



PROPERTY OWNER / APPLICANT

5060 MONTCLAIR PLAZA LANE OWNER, LLC
4700 WILSHIRE BLVD.
LOS ANGELES, CA 90010
T: 323-860-4900

ARCHITECT

AC MARTIN
444 SOUTH FLOWER STREET SUITE 1200
LOS ANGELES, CA 90071
T: 213-683-1900

LANDSCAPE ARCHITECT

MJS LANDSCAPE ARCHITECTURE
507 30TH STREET
NEWPORT BEACH, CA 92663
T: 949-675-9964

CIVIL ENGINEER

DRC ENGINEERING, INC.
160 SOUTH OLD SPRINGS ROAD SUITE 210
ANAHEIM HILLS, CA 92808
T: 714-685-6860

PROJECT ADDRESS

5060 EAST MONTCLAIR PLAZA LANE
PARCELS 6A & 6B
MONTCLAIR, CA 91763
APN - PORTIONS OF 1008-191-01,
1008-181-05 & 1008-321-07

SITE AREA

260,510 SF (5.98 ACRES)

BUILDING TO BE REMOVED

1 STORY COMMERCIAL BUILDING AT 5275 MORENO ST. (4,975 SF APPROX.)

PROPOSED BUILDINGS

TWO 8 STORY MIXED-USE BUILDINGS JOINED AT THE BASE BY TWO LEVEL PARKING STRUCTURE.
GROSS BUILDING AREA = 1,019,595 SF
(SEE TABLE BELOW FOR MORE DETAILED INFORMATION)

LOT COVERAGE

BLDG 1 (127,375 SF) + BLDG 2 (51,140 SF) =
178,515 SF (68.53%)

LANDSCAPED & PAVED AREAS

LANDSCAPED AREA = 37,609 SF (14.44% OF SITE AREA)
PAVED AREA (GROUND LEVEL) = 42,516 SF (16.32% OF SITE AREA)

OCCUPANCY GROUP

RESIDENTIAL - R-2
GYM - A-3
COMMERCIAL - A-2(RESTAURANTS) & M (RETAIL)
PARKING - S-2

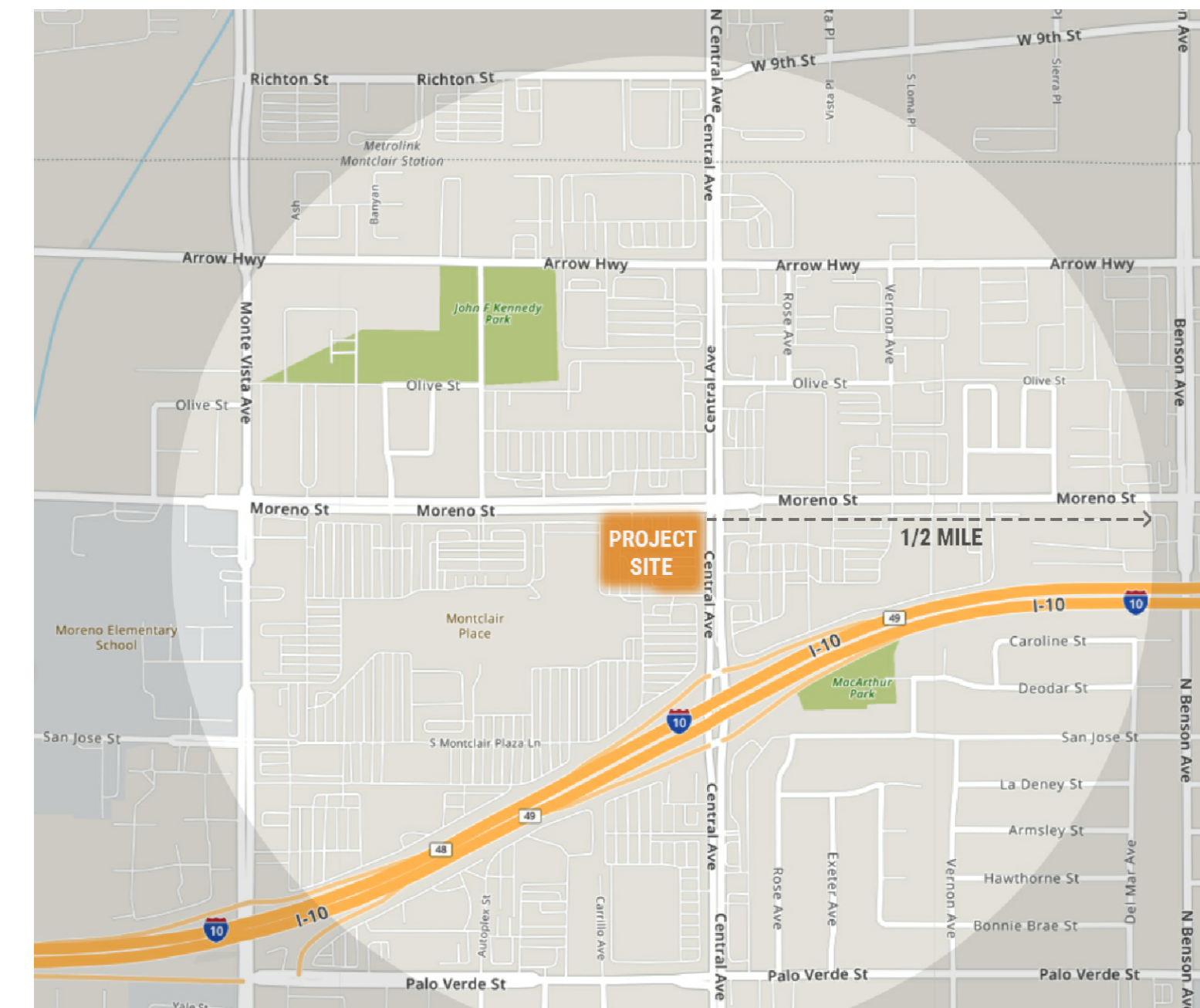
PROPOSED DENSITY / FAR

RESIDENTIAL DENSITY - 601 UNITS
(601 UNITS / 5.98 ACRES = 100.5 DU / ACRE)
ALLOWED DENSITY RANGE IN DISTRICT COMMONS =
89 - 102 DU / ACRE

PROPOSED FAR = 2.92: 1

ZONING

EXISTING - C-3 GENERAL COMMERCIAL
PROPOSED - MONTCLAIR PLACE DISTRICT SPECIFIC PLAN
"DISTRICT COMMONS (COM)" ZONE

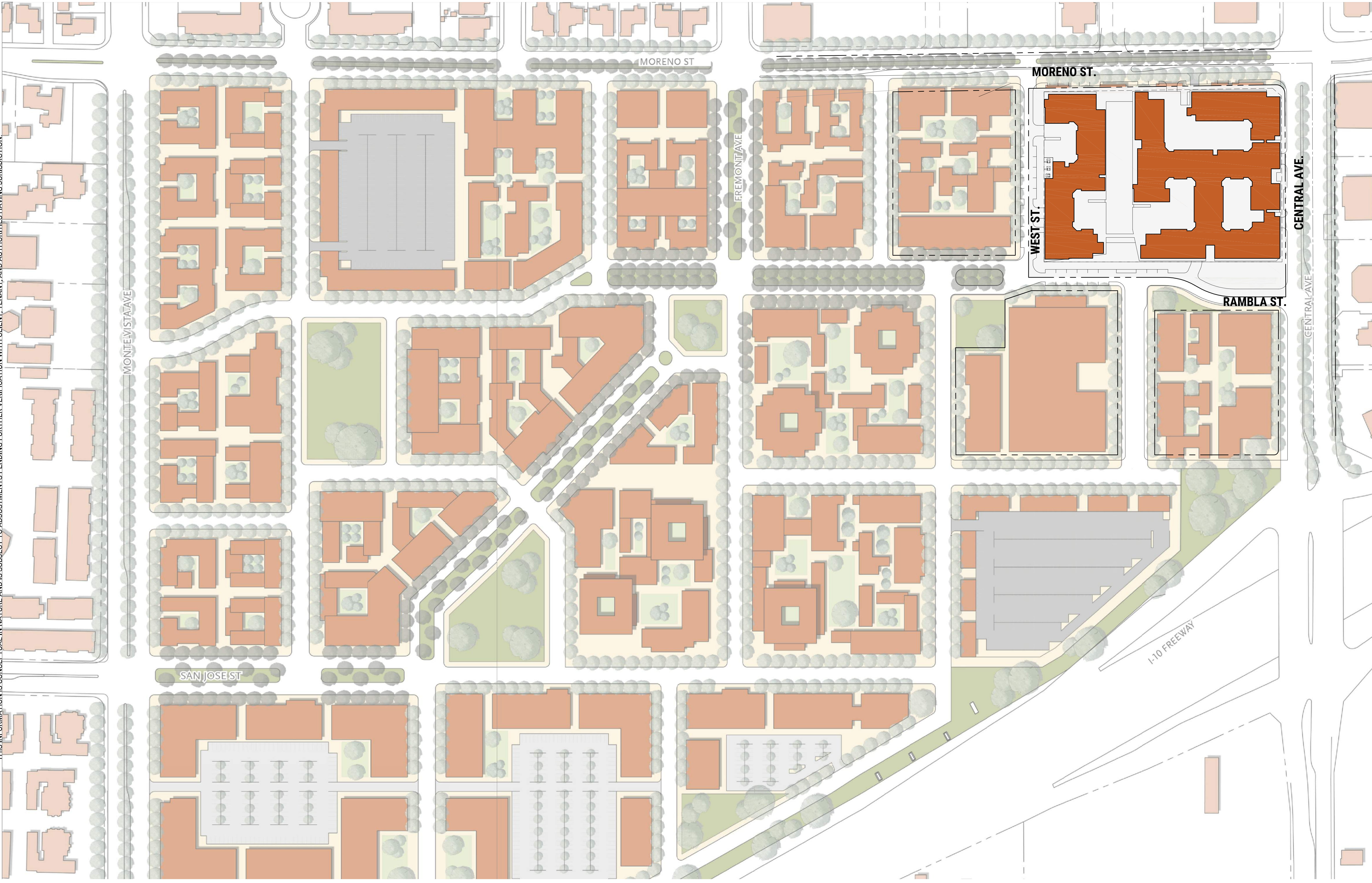


VICINITY MAP

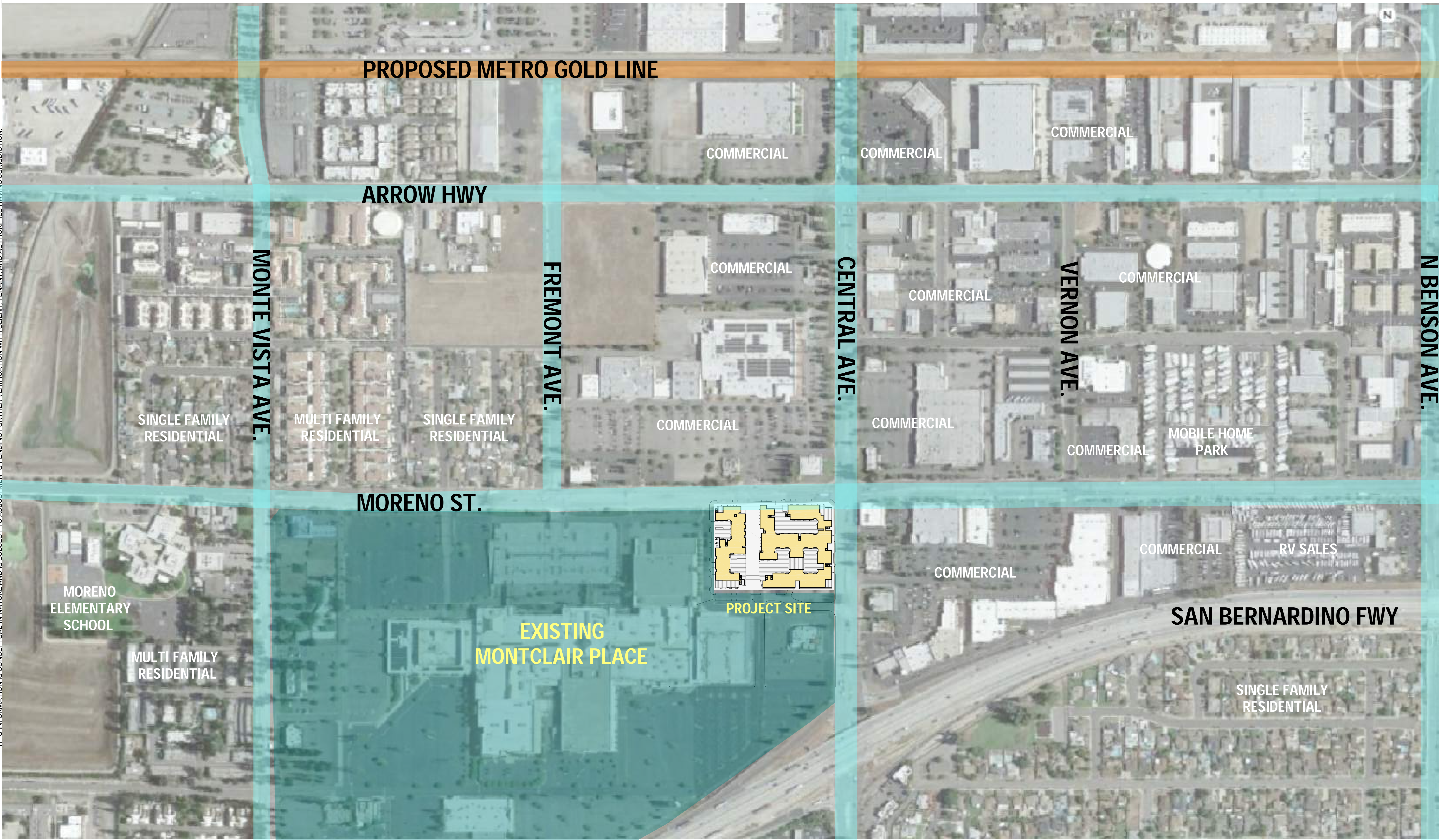
GROSS BUILDING AREAS					GROSS FLOOR AREA		PROPOSED DENSITY		PARKING REQUIRED				
BLDG 1					BLDG 1		LEVEL	#	USE	# / SF	RATIO	PARKING REQUIRED	
LEVEL	COMMERCIAL	RESIDENTIAL	PARKING/SERVICE	TOTAL	LEVEL	SF							
1ST	14,920	1,665	113,850	130,435	1ST	27,225	1ST	-	RESIDENTIAL	601	1		601
2ND		4,000	109,160	113,160	2ND	14,875	2ND	-	RESIDENTIAL GUEST	601	0.25		150
3RD	16,360	37,505	38,230	92,095	3RD	68,130	3RD	52	COMMERCIAL	41,290	1 SPACE PER 250*		165
4TH		68,320		68,320	4TH	76,510	4TH	99	TOTAL				916
5TH		77,490		77,490	5TH	83,705	5TH	115	*RESTAURANT = 1 SPACE / 200 SF, RETAIL = 1 SPACE / 300 SF				
6TH		79,140		79,140	6TH	85,530	6TH	117	1 SPACE / 250 SF ASSUMES 50% RESTAURANT & 50% RETAIL				
7TH		78,315		78,315	7TH	84,615	7TH	116	PARKING PROVIDED				
8TH		71,820		71,820	8TH	73,870	8TH	102	LOCATION	COMMERCIAL	RESIDENTIAL / GUEST	TOTAL	
ROOF		1,695		1,695	ROOF	1,695	TOTAL	601	ON STREET	32	0	32	
TOTAL	31,280	419,950	261,240	712,470	TOTAL*	516,155		800 SF AVERAGE	1ST LEVEL	43	378	421	
BLDG 2					BLDG 2		BLDG 1	404 (323,200 SF)	2ND LEVEL	0	397	397	
LEVEL	COMMERCIAL	RESIDENTIAL	PARKING/SERVICE	TOTAL	LEVEL	SF	BLDG 2	197 (157,600 SF)	3RD LEVEL	91	0	91	
1ST	6,000	2,005	47,680	55,685	1ST	15,330	TOTAL NRSF	480,800	TOTAL	166	775	941	
2ND		2,350	44,195	46,545	2ND	10,085			LOADING REQUIRED				
3RD	4,010	31,755		35,765	3RD	37,870			USE	# / SF	RATIO	# REQUIRED	
4TH		33,285		33,285	4TH	35,680			COMMERCIAL	31,280	1 PER 15,000 SF	2	
5TH		34,815		34,815	5TH	37,485			LOADING PROVIDED	4	(MIN. 10 FT WIDTH, 22 FT LENGTH, 14 FT HEIGHT)		
6TH		34,815		34,815	6TH	37,485			COMMON OPEN SPACE REQUIRED				
7TH		34,815		34,815	7TH	37,485			LOT AREA = 260,510 SF	X 0.1	(10% OF LOT AREA)	26,051	
8TH		30,600		30,600	8TH	30,935			COMMON OPEN SPACE PROVIDED				
ROOF		800		800	ROOF	800			COURTYARDS			42,540	
TOTAL	10,010	205,240	91,875	307,125	TOTAL*	243,155			ROOF DECKS			7,680	
					*EXCLUDES PARKING				AMENITY			22,360	
TOTAL	41,290	625,190	353,115	1,019,595	TOTAL*	759,310			TOTAL			72,580	
					PROPOSED FAR	2.92 : 1			PRIVATE OPEN SPACE REQUIRED / PROVIDED = 40 SF PER UNIT WITH 5 FT MIN. DIMENSION				
									759,310 / 260,510 (SITE AREA) = 2.92				

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PROPOSED METRO GOLD LINE

ARROW HWY

MONTTE VISTA AVE.

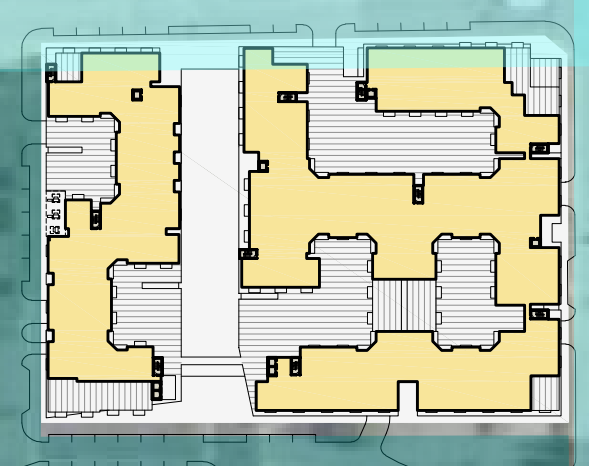
FREMONT AVE.

CENTRAL AVE.

VERNON AVE.

N BENSON AVE.

MORENO ST.

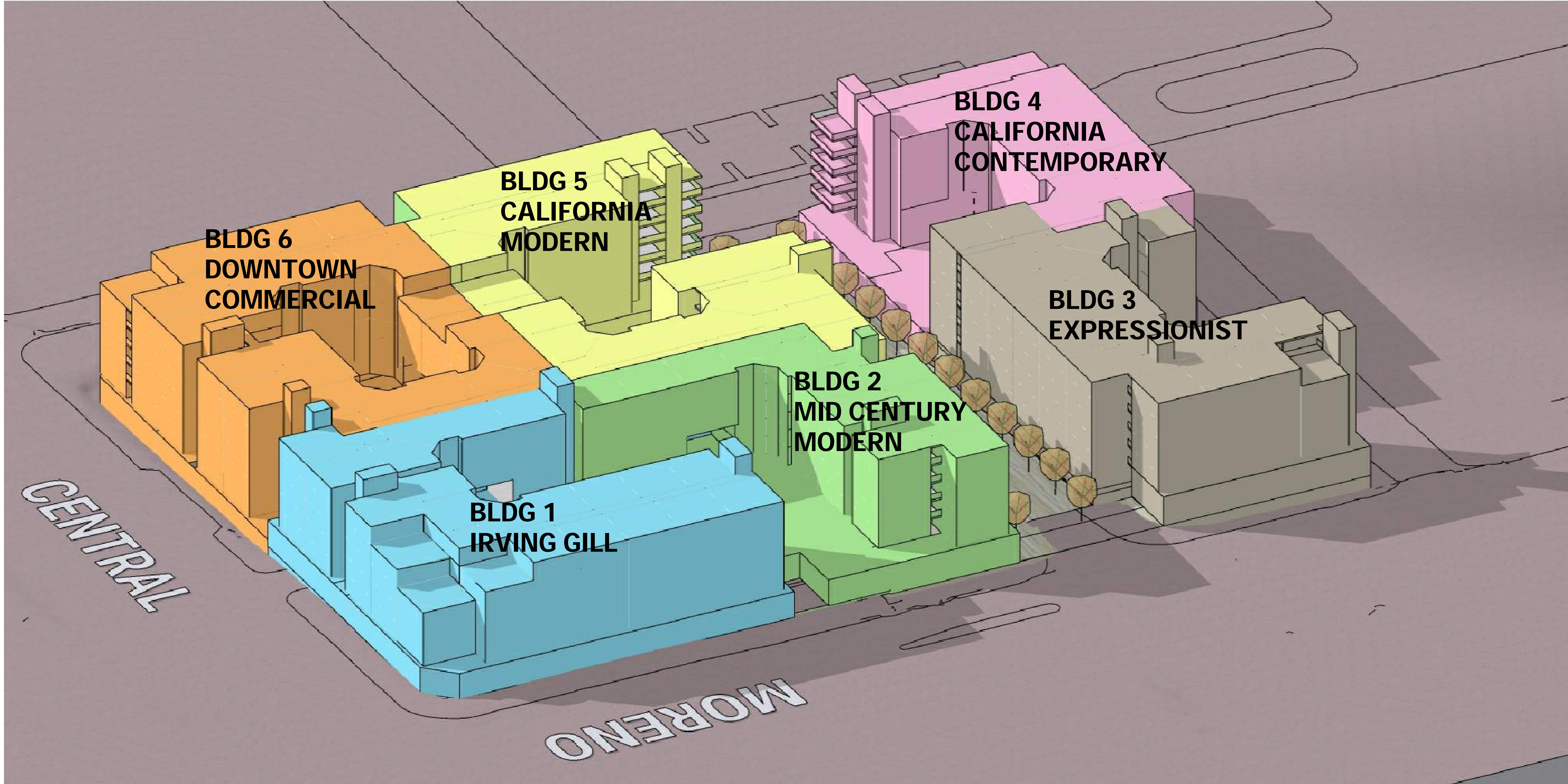


PROJECT SITE

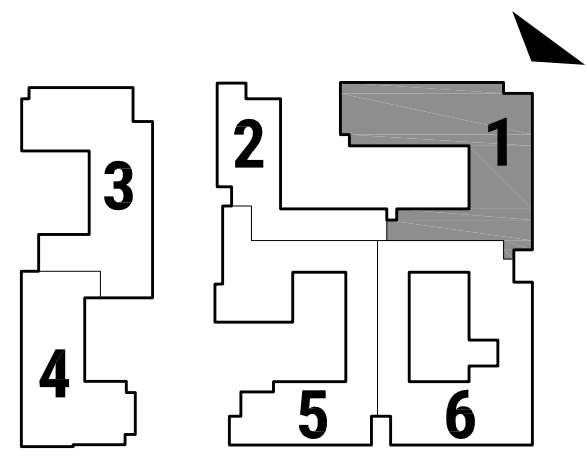
EXISTING MONTCLAIR PLACE

SAN BERNARDINO FWY

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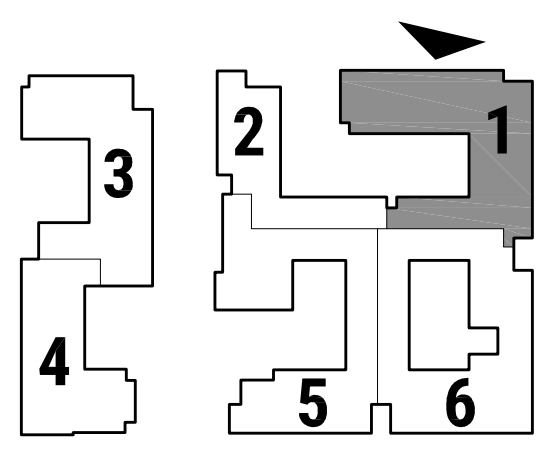


BLDG 1 - IRVING GILL

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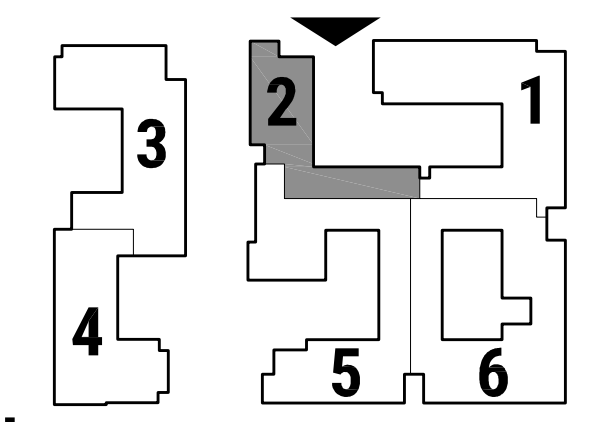
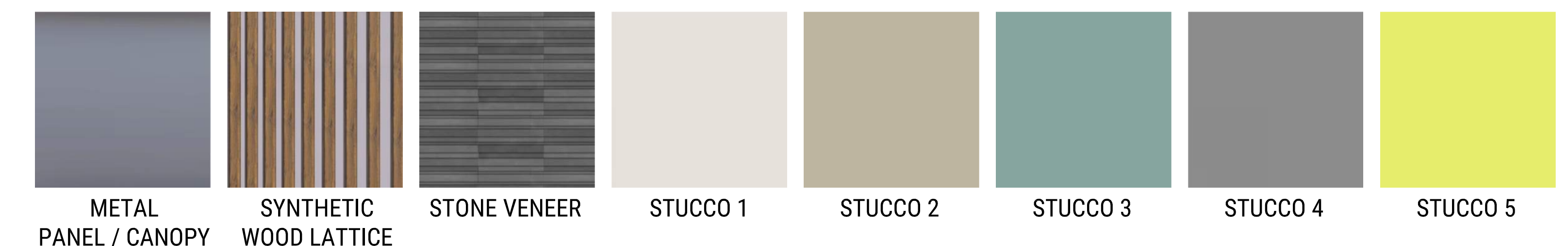


FIBER CEMENT SIDING METAL CANOPY METAL CANOPY METAL TRELLIS GRFC COLUMN STUCCO 1 STUCCO 2 STUCCO 3



BLDG 1 - IRVING GILL

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BLDG 2 - MID CENTURY MODERN

AC MARTIN

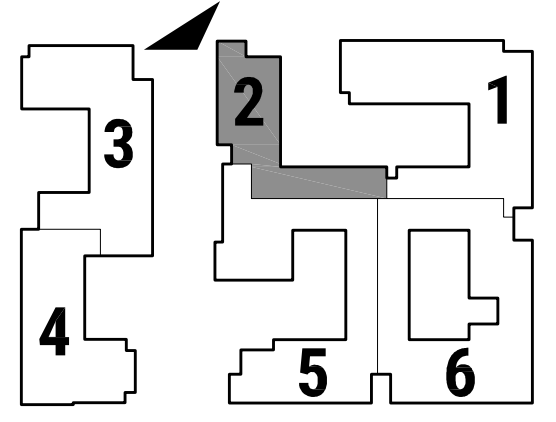
MONTCLAIR PLACE PARCELS 6A & 6B MONTCLAIR, CA

7/29/2022

MORENO ST. PERSPECTIVE

A504

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BLDG 2 - MID CENTURY MODERN

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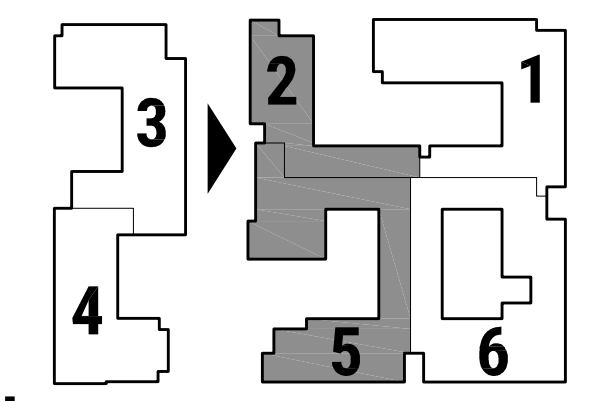
MONTCLAIR PLACE PARCELS 6A & 6B MONTCLAIR, CA

7/29/2022

MORENO ST. PERSPECTIVE

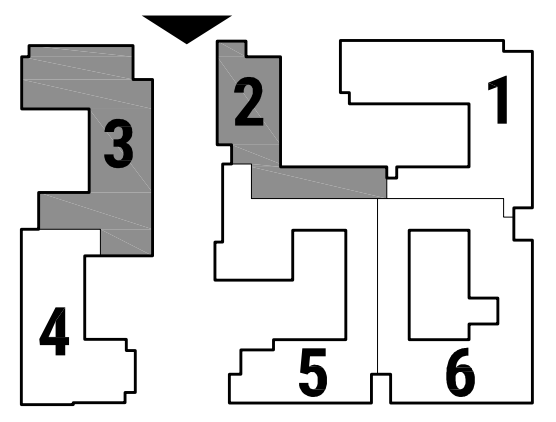
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BLDG 2 - MID CENTURY MODERN / BLDG 5 - CALIFORNIA MODERN

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BLDG 2 - MID CENTURY MODERN / BLDG 3 - EXPRESSIONIST

AC MARTIN

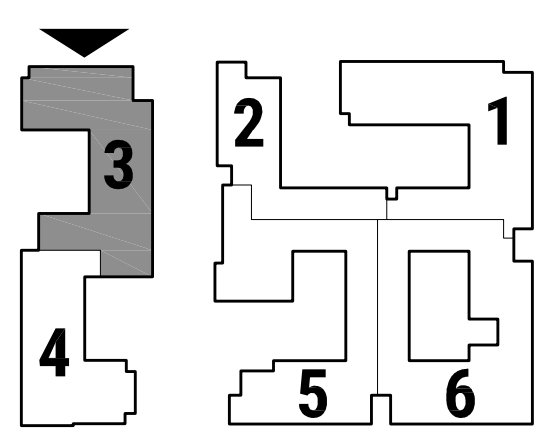
MONTCLAIR PLACE PARCELS 6A & 6B MONTCLAIR, CA

7/29/2022

MORENO ST./PASEO PERSPECTIVE

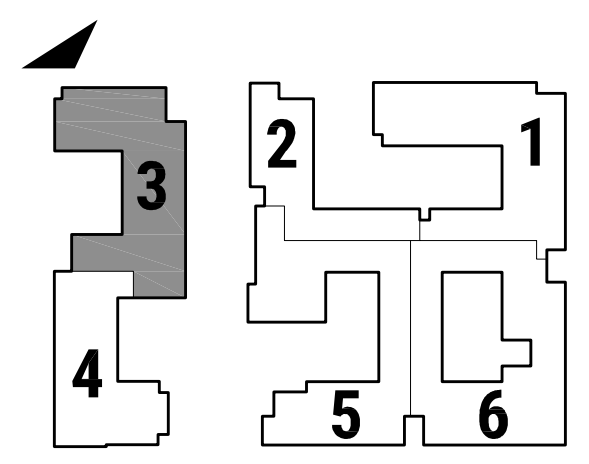
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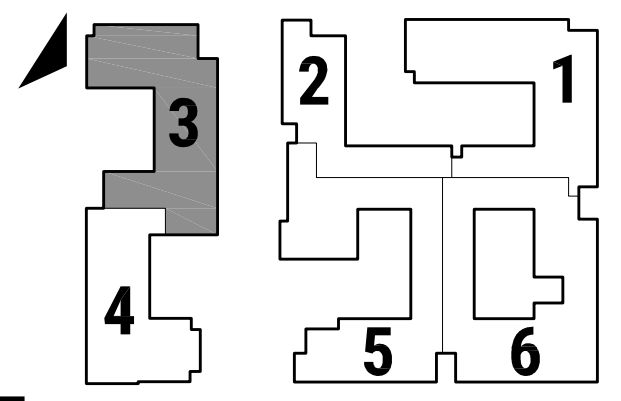
BLDG 3 - EXPRESSIONIST

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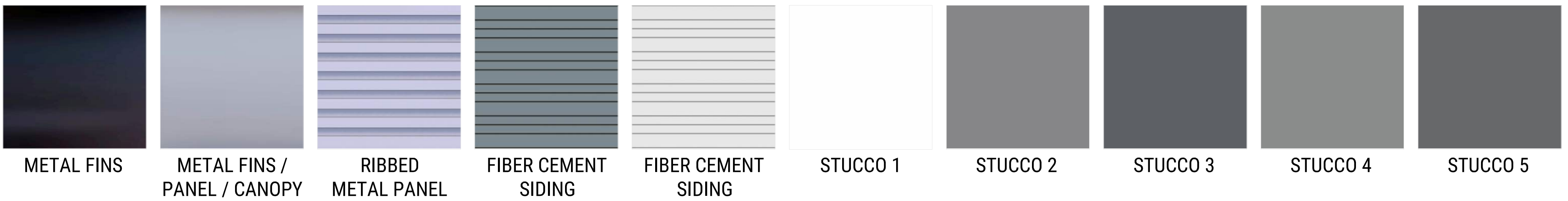
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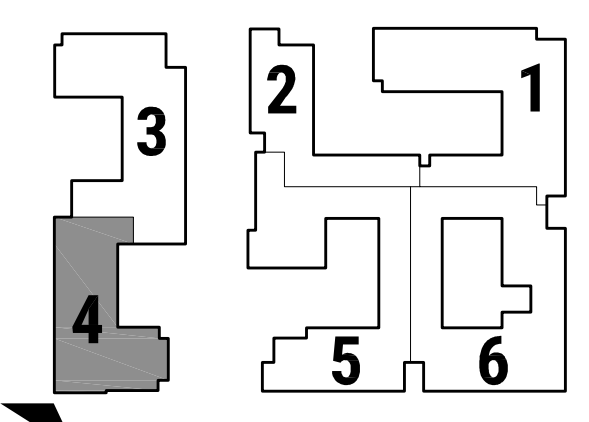


BLDG 3 - EXPRESSIONIST

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METAL FINES METAL FINES / PANEL / CANOPY RIBBED METAL PANEL FIBER CEMENT SIDING FIBER CEMENT SIDING STUCCO 1 STUCCO 2 STUCCO 3 STUCCO 4 STUCCO 5



BLDG 4 - CALIFORNIA CONTEMPORARY

AC MARTIN

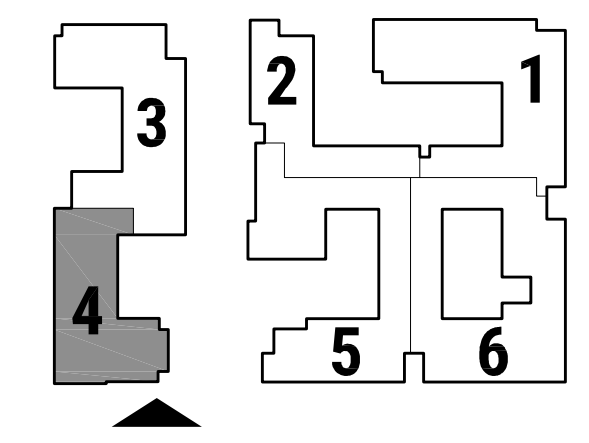
MONTCLAIR PLACE PARCELS 6A & 6B MONTCLAIR, CA

7/29/2022

RAMBLA ST. PERSPECTIVE

A517

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BLDG 4 - CALIFORNIA CONTEMPORARY

AC MARTIN

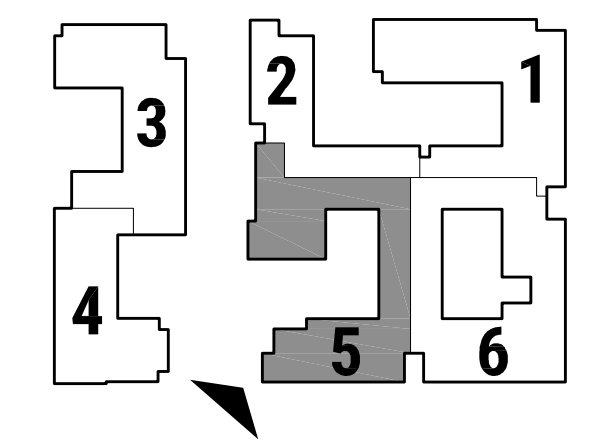
MONTCLAIR PLACE PARCELS 6A & 6B MONTCLAIR, CA

7/29/2022

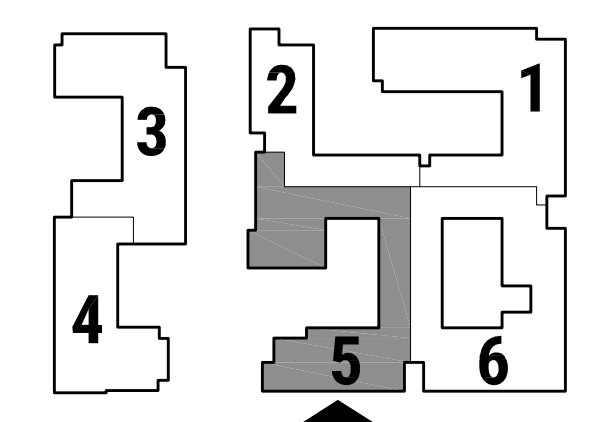
RAMBLA ST./PASEO PERSPECTIVE

A518

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BLDG 5 - CALIFORNIA MODERN

AC MARTIN

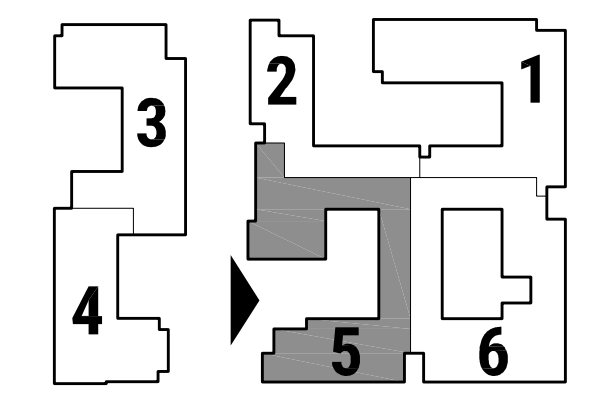
MONTCLAIR PLACE PARCELS 6A & 6B MONTCLAIR, CA

7/29/2022

RAMBLA ST. PERSPECTIVE

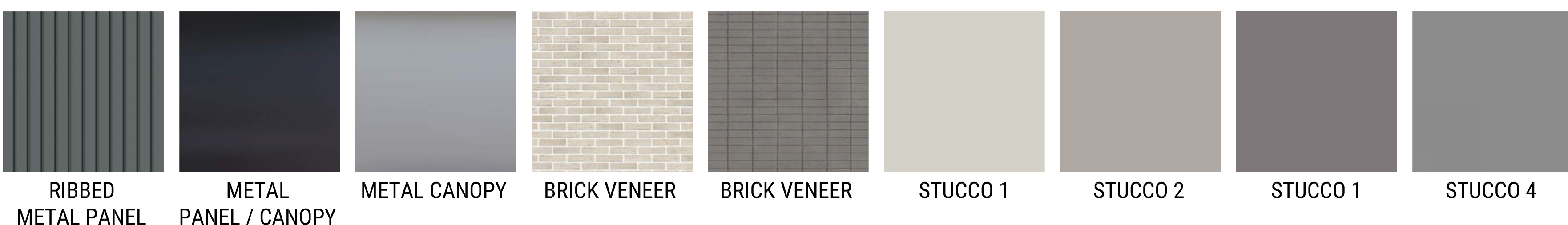
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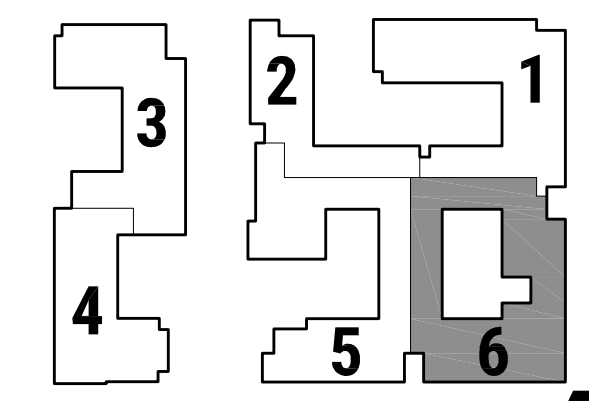


BLDG 5 - CALIFORNIA MODERN

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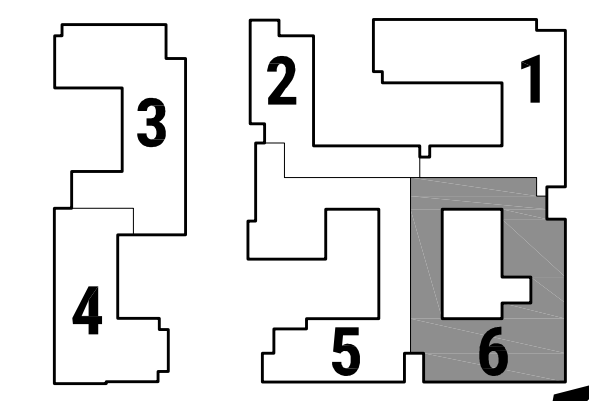


RIBBED METAL PANEL METAL PANEL / CANOPY METAL CANOPY BRICK VENEER BRICK VENEER STUCCO 1 STUCCO 2 STUCCO 1 STUCCO 4



BLDG 6 - DOWNTOWN COMMERCIAL

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BLDG 6 - DOWNTOWN COMMERCIAL

AC MARTIN

MONTCLAIR PLACE PARCELS 6A & 6B MONTCLAIR, CA

7/29/2022

RAMBLA & CENTRAL PERSPECTIVE

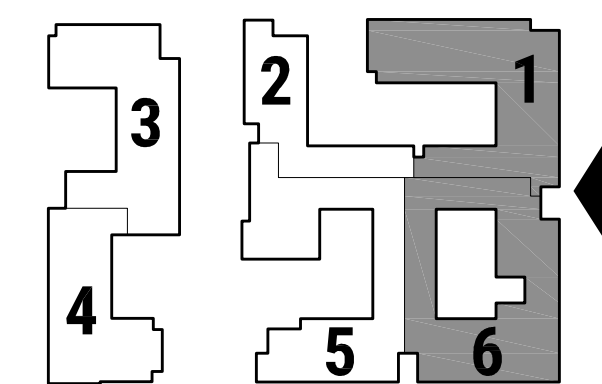
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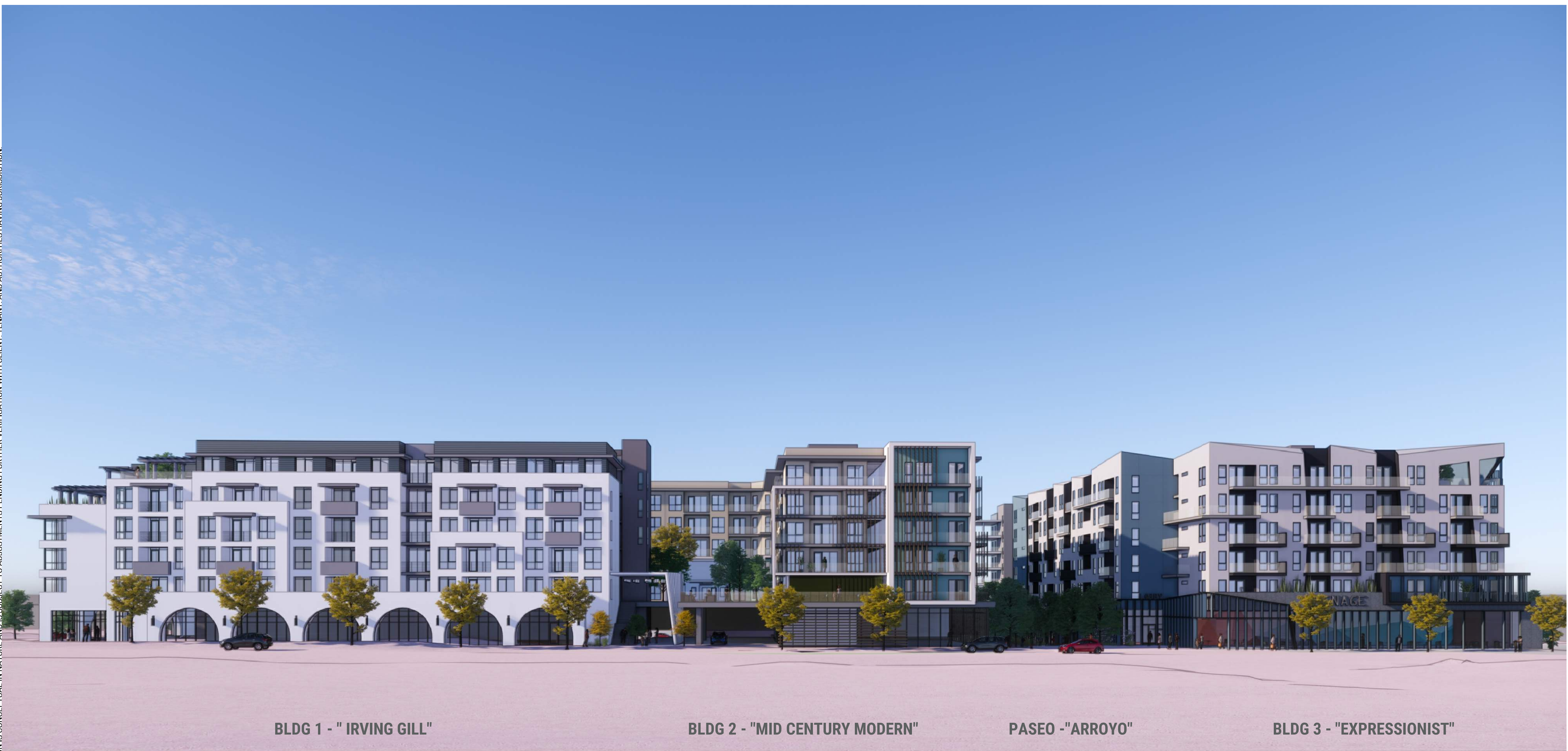


BLDG 6 - "DOWNTOWN COMMERCIAL"

BLDG 1 - "IRVING GILL"



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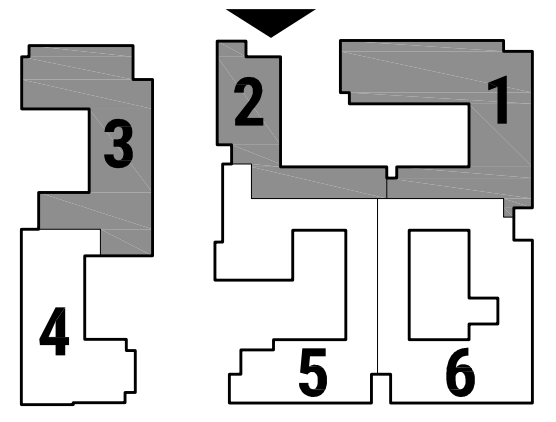


BLDG 1 - "IRVING GILL"

BLDG 2 - "MID CENTURY MODERN"

PASEO - "ARROYO"

BLDG 3 - "EXPRESSIONIST"

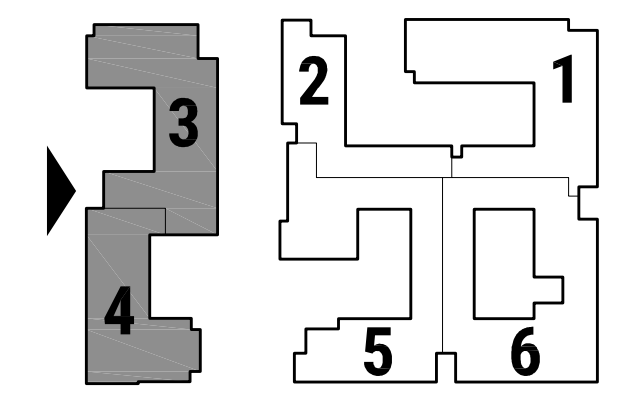


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BLDG 3 - "EXPRESSIONIST"

BLDG 4 - "CALIFORNIA CONTEMPORARY"



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BLDG 4 - "CALIFORNIA CONTEMPORARY"

PASEO - "ARROYO"

BLDG 5 - "CALIFORNIA MODERN"

BLDG 6 - "DOWNTOWN COMMERCIAL"

