1,500 feet shall be presumed to promote higher density infill housing unless the preponderance of the evidence demonstrates otherwise.
 - (5) The project meets the following requirements regarding availability of affordable housing: The project would result in housing units being made available to moderate, low or very low income families as set forth in either A or B below:

**CITY OF EL MONTE PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

**Hablamos Español favor de hablar con
Sandra Elias (626) 258-8626**

UPDATED INFORMATION:

Due to the COVID-19 “Stay in Place” order by the Governor of California, the general public is encouraged to view the meeting remotely and to submit public comments via e-mail or telephone.

TO: All Interested Parties

FROM: City of El Monte Planning Division

APPLICATION: Tentative Parcel Map No. 83105, Design Review No. 03-20, Density Bonus No. 01-20, Affordable Housing Concession No. 01-20, Affordable Housing Concession No. 02-20 and Affordable Housing Concession No. 03-20.

LOCATION: 3637 & 3649 Tyler Avenue

PROPERTY OWNER(S): Vista Del Monte Affordable HSN
29700 Woodford Tehachapi Road
Keene, CA 93531

City of El Monte
11333 Valley Boulevard
El Monte, CA 91731

APPLICANT: George Lopez
The Cesar Chavez Foundation
316 West 6th Street, Suite 600
Los Angeles, CA 90012

REQUEST: The Applicant is requesting approval to construct a 4-story transit-oriented affordable housing complex at 3637 & 3649 Tyler Avenue. The subject site is approximately 27,884 square feet (0.64 acres) in size and is located in the “Station Sub-Area” of the “Downtown Main Street Transit-Oriented District Specific Plan”.

The proposed project will consist of a total of 53 apartment units (including a manager’s unit) with 25 one-bedroom, 14 two-bedroom, and 14 three-bedroom units. A total of 50 parking spaces will be provided within a subterranean parking structure with access along Railroad street that includes: 42 open parking spaces, four (4) ADA spaces, and four (4) rideshare spaces. Other proposed site amenities include an entry courtyard with seating and a tot-lot, a community garden, a lobby, after school area, lounge, recreational rooms, staff office space, and central laundry facilities.

Requested entitlements consist of a: 1) Tentative Parcel Map (TPM 83105) to consolidate multiple parcels; 2) Design Review (DR No. 03-20) to review the architecture and landscaping of the proposed development; 3) Density Bonus (DB No. 01-20) to exceed the maximum allowable density as part of an affordable housing project; 4) Affordable Housing Concession (AHC No. 01-20) to reduce the private open space requirements; 5) Affordable Housing Concession (AHC No. 02-

(continued on back page)

20) to reduce the minimum first-floor building height requirement; and 6) Affordable Housing Concession (AHC No. 03-20) to deviate from building setback requirements. This request is made pursuant to the requirements of Chapters 16.12, 17.22, and 17.85 of the El Monte Municipal Code (EMMC).

**ENVIRONMENTAL:
DOCUMENTATION** The proposed 53 unit affordable housing development qualifies for Article 12.5 Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects – Section 15194 (Affordable Housing Exemption) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended.

**PLACE OF:
HEARING** Pursuant to State Law, the Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the proposed project. The hearing is scheduled for:

Date: Thursday, June 11, 2020 (**REVISED MEETING DATE**)

Time: 7:00 p.m.

Place: El Monte City Hall

City Hall East – Council Chambers

11333 Valley Boulevard, El Monte, California

UPDATED INFORMATION:

Due to the COVID-19 “Stay in Place” order by the Governor of California, the general public is encouraged to view the meeting remotely and to submit public comments via e-mail or telephone.

Members of the public wishing to observe the meeting remotely may do so in one of the following ways:

- (1) Turn your TV to Channel 3;
- (2) Visit the City’s website at <http://www.elmonteca.gov/378/council-meeting-videos>

Members of the public wishing to provide questions/comments remotely during the meeting shall:

- (1) Call the City’s conference line at (888) 204-5987 with access code 8167975.

Persons wishing to comment on the environmental documentation or proposed application may do so orally or in writing at the public hearing or in writing prior to the meeting date. Written comments shall be sent to Tony Bu; El Monte City Hall West; 11333 Valley Boulevard; El Monte, CA 91731 or at tbu@elmonteca.gov. If you challenge the decision of the City Planning Commission, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Planning Commission at, or prior to, the public hearing. For further information regarding this application please contact Tony Bu at (626) 580-2152. Monday through Thursday, except legal holidays, between the hours of 7:00 a.m. and 5:30 p.m.

Published and
mailed on: Thursday, June 4, 2020

City of El Monte Planning Commission
Jason Mikaelian, AICP, Planning Commission Secretary

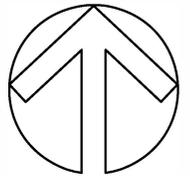
More Services

SUE MORENO
(626) 350-5944
moreservices@sbcglobal.net

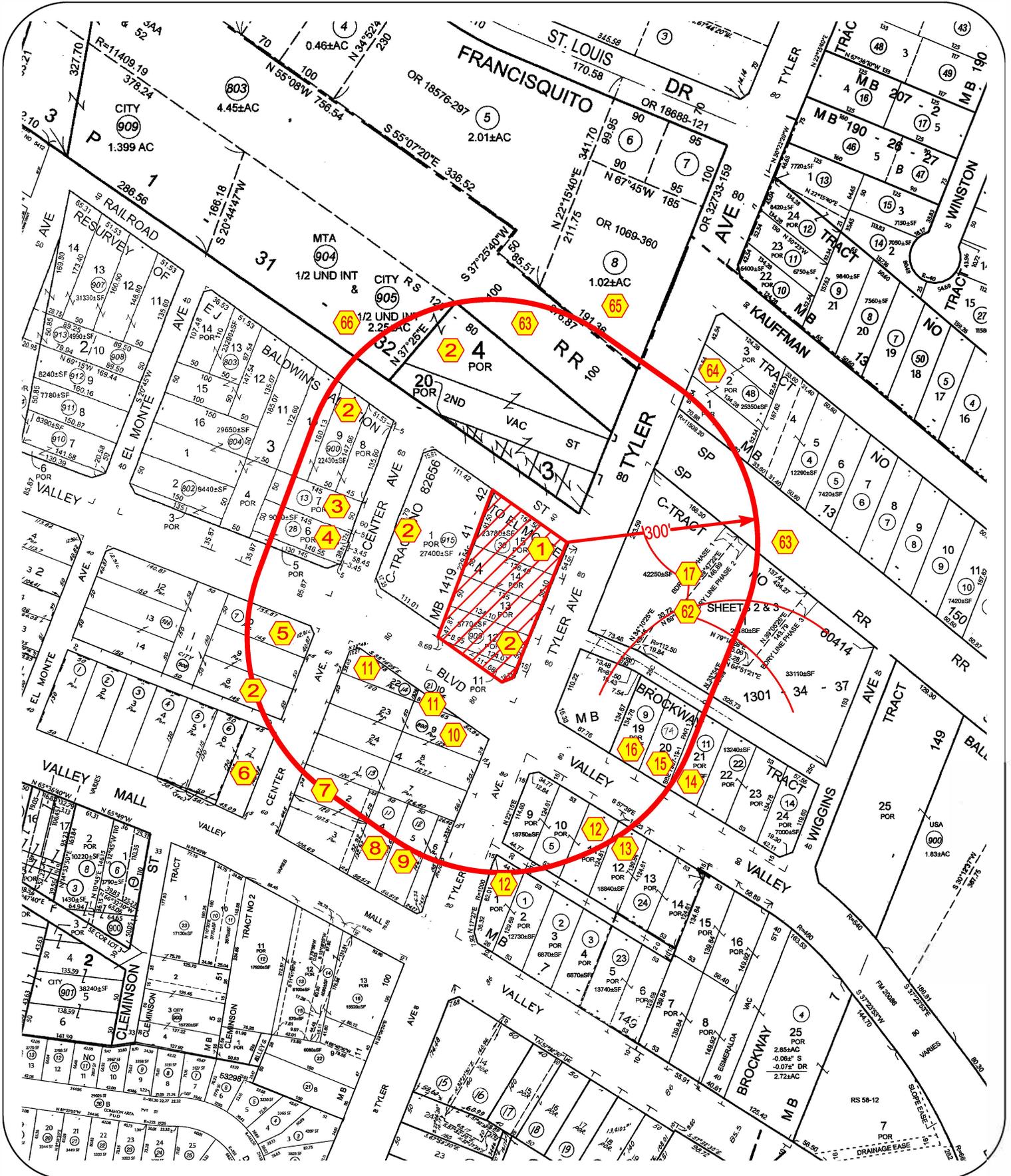
OWNERSHIP / OCCUPANTS LIST
RADIUS MAPS - LAND USE - PLANS
MUNICIPAL COMPLIANCE CONSULTING
12106 LAMBERT AVE. EL MONTE, CA 91732 - FAX (626) 350-1532

PROJECT INFORMATION

3637-49 TYLER AVE.
EL MONTE, CA.
20-179



SCALE 1" = 200'



**NOTICE OF
PUBLIC HEARING**

FOR THE PROPOSED
REVISIONS TO THE
ZONING ORDINANCES

FOR THE CITY OF
MILWAUKEE

DATE: 08/14/2018

TIME: 6:00 PM - 8:00 PM

LOCATION: MILWAUKEE
CITY HALL, 2ND FLOOR

FOR MORE INFORMATION
CONTACT THE PLANNING
DEPARTMENT AT
312.462.3100

DO NOT REMOVE

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City of El Monte

Congratulations

El Monte Union High School District

CLASS OF 2020

The Friendly City of El Monte



NOTICE OF PUBLIC HEARING



3622 Center Ave (626) 443-1000

Tyler-Valley Metro Housing Project Narrative

Vision and Goals

The Cesar Chavez Foundation (CCF) is partnering with the City of El Monte to implement the vision and goals of the General Plan and Main Street Specific Plan by developing the Tyler-Valley Metro Site (Proposed Project) with a transit-oriented community ("TOC") that will include affordable housing opportunities for all household types and populations. The introduction of housing will support and take advantage of the proximity to the Metrolink Station and City's Main Street, and in addition, will provide potential new riders for the currently underutilized Metrolink Station.

The Proposed Project is CCF's second project in the Main Street Specific Plan corridor in the City of El Monte. CCF's first project, El Monte Metro Veteran/Family Housing, collectively "El Monte Metro Housing", is located on the adjacent parcels to the east of the Proposed Project at 10950 Railroad Street and 10945 Valley Boulevard, El Monte, California, 91731

Site Location

The Proposed Project is located at 3649/3637 Tyler Avenue in El Monte, California, 91731, at the southeast corner of Tyler Avenue and Railroad Street. The site has the following Assessor's Parcel Numbers (APN): 8575-019-030 and 8575-019-909, and is located in the Station Sub Area of the Downtown Main Street Transit-Oriented District Specific Plan. The square footage of these two parcels combined is 35,543 gross square feet, or 0.816 gross acres; and 32,220 net square feet site, or 0.74 net acres.

Proposed Project

CCF Staff is proposing to develop a 53-unit development comprised of 100% affordable housing for families and those with special needs, and is in the process of submitting for entitlements in April 2020. The Proposed Project will be consistent with the design principles of the City's Main Street Specific Plan for the site. The development will be a four-story residential building over a subterranean parking garage.

The Proposed Project will consist of 25 one-bedroom, 14 two-bedroom, and 14 three-bedroom units for a total of 53 units in the project. All units will have a full bathroom and full kitchen with all appliances provided by the Proposed Project, a clothing closet, storage space, a living room, and a balcony. The Proposed Project will be constructed and maintained in accordance with the 2010 ADA Standards for Accessible Design and will meet all requirements of the California Building Code (Chapters 11A and 11B).

Amenities

The new community will offer residential services, recreational meeting space, conference/meeting rooms, and staff office space. Common areas will include courtyards, central laundry facilities, property management offices, rooms to conduct social services, and private office space for the social services providers. Amenities offered will include a recreational/after school room that is programmable to meet the needs of the population the Proposed Project will serve, lounges, a community garden, and warming kitchen for demonstrations.

Social services are contemplated to include Individualized Service Plans, Case Management, Mental Health Care referrals, Substance abuse counseling, Education, Employment and Training, Housing Outplacement, Life Skills Training, Physical Health Care, Benefits Assistance, Legal Assistance, Peer Advocacy, Social and Recreational Activities, and Information and Referrals.

The Proposed Project will feature passive open space such as the main courtyards, and indoor community/recreational rooms inside the building. Outdoor amenities will include beautifully landscaped and quiet retreats and places to sit or

316 West Second Street Suite 600 | Los Angeles, CA 90012 | Telephone: 213.362.0260 | www.chavezfoundation.org

congregate. The outdoor space will also include BBQ grills for outdoor cooking, a community garden, and community gatherings.

The Proposed Project is located in proximity to several major transportation nodes. The El Monte Metrolink Station - San Bernardino Line is less than 300 feet north of the property, LA Metro's Bus Route 76 is located off Valley Boulevard (20 feet south of the property line), and LA Metro's El Monte Bus Station is less than half mile southwest of the site. In addition, the City's Trolley Station will still operate directly across street. Other surrounding uses include Arceo Park, Superior Grocery, and El Monte Comprehensive Health Center [medical clinic and pharmacy], all less than half a mile from the project site. The El Monte Library and the El Monte High School are less than one mile away from the project site.

Proposed Capital Structure

In order to obtain an allocation of California Tax Credit Allocation Committee (TCAC) 9% tax credits CCF will leverage the City of El Monte two residual receipts notes comprised of 1] the City value of their remnant parcel and the value of their Quimby Impact Fees/Development Opportunity Reserve (DOR) credits, and 2] City of El Monte HOME funds.

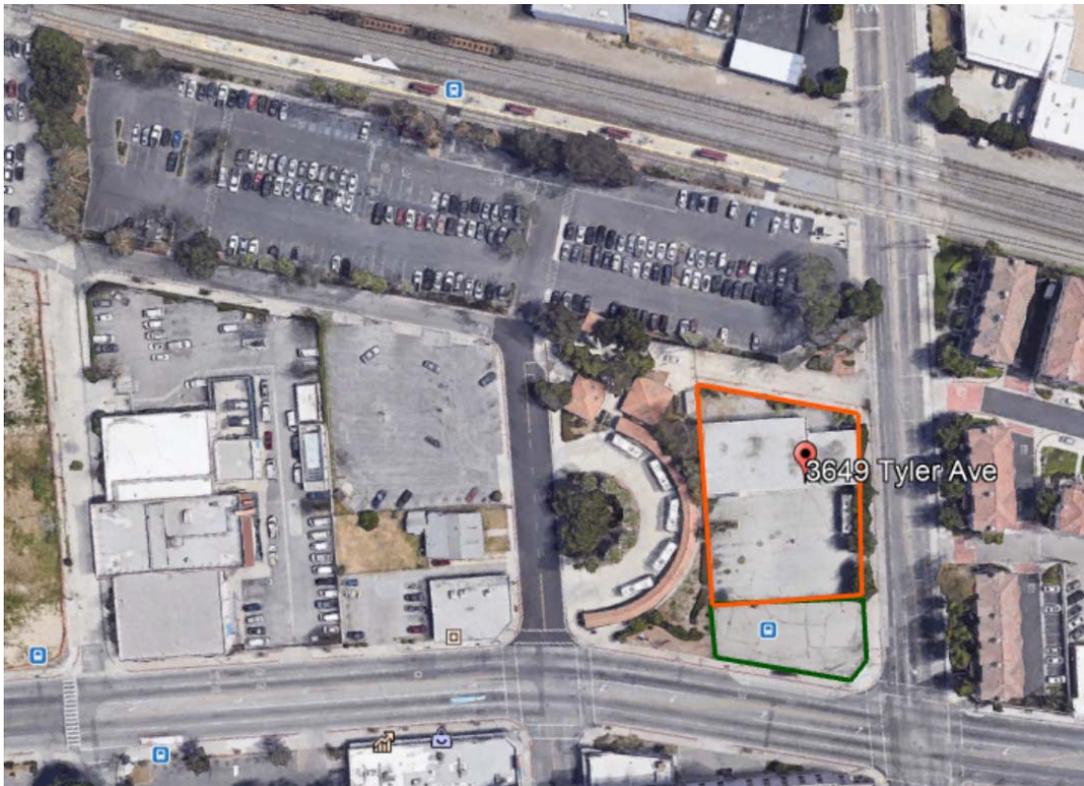
The proposed schedule below contemplates this timeline.

Schedule

Key milestones in the Proposed Project's development are presented below:

Site Control Privately/City Owned Site	October 2019
Purchase of Privately Owned Site	January 2020
Kickoff Consultant for Environmental Assessment: CEQA / NEPA	April 2020
Kickoff of Preliminary Site Plan Submittal	April 2020
DDA for Site Control of City Owned Site & City Gap Contribution	May 2020
Receive CEQA/NEPA Approvals	June 2020
Planning Commission Approval of Site Plan Submittal	June 2020
9% CTCAC Application Deadline	July 2020
9% CTCAC Application Awards	September 2020
Plan Check- Construction Documents Submittal	August 2020
Plan Check- Construction Documents Approval	February 2021
Estimated Construction Loan Closing	February 2021
Estimated Readiness Deadline [Required Construction Close]	March 28, 2021
Construction Completion	October 2022
Conversion	March 2023

**Attachment 1
Tyler-Valley Metro Site**



▪ **Project Location**

- Addresses
 - 3649 Tyler Ave, El Monte, CA 91731 [Orange Boundary]
 - Owner
 - Vista del Monte Affordable Housing Corporation
 - Affiliate of Cesar Chavez Foundation
 - APN
 - 8575-019-030
 - 3637 Tyler Avenue, El Monte, CA, USA [Orange Boundary]
 - Owner
 - City of El Monte
 - APN
 - 8575-019-909
- Total Acres / SF
 - Gross
 - 0.816-acres / 35,543 SF
 - Net
 - 0.740-acres / 32,220 SF

**Attachment 1
Inspirational Architectural Elevations &
Site Plan**



