



June 9, 2026

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Phoenix, AZ 85020

### La Jolla Villas Project Narrative

The La Jolla Villas is an 8-unit attached, multiple residence development on a vacant parcel in Central Mesa. It is adjacent to an existing 6-unit, multi-family apartment building and single-family home controlled by the same owner. A gravel driveway with no formal parking or markings straddles the property line between the two parcels. Site improvements for the La Jolla Villas will extend to the existing multi-family building and single-family home. Improvements to the existing units is not included within the scope of the La Jolla Villas Project.

The project location is approximately one block South of E Main St. within a ¼ miles of the Stapley Street light rail station. Given its proximity to transportation and a significant retail corridor the project strives to provide entry-level apartment units attractive to both young professionals and small families. Each newly constructed unit is approximately 880 GSF with (2) bedrooms and (2) full baths.

In terms of site organization, the new construction mirrors the linear bar of the existing apartment house across a new (20) stall, hard-surface parking lot that will replace the existing unmarked, gravel lot. Additionally, the entire site will be provided with a new vinyl panel perimeter fence, parking screen along Dana Ave, surface retention, underground retention, and monumental entry signage.

Private and common open space will be designated across new and existing construction. The west side-yard adjacent to the new construction will be planted with Mesquite trees and assorted shrubs that will shade and improve 1,600 SF of new private open space considerably. New Private open space will also be designated for each existing apartment unit. Similarly, these private open spaces will use a series of mesquite trees, live oaks, and shrubs to enhance privacy and provide natural screening for each tenant. Two 360 SF common open spaces will be designated adjacent to the existing apartment house. It will also be shaded with assorted vegetation and include benches and bicycle parking as amenities. The central location and accessibility of these spaces will allow residents a common area to meet, interact, and build relationships across the new and existing buildings.

Architecturally, La Jolla Villas is similar to surrounding housing and the existing building on site. It takes the form of a 1-story bar with alternating high and low gabled roof massings. These changes in height correspond with material transitions from an exterior insulated finish systems associated with the low massing, and (2) tones of fiber-cement siding associated with the high massing.

A Substantial Conformance Improvement Permit is required for the project. The project will be executed in substantial conformance with the RM-2 zoning. No significant structures will be demolished to bring the site into compliance. The use of the existing apartment house on site shall remain and no new non-conforming conditions will be created. While some of the existing non-conforming conditions will remain, new construction will substantially improve upon many of them. A table of non-conforming conditions and subsequent improvements is included below.

### EXISTING NON-CONFORMING CONDITIONS TO REMAIN

- 1 Existing apartment house encroaches on required East side yard.
- 2 Existing buildings do not include equipment screening of roof-mounted mechanical equipment
- 3 An existing storage room on the North side of the existing apartment house encroaches on the adjacent property from

|                                              |                                               |
|----------------------------------------------|-----------------------------------------------|
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| 602 943 5279 v 602 943 5673 f                | 760 480 5548 v 760 480 9601 f                 |

1" to 6".

#### EXISTING NON-CONFORMING CONDITIONS TO BE IMPROVED

- 4 No existing fire access lane.

Improvement: new drive aisle and fire access lane will be provided.

- 5 The existing North property area is not in compliance because:

- Non-conforming detached accessory storage structure is not allowed in required yards on sites with multi-family housing.
- Existing canopy encroaches on adjacent property and does not meet minimum common open space requirements.
- No existing perimeter landscaping is provided.

Improvement:

- Detached accessory structure and canopy will be removed to bring North area into compliance.
- North site area will be significantly improved by providing a compliant solid waste access drive, solid waste hammerhead turnaround, and trash enclosure.

- 6 No private open space is designated at existing building.

Improvement: private open space will be designated at each existing unit. Size of designated areas will correspond to number of bedrooms in each unit. Surfacing will allow convenient use for outdoor activities and will not exceed 10% slope. Areas shall be designated to only (1) living unit and have no dimension less than 10'-0". Spaces shall be more than 50% covered by existing roof overhangs and have at least (1) unobstructed side.

- 7 No parking medians, hard-surface parking, marked parking, accessible parking, or covered parking exists currently. Existing informal parking is not screened from Dana Ave.

Improvement: provide new asphalt parking lot with medians and (20) total parking spaces. Spaces to include (1) accessible space, (8) covered spaces, and (11) standard spaces to serve tenants in existing and new construction.

- 8 Existing pedestrian walkways are majority unshaded and less than 5'-0" wide.

Improvement: all pedestrian walkways will be a minimum 5'-0" width and provide plantings and shade cover for over half the area of those walkways.

- 9 Existing site does not provide bicycle parking.

Improvement: new bicycle parking will be provided adjacent to new common open space.

- 10 Site fence encroaches on adjacent properties in multiple locations.

Improvement: in all locations where existing chain link perimeter fence is clearly intended to serve the project site, it will be replaced with a 72" white vinyl or CMU fence that does not encroach on adjacent properties.