



PLANNING COMMISSION STAFF REPORT

APPLICATION: GPC2017-02

AGENDA ITEM: AR-1

PREPARED BY: Teresa Santilena
Assistant Planner

MEETING DATE: December 13, 2017

SUBJECT: General Plan Conformity GPC2017-02
159 El Norte Street

REQUEST: Find that a proposed dedication of property for right-of-way purposes conforms with the provisions of the Monrovia General Plan

APPLICANT: City of Monrovia

ENVIRONMENTAL DETERMINATION: CEQA Exemption Section 15061(b)(3)

BACKGROUND: The new owner of 159 El Norte Street, a vacant residential lot, is in the process of developing plans for a new single family residence. During the preliminary plan review process, Staff discovered that the subject property consists of two parcels, one of which includes portions of improved public right-of-way for both El Norte Street and Santa Fe Place. Although the existing street improvements are maintained by the City through an easement, the street and parkway areas have never been dedicated and the existing public improvements are on private property.

As properties are redeveloped, where there is a nexus it gives the City the opportunity to address situations that are not consistent with City regulations or standards. Public Works is requiring the dedication of this portion of the property to the City as a condition of approval for the residential project to provide a consistent right-of-way along this block of El Norte Street and Santa Fe Place.

Pursuant to Section 65402 of the Government Code, the Planning Commission must make a finding that the proposed dedication of real property conforms to the provisions of the City's General Plan. Before the City Council accepts a dedication, the Planning Commission must first consider and determine whether the dedication is in conformity with the General Plan.

DISCUSSION/ANALYSIS: The subject property is located on the northwest corner of El Norte Street and Santa Fe Place. The property to be dedicated to the City is a 9,153 square foot area improved as public right-of-way along El Norte Street and Santa Fe Place, as indicated on the proposed street dedication grant deed attached as Exhibit "A".

The Circulation Element of the General Plan has provisions and policies related to this request. Policy 2.13 of the Circulation Element indicates that the City needs to "require future dedication for widening of streets and alleys as new development occurs." This dedication is in conformity with the General Plan because it is in conjunction with new development and will widen the existing streets.

The Master Plan of Streets in the Circulation Element of the General Plan classifies this portion of El Norte Street and Santa Fe Place as local streets. The standard for local streets specifies a right-of-way (ROW) width of 40' – 56'. The ROW on the 100 block of El Norte Street is 50,' and the ROW on Santa Fe Place is 40'.

Currently, the intersection of El Norte and Santa Fe Place is located on private property. The proposed dedication will mean that the property where the intersection is located will be owned by the City, which conforms with the principles set forth in the General Plan.

There will be no physical changes related to the dedication and has no impact on the development of the property; the public improvements are in place and will continue to be maintained by the City. The new property line will be consistent with the development pattern of the north side of El Norte Street.

RECOMMENDATION: The proposed acceptance of the dedication of the property complies with the stated provisions of the Monrovia General Plan; therefore Staff recommends that the Planning Commission find that the proposed dedication is in conformity with the General Plan. If the Planning Commission concurs with this recommendation then the appropriate actions would be.

1. Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, there is no substantial evidence that proposed dedication of real property (“project”) could have a significant effect on the environment. The project is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment (14 CCR 15061(b)(3)). The Planning Commission in its independent judgment finds that there is no possible significant environmental effect related to the project because it will not cause any physical change to the intersection or to the environment; therefore no further action is required under CEQA.
2. The Planning Commission hereby finds that the acceptance of the dedication of real property for right-of-way purposes at 159 El Norte Street, as discussed in the Staff Report, is in conformity with the City of Monrovia General Plan. This finding shall be reported to the City Council.
3. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California, 91016.

MOTION:

Find that the proposed dedication is in conformity with the General Plan as presented in the Staff Report.

Recording Requested by:
CITY OF MONROVIA

When Recorded Mail to:

415 S. IVY AVENUE
MONROVIA, CA 91016
Attn: CITY CLERK

Space above this line reserved for Recorder's Use

**GRANT DEED
FOR
STREET DEDICATION**

I, THE UNDERSIGNED, OWNER OF RECORD OF REAL PROPERTY WITHIN THE CITY OF MONROVIA, HEREBY GRANT THE FOLLOWING DESCRIBED PARCEL AS PUBLIC RIGHT OF WAY TO CITY OF MONROVIA. A MUNICIPALITY IN COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

JOHN CHENG, AN UNMARRIED MAN(OWNER)

BY: 

JOHN CHENG

DATE 9/8/17

SEE LEGAL DESCRIPTION EXHIBIT "A" AND PLAT MAP EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

ALL-PURPOSE NOTARY CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

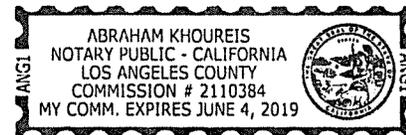
On 9/8/2017 before me, ABRAHAM KHOUREIS, a Notary Public,
personally appeared JOHN CHENG

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Abraham Khouris
Signature of Notary Public



(Notary Seal)

OPTIONAL ENTRIES

Title or Type of Document: Grant Deed for Street Dedication

Name of Other Party(ies) Involved: City of Monrovia

Date of Document: 9/8/17 No. of Pages: 1 Type of ID. Used: CA DL

Company Represented: _____ Officer's Title: _____

Product Item No. 72930

EXHIBIT "A"

LEGAL DESCRIPTION (STREET DEDICATION)

THE PORTION OF LOT 4 IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 11 WEST, OF THE RANCHO AZUSA DE DUARTE, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 80 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY. DESCRIBED AS FOLLOPWS:

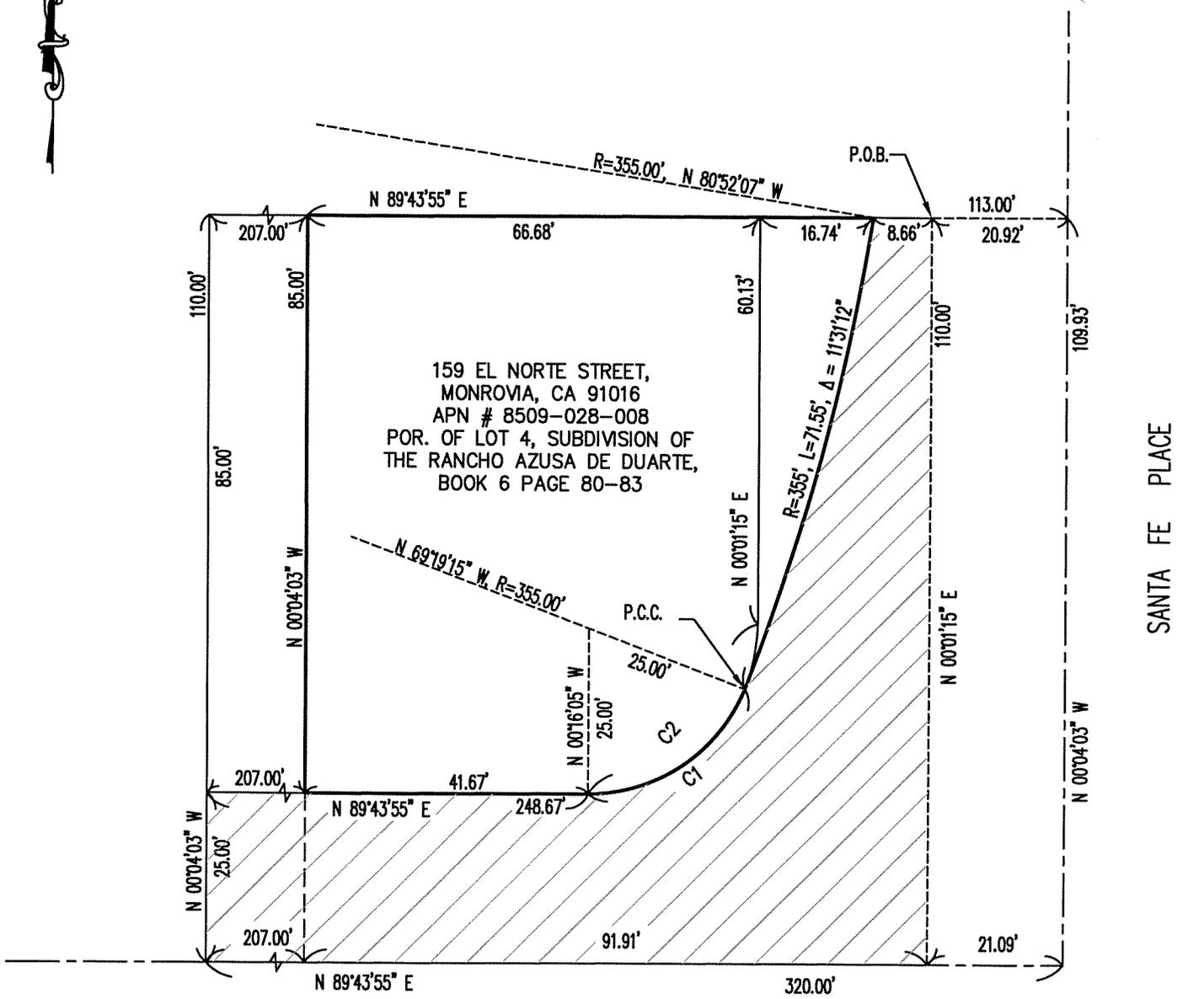
BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID LOT 4 WITH THE WESTERLY LINE OF MYRTLE AVENUE, 40 FEET WIDE, AS SHOWN ON THE MAP OF TRACT No. 14211 RECORDED IN BOOK 369, PAGES 14 AND 15 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID WESTERLY LINE SOUTH 0° 01' 15" WEST 110 FEET TO THE NORTHERLY LINE OF EL NORTE STREET AS SHOWN ON SAID LAST MENTIONED MAP; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 43' 55" WEST 298.94 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 4 OF SAID TRACT NO. 14221; THENCE NORTH 0° 04' 03" WEST 25 FEET TO THE SOUTHEAST CORNER OF SAID LAST MENTIONED LOT 4; THENCE PARALLEL WITH SAID NORTHERLY LINE OF EL NORTE STREET NORTH 89° 43' 55" EAST 248.67 FEET TO THE BEGINNING OF THE TANGENT CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25 FEET AN ARC DISTANCE OF 30.13 FEET TO A POINT OF A COMPUND CURVE, CONVAVE TO THE WEST HAVING A RADIUS OF 355 FEET AN ARC DISTANCE OF 71.55 FEET TO THE SAID NORTHERLY LINE IN THE SOUTHWEST QUARTER OF SAID LOT 4; THENCE ALONG SAID NORTHERLY LINE NORTH 89° 43' 55" EAST 8.66 FEET TO THE POINT OF BEGINNING.

A TOTAL AREA = 9,153 SF

APN: 8509 - 028 - 008



PARCEL TO BE DEDICATED



159 EL NORTE STREET,
 MONROVIA, CA 91016
 APN # 8509-028-008
 POR. OF LOT 4, SUBDIVISION OF
 THE RANCHO AZUSA DE DUARTE,
 BOOK 6 PAGE 80-83

LEGEND

= PROPOSED DEDICATION AREA
 (AREA = 9,153 SQ.FT.)

P.O.B. POINT OF BEGINNING



Quguang Zhang

11/16/2017

QUGUANG ZHANG
 L.S. NO. 8968
 LIC. EXP. 9-30-2018

DATE

C#	Δ	R	L	T
C1	69°03'10"	25.00'	30.13'	17.20'
C2	89°42'40"	25.00'	39.14'	24.87'



**TRANS AMERICAN
 ENGINEERING**
 5431 LA MADERA AVE
 EL MONTE, CA 91732
 TEL NO: (626) 258-9330

PARCEL TO BE DEDICATED

SCALE: 1" = 20' DATE: 11-16-17

**159 EL NORTE STREET,
 MONROVIA, CA 91016**