



PLANNING COMMISSION STAFF REPORT

APPLICATION: GPC2018-01

AGENDA ITEM: AR-1

PREPARED BY: Craig Jimenez, Director
Community Development

MEETING DATE: March 14, 2018

SUBJECT: General Plan Conformity GPC2018-01
514 East Duarte Road

REQUEST: Find that a proposed vacation of an easement across privately owned property for street and highway purposes conforms to the provisions of the Monrovia General Plan

APPLICANT: City of Monrovia

ENVIRONMENTAL DETERMINATION: Exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines

BACKGROUND: The Public Services Department received a request from the owner of 514 East Duarte Road to release a 30' easement along the front of that property (APN #8513-013-012). The process of abandoning an easement is through a summary vacation. The City Council has authority to accept or dispose of real property or easements over real property. However, pursuant to Section 65402 of the Government Code, the Planning Commission must first make a finding that the contemplated acquisition or disposition conforms to the provisions of the City's General Plan.

SUBJECT PROPERTY: The property is located on the south side of East Duarte Road at the corner of South Shamrock Avenue and is comprised of three lots. The subject property is approximately 18,600 square feet in area and is improved with an industrial building built in 1952.

The property is in the BE (Business Enterprise) Zone as are the majority of the parcels on the block to the west along Duarte Road. To the south is a low density residential neighborhood on Monrovista Avenue in the PD-25B (Planned Development – Area 25B) Zone. Across Duarte Road, to the north are the Gold Line Right-of-Way and the Gold Line Maintenance and Operations Campus in the PD-12 (Planned Development – Area 12) Zone: Gold Line Campus Neighborhood. To the east, across Shamrock Avenue is an industrial building in the BE Zone.

DISCUSSION/ANALYSIS: In 1929, the subject property was created through the recordation of Tract No. 10534 (Exhibit A). The map established a 30' building setback line from Duarte Road. In 1947 and 1948, the City secured a 30' wide easement for street and highway purposes mirroring the established building setback line extending across all the properties on the south side of Duarte Road between California and Shamrock Avenues. Currently, the right-of-way (ROW) between California and Shamrock Avenues is 60' wide.

This does not include the 30' street easements. This is illustrated on the County Tax Assessor Map attached as Exhibit B.

At the time the easement was acquired across the subject property, it may have been anticipated that Duarte Road would be widened. However, the City does not have any plans to widen Duarte Road nor foresees the need to retain the easements. There are physical barriers to the east and west of this block that pose challenges to street widening.

West of California Avenue the ROW narrows in width ranging from 52' to 42'. Live Oak Cemetery fronts this portion of the road and does not allow for further widening to the south. The Gold Line ROW blocks expansion of Duarte Road to the north. Additionally, Duarte Road is constrained by the bridge across Sawpit Wash to the east. Further, the City has released similar 30' easements for several other properties to west of the subject property, making it impossible to widen Duarte Road without the reacquisition of those easements. The City Engineer determined these constraints make it highly improbable that this portion of Duarte Road would ever be widened.

General Plan Conformity

Goals and policies pertaining to streets are contained in the Circulation Element of the General Plan. One of the components of the Circulation Element is the Master Plan of Streets, which classifies each street segment in Monrovia based on various criteria including ROW, paved width, and traffic volume. Duarte Road is classified as a *Secondary Arterial Street*. The criteria for Secondary Arterials is a right-of-way width of 80' – 96' and a curb to curb width of 60' – 76', 4-5 through lanes and an Average Daily Traffic (ADT) volume of 20,000-30,000.

The release of this easement across private property will not change the existing configuration of Duarte Road. The current easement is developed as private parking for the majority of the properties on the block. The existing 60' ROW could allow for up to 4 lanes of traffic and could carry the volume of traffic called for by the Circulation Element, meeting the other classification criteria. The City Engineer determined that the use of the easement for roadway expansion is not practical.

Conclusion

Before the City Council may vacate the easement, the Planning Commission must first consider and determine whether the vacation of the easement conforms to the General Plan and forward that determination to the City Council. It is Staff's determination that the provisions of the Circulation Element of the General Plan are not compromised by the vacation of the street easement and the release of the easement will not negatively impact the intent of any of the policies established in the General Plan nor cause any physical changes to Duarte Road. Therefore, the proposed vacation of the easement for street purposes can be found to be in conformity with the General Plan. The proposed legal description for the vacation is attached as Exhibit C.

RECOMMENDATION: Staff recommends that the Planning Commission find that the vacation of the 30' street easement is in conformity with the General Plan. If the Planning Commission concurs with this recommendation, then the following actions are appropriate:

1. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the Planning Commission in the exercise of its independent

judgment finds the that the General Plan Conformity determination is exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines.

2. The Planning Commission hereby finds that the proposed vacation 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 vacation is in conformity with the General Plan as presented in the Staff Report

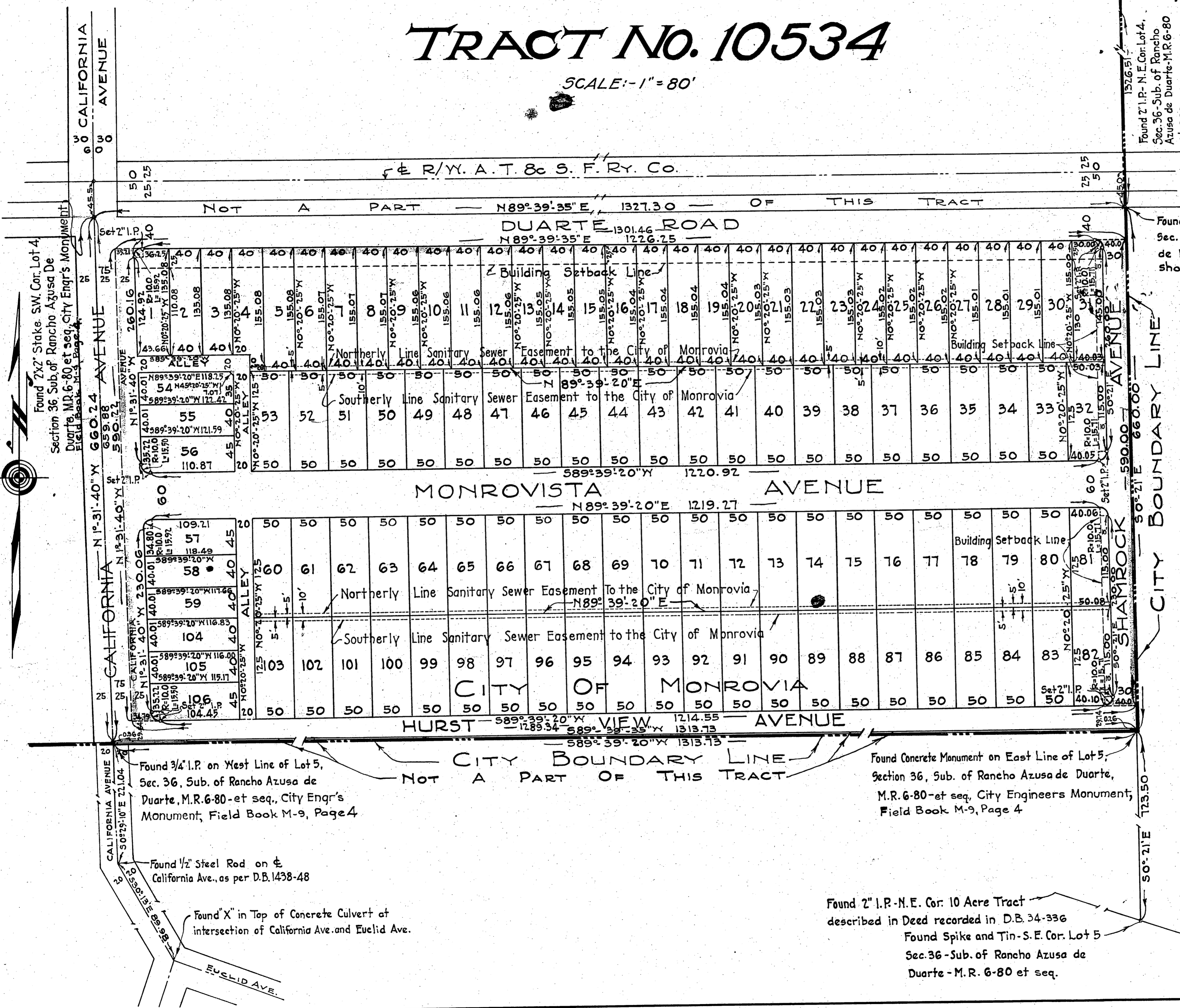
TRACT No. 10534

SCALE: - 1" = 80'

RECORDED
MAY 21 1929
7 10 AM
167
40

E. Sherry
500

Exhibit A



Found 2" I.P. - N.E. Cor. Lot 4,
Sec. 36-Sub. of Rancho
Azusa de Duarte-M.R. 6-80
et seq.

Found 2" I.P. - N.W. Cor. Lot 6,
Sec. 36, Sub. of Rancho Azusa
de Duarte, M.R. 6-80 et seq.,
shown on C.S. 8666

Found Concrete Monument on East Line of Lot 5,
Section 36, Sub. of Rancho Azusa de Duarte,
M.R. 6-80-et seq., City Engineers Monument,
Field Book M-9, Page 4

Found 2" I.P. - N.E. Cor. 10 Acre Tract
described in Deed recorded in D.B. 34-336
Found Spike and Tin - S.E. Cor. Lot 5
Sec. 36-Sub. of Rancho Azusa de
Duarte - M.R. 6-80 et seq.

Found 3/4" I.P. on West Line of Lot 5,
Sec. 36, Sub. of Rancho Azusa de
Duarte, M.R. 6-80-et seq., City Engr's
Monument, Field Book M-9, Page 4

Found 1/2" Steel Rod on E
California Ave., as per D.B. 1438-48

Found "X" in Top of Concrete Culvert at
intersection of California Ave. and Euclid Ave.

Found "X" in Rock over a Pine Knot
N.E. Cor. N. Beardslee Land
D.M. 5-356

CALIFORNIA AVENUE
60' 00'

CALIFORNIA AVENUE
60' 00'

CALIFORNIA AVENUE
60' 00'

1526.51'

25.25
50

40

40

60

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73.50

50' 21" E

660.00

50' 21" E

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10241

MAP OF TRACT No. 10534

SHEET 2

IN THE CITY OF MONROVIA, CALIFORNIA,

BEING

A RESUBDIVISION OF A PORTION OF LOT 5 SECTION 36 TOWNSHIP 1 NORTH, RANGE 11 WEST, SUBDIVISION OF THE RANCHO AZUSA DE DUARTE, AS PER MAP RECORDED IN BOOK 6, PAGE 80, ET SEQ, MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

MARCH 1929

SCALE 1"=80'

OSWALD A. GIERLICH
LICENSED SURVEYOR

Note:-

The Bearing of the Easterly City Boundary Line of the City of Monrovia, California, as shown on City Engineer's City Boundary Map, was taken as the basis of all bearings shown upon this map.

RECORDED

March 24 1929
7 10 1 am
162
41

We certify that we are

that we are
a clear title
and subdivision

public use, all
SHAMROCK AVENUE, MONROVISTA AVENUE,
AND CALIFORNIA AVENUE AND ALLEYS AND DEDICATE TO THE CITY OF MONROVIA FOR
SANITARY SEWER PURPOSES THE EASEMENTS IN THE STRIPS OF LAND 10 FEET WIDE AS SHOWN ON SAID MAP
WITHIN SAID SUBDIVISION.

*Color in monument in operation
Monrovia, California
Oswald A. Gierlich*

*B. G. Halladay
Free*

*15th
Bessie L. Sprague*

Bessie L. Sprague

December 1928

Oswald A. Gierlich

by
Collector
within

1929

Monrovia, California

Monrovia, California

ALLEYS AND
SHAMROCK AVENUE, MONROVISTA AVENUE
AND CALIFORNIA AVENUE shown on said map and therein
AND ALSO ACCEPTED FOR SANITARY SEWER
PURPOSES THE EASEMENTS IN THE STRIPS OF LAND 10 FEET WIDE AS SHOWN ON SAID MAP WITHIN SAID
SUBDIVISION.

Monrovia, California

*24 March 1929
Oswald A. Gierlich*

10534

1500.00
Tract No

Duez Robinson

*5-24-29
Oswald A. Gierlich*



2009

MAPPING AND GIS
SERVICES
SCALE 1" = 100'

PG
12

80 DUARTE

RD 80

N 89°39'35"E

75

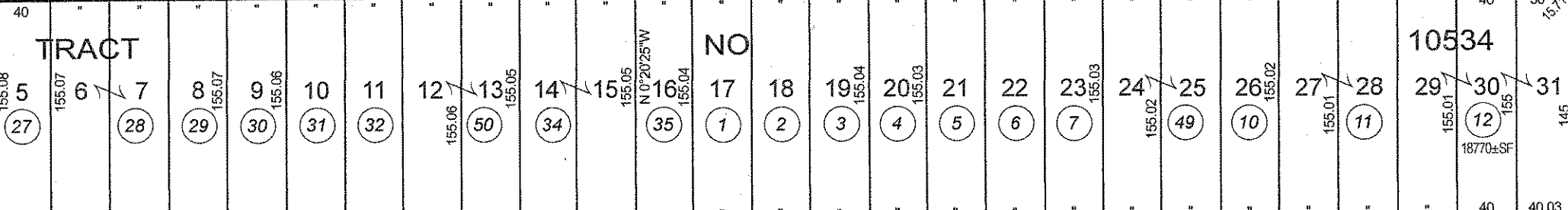
CALIFORNIA AVE

75

TRACT

NO

10534



PROPERTY ASSESSED ON SHEET 3

PROPERTY ASSESSED ON SHEET 2

MB

80 MONROVISTA

AVE 80

13273

13275

PG
14

PG
2

Exhibit B

PG
3

80 SHAMROCK AVE

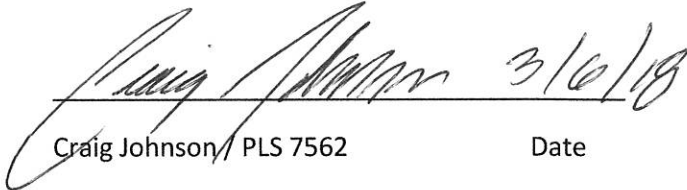
Roadway Vacation Description

EXHIBIT "A"

Those portions of Lots 29, 30 and 31 of Tract Map No. 10534 as recorded in Map Book 162, Pages 40 and 41 inclusive, located in the City of Monrovia, County of Los Angeles, State of California, described as follows:

The Northerly 30.00 feet of Lots 29 and 30 of said Tract Map as described in easement for street and highway purposes as recorded on August 23, 1948 in Book 28050, Page 215 Official Records of said county and the Northerly 30.00 feet of Lot 31 of said Tract Map as described in easement for street and highway purposes as recorded on December 17, 1947 in Book 26662, Page 27 Official Records of said county.



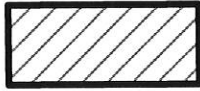
 3/6/19

Craig Johnson / PLS 7562

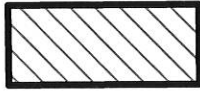
Date

Exp. 12/31/19

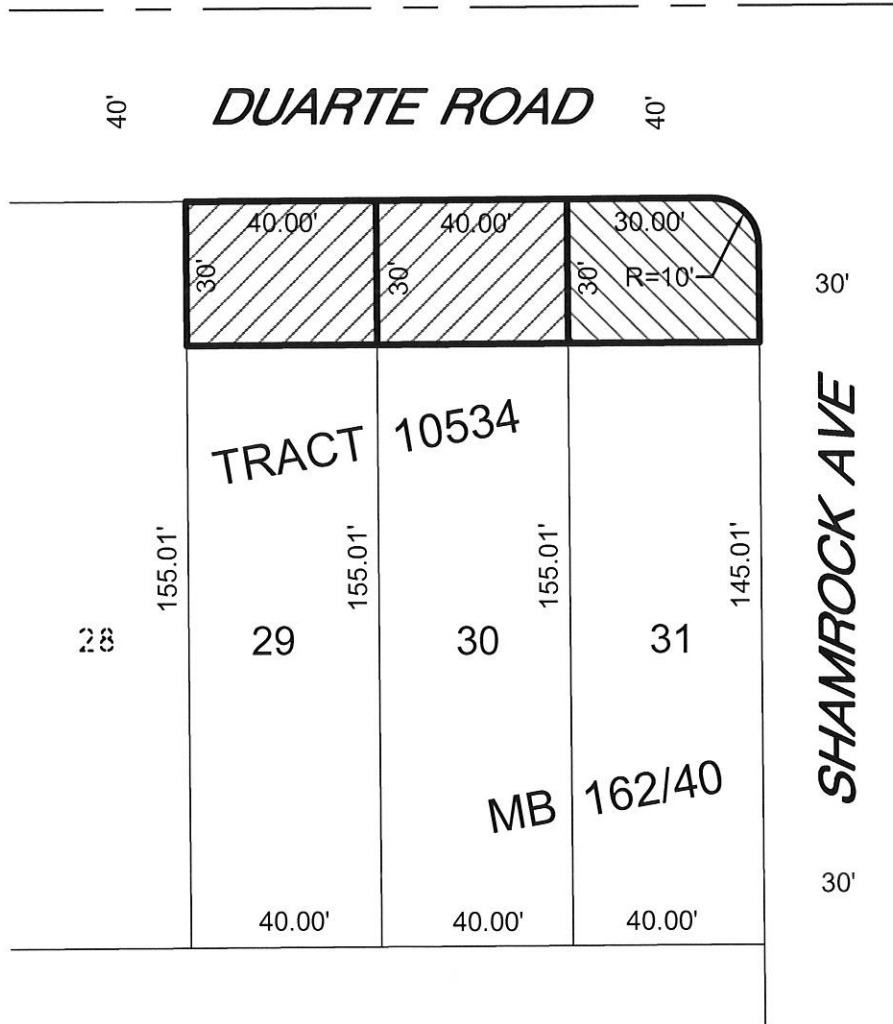
EXHIBIT B



EASEMENT FOR STREET & HIGHWAY PURPOSES, RECORDED 8/23/1948 IN BK 28050, PG 215, O.R.



EASEMENT FOR STREET & HIGHWAY PURPOSES, RECORDED 12/17/1947 IN BK 26662, PG 27, O.R.



SCALE: 1" = 40'



Merrell Johnson
COMPANIES

22221 HIGHWAY 18 APPLE VALLEY, CALIFORNIA 92307 (760) 240-8000 (760) 240-1400 FAX

16091 KAMANA RD APPLE VALLEY, CALIFORNIA 92307 (760) 256-2088 (760) 530-6672 FAX

CRAIG JOHNSON L.S. 7562