



## **PLANNING COMMISSION STAFF REPORT**

**APPLICATION:** TownePlace Suites Hotel by Marriott      **AGENDA ITEM:** PH-3  
GPA2018-0002, ZA2018-0001, TPM  
78325, CUP2018-0009, CUP2018-0011,  
ME2018-0006, and GPC2018-0003

**PREPARED BY:** Sheri Bermejo      **MEETING DATE:** August 15, 2018  
Planning Division Manager

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**SUBJECT:** TownePlace Suites Hotel by Marriott, General Plan Amendment GPA2018-0002 (PC Resolution 2018-0007), Zoning Text and Map Amendment ZA2018-0001 (PC Resolution 2018-0008), Tentative Parcel Map TPM 78325, Conditional Use Permit CUP2018-0009, Conditional Use Permit CUP2018-0011, Minor Exception ME2018-0006, and General Plan Conformity GPC2018-0003

102-140 West Huntington Drive (APNs: 8505-801-901, 902, 903, 904, 905, 906)

**REQUEST:** Theraldson Hospitality Development has initiated an application to develop a vacant 1.71-acre (gross) site with a five-story (65 ft. tall), 109-room TownePlace Suites Hotel by Marriott. The Project would include an on-site surface parking lot with 109 spaces that would serve the guests, visitors, and employees at the hotel. The property is located within the City's General Plan South Myrtle Avenue Corridor – Cross Roads District and is zoned BE (Business Enterprise).

The development application consists of an amendment to the City's General Plan Land Use Element (GPA2018-0002) to 1) add hotel uses as an allowable land use upon approval of a Conditional Use Permit within the O/RD/LM (Office, Research and Development, and Light Manufacturing) Land Use Designation in the South Myrtle Avenue Corridor - Crossroads District, 2) increase the maximum allowable height of structures within the South Myrtle Avenue Corridor - Crossroads District from four to five stories, 3) amend the land use designation of the Project Site from BE (Business Enterprise) to O/RD/LM, 4) amend the Floor Area Ratio (FAR) for the O/RD/LM Land Use District in the South Myrtle Avenue Corridor - Crossroads District from 0.75 to 2.0, and 5) amend the text to correct typographical errors. The application also includes an amendment to the City's Official Zoning Map to change the zoning designation of the Project Site from BE (Business Enterprise) to O/RD/LM (Office, Research and Development, and Light Manufacturing) and an amendment to Title 17 (Zoning) of Monrovia Municipal Code Section 17.08.010 (Permitted Uses in Each Zone) of Chapter 17.08 (Permitted Uses) to allow hotels on parcels that are zoned O/RD/LM and located within the South Myrtle Avenue Corridor - Crossroads District as identified in the General Plan upon the

approval of a Conditional Use Permit (ZA2018-0001). The application includes a Tentative Parcel map for consolidation of six lots into one (TPM 78325), a Conditional Use Permit to construct the development (CUP2018-0009), a Conditional Use Permit for the hotel operation (CUP2018-0011), a Minor Exception request for the project to count 23 compact parking stalls toward the total parking requirement (ME2018-0006), and a General Plan Conformity Finding for the proposed dedications along South Myrtle Avenue, West Huntington Drive, and the alley south of the Project Site (GPC2018-0003).

**APPLICANT:** Theraldson Hospitality Group  
5625 West Cypress Avenue  
Visalia, CA 93227

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**BACKGROUND:** In preparation for the grand opening of the Metro Gold Line Extension, Monrovia updated the Land Use and Circulation Elements of the General Plan in 2008 to create broader circulation and land use connections on South Myrtle Avenue between Monrovia's Historic Downtown and Station Square Transit Village. This segment of Myrtle Avenue is known as the "South Myrtle Avenue Corridor" in the City's General Plan, and it extends from the I-210 freeway north to Olive Avenue.

The South Myrtle Avenue Corridor functions primarily as a roadway to channel vehicular traffic back and forth between Old Town and the freeway. The properties along the corridor have historically consisted of a combination of unrelated land uses. It is for this reason that the 2008 General Plan Update established the goal of expanding the Old Town environment and creating a proper gateway into the City of Monrovia for this corridor.

Today, the corridor is divided into three distinct districts or focus areas, the Old Town Extension District, the Crossroads District, and South Myrtle Corridor District. Each of these areas have specific zoning regulations, development standards, and design guidelines that aim to liven up the street and address the issues related to each particular neighborhood.

The TownePlace Suites Hotel by Marriott (TownePlace Suites Hotel) project site is located at the southwest corner of Myrtle Avenue and Huntington Drive within the Crossroads District. The district is bounded by Maple Avenue to the north, Cypress Avenue to the south, Primrose Avenue to the west, and Ivy Avenue to the east. Its development standards focus on enhancing the intersection of Myrtle Avenue and Huntington Drive, which is one of the busiest intersections in the City, and encouraging high-quality development of office, research and development uses, and support uses.

The subject 1.71-acre property was acquired by the former Monrovia Redevelopment Agency between 2002 and 2005 for the purpose of assembling a high profile, quality project that would contribute to the high tech corridor that was evolving along East Huntington Drive. Upon the dissolution of the Redevelopment Agency in 2012, the property ownership transferred to the City's Successor Agency.

In early 2016 Staff began assessing several different development options for the site. After completing a significant amount of market research and analysis, Staff learned that the Monrovia business market had a need and could easily absorb a hospitality land use. For this reason, the City initiated a Request for Qualifications (RFQ) process and shopped the hospitality industry for a business operation that would be a good match for Monrovia.

The City was diligent in finding an operator who would become the City's partner, and Theraldson Hospitality Group (Theraldson) was identified as the preferred partner. Consequently, in August 2016, the Successor Agency to the Monrovia Redevelopment Agency entered into a Purchase and Sales Agreement with Theraldson to pursue the development of a hotel project at the site. The Oversight Board of the Successor Agency also approved the agreement.

In response to the City's desire to create a dynamic, pedestrian-friendly environment with quality land uses along South Myrtle Avenue, Theraldson intends to further the City's recognized vision and transform the currently vacant site into a quality hotel development. Given that the project site is highly accessible from the I-210 freeway, situated at the entrance to the high-tech corridor on East Huntington Drive, and within walking distance to both Old Town to the north, and Station Square's Metro Gold Line Station to the south, TownePlace Suites Hotel is expected to augment and support the City's growing business community, as well as meet the demands of the City's resident population.

### **SUBJECT PROPERTY:**

As mentioned earlier in the report, the subject property totals 1.71 (gross) acres in size. It is currently vacant, but was once developed with a gasoline station, related commercial uses, and single-family residence dating back to 1928. The small dwelling unit was demolished in 1977. The gasoline service station and related commercial uses were vacated and demolished in 2002, and since then, the project site has remained vacant and undeveloped.

### ***Site and Surrounding Land Uses***

The project site is designated BE (Business Enterprise) in the General Plan and is zoned BE (Business Enterprise). The site is surrounded by the following land uses.

#### **North (Across West Huntington Drive):**

General Plan: O/RD/LM (Office/Research and Development/Light Manufacturing)  
South Myrtle Avenue Corridor – Cross Roads District  
Zoning: O/RD/LM (Office/Research and Development/Light Manufacturing)  
Land Use: Office (Worely Parsons)

#### **South:**

General Plan: BE (Business Enterprise) and RH (Residential High Density)  
South Myrtle Avenue Corridor – Cross Roads District  
Zoning: BE (Business Enterprise) and RH (Residential High Density)  
Land Use: Light Industrial (Hitch Depot), Apartments, and Single-Family Residences

#### **East (Across South Myrtle Avenue):**

General Plan: O/RD/LM (Office/Research and Development/Light Manufacturing)  
South Myrtle Avenue Corridor – Cross Roads District  
Zoning: O/RD/LM (Office/Research and Development/Light Manufacturing)  
Land Use: Office (Citizens Business Bank)

**West:**

General Plan	BE (Business Enterprise) South Myrtle Avenue Corridor – Cross Roads District
Zoning:	BE (Business Enterprise)
Land Use:	Drive-thru Restaurant (Taco Bell)

**DISCUSSION/ANALYSIS:**

The proposed TownePlace Suites Hotel development requires several land use entitlements for consideration. The City Council serves as the decision body for the project. Both the Planning Commission and the Development Review Committee serve as advisory bodies to the City Council. The actions of the Commission will be in the form of recommendations. The requested entitlements are as follows:

1. **General Plan Amendment.** The Project proposes several changes to the City's General Plan Land Use Element (PCR2018-0007), which include:
  - a. Adding hotel uses as an allowable land use upon approval of a Conditional Use Permit within the O/RD/LM (Office, Research and Development, and Light Manufacturing) Land Use Designation in the Crossroads District.
  - b. Increasing the maximum allowable height of structures within the Crossroads District from four to five stories.
  - c. Amending the land use designation on the Project site from BE (Business Enterprise) to O/RD/LM. This change shall be reflected on Figure 1-General Plan Land Use Map, and Figure 3-South Myrtle Avenue Land Use Plan.
  - d. Text changes to the City's Land Use Element to correct typographical errors (refer to Exhibit A to Resolution No. PCR2018-0007).
  - e. Amend the Floor Area Ratio (FAR) for the ORDLM Land Use District in the Crossroads District from 0.75 to 2.0.
2. **Zoning Amendment (Text and Map).** The proposed Project would change the zoning of the Project site from BE (Business Enterprise) to O/RD/LM. In addition, the Zoning Code would be amended to allow hotel uses in areas of the Crossroads District with the O/RD/LM zoning classification upon the approval of a Conditional Use Permit. (PCR2018-0008)
3. **Conditional Use Permits.** Conditional Use Permits are required for new construction and the proposed hotel use.
4. **Minor Exception.** The Applicant is requesting a Minor Exception to count 23 compact parking stalls toward the total parking requirement.
5. **Tentative Parcel Map.** A Tentative Parcel Map is required to consolidate the existing six parcels on the hotel property into one parcel.
6. **General Plan Conformity Finding.** The Project would require a General Plan Conformity Finding for the proposed dedications along South Myrtle Avenue, West Huntington Drive, and the alley south of the Project site.

Prior to making its recommendation on the above, the Commission must first consider and provide its recommendation on a **Mitigated Negative Declaration and Mitigation**

**Monitoring and Reporting Program** for the proposed project pursuant to the California Environmental Quality Act (CEQA). (PCR2018-0009)

**Project Overview**

The proposed project implements Monrovia’s vision to redevelop the South Myrtle Avenue Corridor – Cross Roads District by expanding the Old Town environment and creating a gateway into the City of Monrovia. The proposed project would visually improve the currently vacant site and enhance the surrounding streetscape by upgrading the physical condition of the adjacent public right-of-way. The project has also been designed with infrastructure improvements for water, sewer, storm drains, and utilities to sustain the development. Lastly, both the design of the buildings and placement of structures were contemplated carefully to ensure neighborhood compatibility. The following sections describe the various components of the project.

**Site Plan**

The applicant has considered careful site planning and design techniques for the project. As shown in the conceptual site plan below (Figure 1 – Conceptual Site Plan), the building footprint is located near the northeast corner of the site to provide an enhanced pedestrian experience along the building’s frontage. The building will be setback 10 ft. from both the north property line along West Huntington Drive and the east property line along South Myrtle Avenue. Two pedestrian guest entrances are accessible from the sidewalk on West Huntington Drive, and one large parking lot entrance is located on the south side of the building. An active outdoor lounge area is proposed to the east of the main street entrance on Huntington Drive, and an outdoor swimming pool is located to the west of the building. The building setback areas at the street frontage will be landscaped to further enliven the streetscape.

The building’s placement at the northeast corner of the site also allows for large setbacks to the west and south, which will serve as a buffer between the building and the existing residential neighborhood. The building is setback approximately 215 ft. from the west property line and approximately 68 ft. from the south property line.

**Figure 1 – Conceptual Site Plan**



The project includes an on-site surface parking lot with 109 spaces that surrounds the hotel building to the south and west. A small area for trash collection and a loading area would be located within the parking lot along the southern boundary. Vehicular access to the project site would occur via two ingress/egress points; one off of West Huntington Drive near the northwestern corner of the site, and one off South Myrtle Avenue near the southeastern corner of the site.

The conceptual landscaping plan for the project site includes a mix of trees and shrubs. Flowering accent trees and perimeter landscaping would line the northern and eastern boundaries of the site, and ornamental trees and landscaping would be scattered throughout the on-site parking lot. The project further proposes a screen hedge (3.5 to 4 ft. in height) and a row of screen buffer trees along the southern boundary of the site to visually screen the project site from residential and commercial uses adjacent to the south of the site.

Lastly, low impact parking lot lighting is proposed throughout the development. Parking lot lighting will consist of light standards (approximately 25 ft. in height) and low-level bollard lighting (approximately 3 ft. in height) within the decorative landscaped areas. Condition of approval No. 10 (Data Sheet 1) requires that a formal lighting plan be submitted to the Planning Division for review and approval. It will need to show that all exterior lighting will be designed, arranged, and installed so as to confine direct rays onto the premises and to direct light away from adjacent structures.

### ***Floor Plans***

The TownePlace Suites Hotel is designed to appeal to extended-stay travelers. The proposed hotel offers king studio, double queen, and one-bedroom suites that are fully-equipped with kitchens and separate living/working and sleeping areas. The first floor consists of the main lobby, an exercise room, the breakfast room and an associated food preparation area, a community table, a mechanical and engineering area, a laundry room, offices, and nine guest bedrooms. The remaining four floors contain a mixture of the three room types, with a total of twenty-five guest rooms on each floor.

Hotel amenities include an outdoor pool, indoor exercise room, dry-cleaning services, guest laundry, business services (such as copying, faxing and printing, free Wi-Fi), as well as a small meeting room. The hotel also offers complimentary hot breakfast daily.

### ***Building Elevations***

The proposed hotel is designed in a modern architectural style. It showcases large windows, varying building façades and materials, and varying roof lines that increase the overall visual interest. The proposed hotel features a modern color palette of earth tones ranging from light tan to brown, and materials that create interest and highlight the varied building façade. Building materials on the ground floor include the use of stone veneer and a high quality exterior stucco finish, Exterior Insulation and Finish System (EIFS). The EIFS finish is also proposed on the upper floors of the building. The building design is further accentuated through the use of a decorative metal roof with a substantial overhang, fiber cement siding panels on the building façade, and aluminum grills around the windows. The overall building height varies between 61 ft. and 65 ft. to achieve architectural interest.

Although the proposed hotel building would be developed at a greater height than existing one- and two-story residential, commercial, and office uses in the project vicinity, it would be visually screened by on-site vegetation and would be set back from the site boundaries to reduce the overall scale and mass of the building. The modern architectural style of the building would also be compatible with the mixed architectural styles of the neighborhood, specifically the modern office buildings located at the other three corners of the intersection.

### ***Onsite Parking – Minor Exception Request ME2018-0006***

The Monrovia Municipal Code (MMC) §17.24.060 requires one parking space per guest room for hotel uses. All parking spaces are also required to maintain a minimum back-up distance of 25' for access. The proposed 109-guest room hotel is proposing the development of 109 parking stalls, consisting of one van-accessible stall, five ADA (Americans with Disabilities Act) stalls, one electric vehicle charging stall, and twenty-three compact stalls.

MMC §17.24.070 states that the use of compact parking stalls is permitted only after meeting the minimum parking requirements using the universal parking stall size which is 8'-6" x 18'. The compact parking stall size is 7'-6" x 15'. Theraldson is requesting a Minor Exception to allow for the use of twenty-three parking spaces to meet the required parking provision for the project through the use of a compact stall size (8'-6" x 16'), which is slightly larger than the zoning code minimum.

MMC §17.52.110 states that "in appropriate cases the Committee shall have the power to grant minor exceptions to the development standards of this title in those cases where such minor exceptions are warranted by practical difficulties, unnecessary hardships or results that may be inconsistent with the general intent of the code." It also includes a specific list of deviations from the development standards that may be granted through the minor exception process. Minor exceptions are intended to allow small deviations from the development standards that do not meet the level of a full variance request.

The reduction in parking stall size for twenty-three spaces, allows for the provision of greater parking lot area to be improved with landscaped planters for screen hedges along the perimeter of the site as well as the inclusion of landscaped medians for shade trees within the parking lot. The proposed provision of parking stalls in terms of the number and stall size is consistent with the hotel industry. Hotels of this nature in suburban locations generally require less than one parking stall per guestroom. This is because a considerable number of guests do not bring a car to the site; instead, some arrive by taxi, Lyft, Uber, etc.). Additionally, multiple guests arriving in one car will utilize two or more rooms. It is also important to note that peak parking utilization rates for hotels normally range between 0.74 to 0.81, which typically occur during the late-night hours when most, if not all, guests are in their guest rooms.

### **Traffic Study (Off-site)**

LSA conducted a Traffic Impact Analysis (TIA) that assessed current traffic impacts and future traffic impacts based on the completion of the TownePlace Suites Hotel development, which was reviewed and approved by the City's Traffic Engineer Consultant, Gibson Transportation Consulting, Inc. The TIA evaluated the following nine intersections along the Huntington Drive and Myrtle Avenue Corridors within the project vicinity:

- Myrtle Avenue/Foothill Boulevard (signalized)
- Myrtle Avenue/Huntington Drive (signalized)

- Myrtle Avenue/Project Driveway 1 (unsignalized)
- Myrtle Avenue/Central Avenue-Interstate-210 (I-210) westbound ramps (signalized)
- Myrtle Avenue/Evergreen Avenue-I-210 eastbound ramps (signalized)
- Myrtle Avenue/Duarte Road (signalized)
- I-210 eastbound ramps/ Huntington Drive (signalized)
- I-210 westbound ramps/Huntington Drive (signalized)
- Project Driveway 2/Huntington Drive (unsignalized)

The Traffic Impact Analysis found that all of the nine intersections are currently operating at Level of Service (LOS) D or better today. Capacity calculations were conducted for the nine study intersections for both existing and future (Year 2020) conditions, both with and without the project. The analysis showed that the project would not add enough project traffic to any of the study intersections to create a significant impact.

***General Plan Conformity GPC2018-0003, Tentative Parcel Map 78325, Conditional Use Permit 2018-0009, and Conditional Use Permit CUP2018-0011***

The proposed project incorporates three dedications to the City for public streets. The first dedication includes 5 feet along the northerly section of the South Myrtle Avenue street frontage to provide for a total street width of 84 feet, and a 42 foot half-right-of way. The second dedication includes 20 feet along the westerly section of the Huntington Drive street frontage to provide a total street width of 100 feet, and a 50 foot half-right-of-way. Lastly, a dedication of 6 feet of property along the southern boundary of the site is proposed to provide for a 16 foot wide alley right-of-way along the southern boundary of the Project site.

Prior to considering the entire project, the Planning Commission must first make a finding that the proposed dedications along South Myrtle Avenue, West Huntington Drive, and the alley south of the Project site conform to the provisions of the City's General Plan pursuant to Section 65402 of the Government Code. The street dedications would conform to the provisions of the City's Circulation Element of the General Plan, specifically Goal 2 and Policy 2.13. Goal 2 directs the City to provide a system of streets and alleys that meets the needs of current and future residents, local and commuter traffic demands and ensures the safe and efficient movement of vehicles, people and goods throughout the City. Policy 2.13 allows the City to require dedications for widening of streets and alleys as new development occurs so that streets are improved to their full design standards.

A Tentative Parcel Map (TPM 78325) is proposed to consolidate the existing six parcels into one 1.71-acre (gross) parcel to accommodate the proposed development. A Conditional Use Permit (CUP) is required for both the construction of the development and for the operation of the hotel (CUP2018-0009 and CUP2018-0011). The TPM and CUPs have conditions of approval that address both the construction of the site, its continued maintenance, and the hotel's operation. Data Sheet No. 1 contains the Planning and Fire Department conditions; Data Sheet No. 2 contains the Public Works conditions. Data Sheet No. 3 has the required findings to approve and recommend approval of the TPM and the CUPs.

***General Plan Amendment***

As mentioned earlier in the report, the project site is located in the South Myrtle Avenue - Crossroads District of the City's General Plan. Within the Crossroads District, the project site is designated BE (Business Enterprise). The project requires a General Plan Amendment to modify the land use designation of the project site from BE to O/RD/LM (Office/Research and

Development/Light Manufacturing) and to amend the development standards within the General Plan to allow for the hotel development.

According to the General Plan, the O/RD/LM designation allows for high-quality office, research and development, and support uses (e.g., restaurants, health clubs, and banks). The maximum Floor-Area Ratio (FAR) for development with a surface parking lot within the Crossroads District O/RD/LM designation is 2.0:1, and the maximum building height is four stories. In reviewing the current General Plan, Staff identified typographical errors and a conflicting guideline related to the maximum FAR ratio for the Crossroads District O/RD/LM designation. For this reason the proposed amendment also includes text changes to clarify the existing standards and to clean-up typographical errors. The following is a summary of the objectives in the proposed General Plan Amendment:

- Add hotel uses as an allowable land use upon approval of a Conditional Use Permit within the O/RD/LM (Office, Research and Development, and Light Manufacturing) Land Use Designation in the Crossroads District;
- Increase the maximum allowable height of structures within the Crossroads District from four to five stories;
- Text changes to the City's Land Use Element to correct typographical errors (refer to the Strike-through version in Exhibit "A"); and
- Amend the Floor Area Ratio (FAR) for the ORDLM Land Use District in the Crossroads District from 0.75 to 2.0.

The proposed amendment is consistent with the General Plan goals and policies set forth in the Land Use Element, Circulation Element, and other Elements of the General Plan, which were established to guide and direct the orderly development of the City and its respective neighborhoods. General Plan Land Use Policy 1.9 aims for the development of a mix and balance of commercial goods and services and employment opportunities to support the City's business community and to satisfy the demands of the City's resident population. The project would further this policy by providing the City's existing mix of land uses with a commercial/hospitality use in an area predominately characterized by office, residential, and commercial uses.

Although the amendment proposes to increase the maximum allowable height of structures within the South Myrtle Avenue Corridor - Crossroads District, all future development will be required to be evaluated through a Conditional Use Permit process to ensure that the new development will be compatible with and complement existing land uses.

The proposed project will be developed at an increased height and scale compared to existing development in the project vicinity. However, the project will be developed in a modern architectural style that will be consistent with the modern architectural style of office buildings in the project vicinity. Additionally, the project will include ornamental trees along the southern perimeter of the site and landscaping along the western boundary of the site to visually screen and buffer the project site from residential and commercial uses south of the site.

### ***Zoning Ordinance Amendment***

In accordance with State law, zoning designations and development standards must be consistent with the City's adopted General Plan. The Zoning Ordinance Amendment proposes to amend the City's Official Zoning Map to change the zoning designation of the

project site from the BE (Business Enterprise) zone to the O/RD/LM (Office, Research and Development, and Light Manufacturing) zone and to amend Title 17 (Zoning) of Monrovia Municipal Code Section 17.08.010 (Permitted Uses in Each Zone) of Chapter 17.08 (Permitted Uses) to allow hotels on parcels that are zoned O/RD/LM and located within the South Myrtle Avenue Corridor - Crossroads District, as identified in the General Plan, upon the approval of a Conditional Use Permit.

### ***Mitigated Negative Declaration***

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was completed, which analyzed the potential impacts that the proposed project could have on the environment. The resulting environmental document is a Mitigated Negative Declaration (MND). The Initial Study identified several potential environmental impacts that would be “less than significant with mitigation incorporation.” Therefore, a MND was prepared for the project.

In summary, the proposed MND identifies mitigation measures to reduce and/or avoid impacts to the following environmental factor areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Tribal and Cultural Resources, and Utilities/Service Systems. The complete mitigation measures are outlined in the Mitigation, Monitoring, and Reporting, Program (MMRP) which is included in Section 5.0 of the MND:

- AES-1: Requires the maintenance of construction barriers around the project site throughout the construction process.
- AES-2: Requires the submittal of a comprehensive lighting plan for review and approval prior to the issuance of building permits.
- AIR-1 and AIR-2: Addresses the temporary adverse effects during construction related to air pollutant emissions.
- AIR-2: Addresses the temporary adverse effects during construction related to air pollutant emissions.
- AIR-3: Addresses the property disposal of waste throughout the operation of the hotel use to mitigate odors.
- BIO-1: Requires pre-construction nesting surveys and construction monitoring and buffer zones to avoid impacts to nesting birds.
- CULT 1-3: Implements construction-phase procedures to be implemented in the event any important archaeological, paleontological, or human remains are discovered during grading operations.
- GEO-1: Requires compliance with the recommendations outlined in the completed geotechnical study.
- HAZ-1: Requires the review and approval of a Contingency Plan that addresses procedures to be followed should on-site unknown hazards or hazardous substances be encountered during demolition and construction activities.
- HAZ-2: Requires the submittal of a Construction Staging and Traffic Management Plan for City review and approval prior to the issuance of the grading permit.
- WA-1: Requires the developer to obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit) prior to issuance of grading permit.

- WQ-2: Requires the developer to obtain an erosion and sedimentation control permit from the City prior to initiation of construction activities if construction activities occur between October 15 and April 15.
- WQ-3: Requires the developer to submit a Final Hydrology and Hydraulic and Low Impact Development (LID) Report, in compliance with the Los Angeles County MS4 Permit for review and approval prior to issuance of the grading permit.
- Compliance Measures NOI-1-2 and NOI-2: Requires measures to reduce the impact relative to exposure of persons to noise in excess of local standards, both permanently and temporarily during construction.
- NOI-1: Limits vendor deliveries to the project site to the hours between 7:00 a.m. and 7:00 p.m. daily.
- TCR-1: Requires that tribal cultural resource surveillance and monitoring procedures be established prior to any ground disturbing activities.
- UTIL-1: Requires the developer to contribute a fair-share portion of the costs to replace sewer main pipe segments 173-029 to 172-010.

All noticing requirements specified by CEQA have been met or exceeded. This project required a minimum review period of 30 days for the subject MND. The following noticing occurred:

- Public comment period July 16, 2018 – August 15, 2018 (The comment period ends at the Planning Commission meeting).
- July 12, 2018 – Courtesy notice for the July 18, 2018 DRC Advisory Review.
- July 13, 2018 – Notice of Intent (NOI) to adopt a MND filed with the State Clearinghouse.
- July 12, 2018 – NOI distributed to local agencies.
- July 13, 2018 – NOI filed with County Clerk
- July 16, 2018 – Publication of public notice in Monrovia Weekly.
- July 12, 2018 – Initial Study/MND posted on City's website.
- July 12, 2018 – Notices of public hearing mailed to all property owners within 300 feet of subject property and distributed to interested parties requesting notification.

### ***Public Outreach***

In order to solicit early input on the development, Theraldson held a community meeting on October 13, 2018, from 6:00 p.m. to 8:00 p.m. at the City of Monrovia Library – Community Room. Those in attendance were pleased with the hospitality land use for the site. Staff also received comments on the initial architectural design; as originally proposed, it did not present a strong connection with the public.

To address the design comments, staff engaged design assistance from two of the Planning Commissioners, Commissioners Winn and McClellan, and a meeting was arranged for them to provide feedback. Their comments were well received by Theraldson and were incorporated into the final project design.

As part of the Advisory Review by the Development Review Committee (DRC) meeting, Staff sent out a courtesy notice to surrounding property owners. The courtesy notice was provided to further encourage and allow for public input regarding the project prior to any public hearings. Also, all legally required noticing, as discussed previously, has occurred.

### ***Development Review Committee Review***

At the DRC meeting held on July 18, 2018, the Committee was given a presentation on the proposed project. Courtesy notices were mailed to property owners to solicit additional feedback. Overall, the Committee was pleased with the project. The Police Chief articulated the need for a security plan, and staff confirmed that it is incorporated as condition of approval (Data Sheet 1 – Condition of Approval No. 25). The Public Services Director asked if vehicle turning restrictions are proposed at the South Myrtle Avenue project driveway. Staff indicated that the Traffic Impact Analysis did not identify a need to restrict turning access at this driveway; however, a condition of approval has been included that authorizes the Development Review Committee's review and ability to address the issue if any concerns about potential impacts arise in the future.

The applicant spoke in favor of the project, and although there were members of the public in attendance, no testimony was provided during the public input portion of the meeting.

### ***Conclusion***

The proposed project implements Monrovia's vision to redevelop the South Myrtle Avenue Corridor – Cross Roads District by expanding the Old Town environment and creating a gateway into the City of Monrovia. The proposed project would visually improve the currently vacant site and enhance the surrounding streetscape by upgrading the physical condition of the adjacent public right-of-way. The site design, placement of the building, incorporation of activity areas along the building frontage, and the architecture have been carefully planned to relate visually to adjacent neighborhoods and structures. Only minor infrastructure improvements are needed to support the development.

**RECOMMENDATION:** The Development Review Committee and Staff recommend approval of the application as presented in the Staff Report. If the Planning Commission concurs with Staff's recommendation then, following the public hearing, the appropriate actions would be to adopt Planning Commission Resolution Nos. PCR2018-0009, PCR2018-0007, PCR2018-0008 and recommending approval of Tentative Parcel Map No. 78325, Conditional Use Permit CUP2018-0009, Conditional Use Permit CUP2018-0011, Minor Exception ME2018-0006 and making the finding of General Plan Conformity GPC2018-0003:

The Planning Commission of the City of Monrovia hereby finds, determines and resolves as follows:

1. The Planning Commission has independently reviewed and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and finds that these documents were prepared in accordance with the requirements of the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines and hereby makes a finding of the sufficiency of the Mitigated Negative Declaration and Mitigation Monitoring Program and recommends that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program as the environmental clearance for the project (Tentative Parcel Map No. 78325, Conditional Use Permit CUP2018-0009, Conditional Use Permit CUP2018-0011, Minor Exception ME2018-0006, General Plan Amendment GPA2018-0002, Zoning Ordinance and Map Amendment ZA2018-0001, and General Plan Conformity GPC2018-0003), as set forth in Planning Commission Resolution No. 2018-0009.

2. The Planning Commission finds that the custodian of records for all of the materials that constitute the record of the proceedings 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.
3. The Planning Commission hereby finds that the proposed dedications for public rights of way, 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.
4. The Planning Commission in the exercise of its independent judgment hereby makes the findings listed on attached Data Sheet No. 3 for TPM 78325, CUP2018-0009, and CUP2018-0011 which are incorporated herein by this reference.
5. The Planning Commission hereby recommends approval to the City Council of General Plan Amendment 2018-0002, Zoning Ordinance Amendment ZA2018-0001, Tentative Parcel Map No. 78325, Conditional Use Permit CUP2018-0009, Conditional Use Permit CUP2018-0011, and Minor Exception ME2018-0006 subject to the attached Planning Conditions on Data Sheet No. 1, Public Works Conditions on Data Sheet No. 2, and recommendations in the Staff Report, all of which are incorporated herein by this reference.

**MOTIONS:**

- A. Close the public hearing and adopt Planning Commission Resolution No. PCR2018-0009 recommending approval to the City Council of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
- B. Find that the proposed dedications of street easements are in conformity with the General Plan as presented in the Staff Report.
- B. Adopt Planning Commission Resolution No. PCR2018-0007 recommending approval to City Council of General Plan Amendment GPA2018-002.
- C. Adopt Planning Commission Resolution No. PCR2018-0008 recommending approval to the City Council of Zoning Ordinance Map and Text Amendment Ordinance No. 2018-09.
- D. Recommend to the City Council the approval of TPM 78325, CUP2018-0009, CUP2018-0011, and Minor Exception ME2018-0006 as presented in the Staff Report.

# EXHIBIT A

**TownePlace Suites Hotel by Marriott**

**General Plan Amendment GPA2018-0002  
Strike-Through Version**



## The Land Use Plan

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The Land Use Element describes the location and extent of future development in Monrovia and identifies standards for that development. The geographic locations of land uses are presented on the Land Use ~~Policy~~ Map which is a part of this Element. The Element focuses on the following specific characteristics of the City:

1. Existing development within the City and its long-term maintenance and preservation
2. Revitalization or redevelopment of existing development within the City where rehabilitation is necessary and/or desired; and
3. Vacant parcels available for new development

Through the use of text and diagrams, the Land Use Element establishes clear and logical patterns of land use as well as standards for future development. An important feature of this Element is the Land Use ~~Policy~~ Map (see Figure 1). This map indicates the location, density, and intensity of development for all land uses City-wide. Combined with the goals and policies the Land Use Element establishes a constitutional framework for future land use planning and decision making in Monrovia.

### Land Use Designations

Land use designations are necessary to identify the type of development that is allowed in a given location. While terms like "residential," "commercial," and "industrial" are generally understood, state general plan law requires a clear and concise description of the land use categories shown on the land use policy map. The City of Monrovia Land Use Element provides for 18 land use designations. Five of these designations are established for residential development, ranging from very low-density to high-density development. ~~S~~six commercial, one industrial, four open space designations, one community facilities category, and one designation for planned development are part of the land use plan.

### Land Use Intensity/Density

The land use designations, or categories, in this Element are described in terms of intensity and density as required by State law. The term "intensity" refers to the physical characteristics of a building - such as height, bulk, floor-area ratio, and/or percent of lot coverage - and the building's proportional relationship to the land on which it is situated. Intensity is most often used to describe non-residential development levels, but in a broader sense, is used to express overall levels of all development types within a planning area. For most non-residential development categories (e.g., commercial and industrial), the measure of intensity known as "floor-area ratio" (FAR) provides the most convenient method of describing development levels.

Simply stated, the floor- area ratio is the relationship of total ~~gross~~ floor area of all buildings on a lot to the ~~total landnet lot~~ area of that lot. For example, a 21,780 square-foot building on a 43,560 square-foot lot (one acre) yields an FAR of 0.5:1 ( $21,780 \div 43,560 = 0.5$ ). A 0.5:1 FAR can yield a building of one story in height covering one-half of the lot area, or a taller building which covers less of the lot and provides for more open space around the building. The term "density," in a land use context, is a measure of the population or residential development capacity of the land. Density is explained either in terms of number of dwelling units per acre (du/ac) or persons per acre and is usually described as a range (e.g., 4-7 du/ac) or maximum (e.g., up to 8.7 du/ac). For example, the density of a residential development of 100 dwelling units occupying 20 acres of land is 5.0 du/ac.



Floor-area ratio often is used in calculations of development potential because the ratio can be applied more uniformly City-wide than can other factors; however, FAR typically is not the variable analyzed in the evaluation of maximum allowable building intensity for a particular parcel of land. Variables analyzed may include parking and loading requirements, setbacks, fire department emergency access, height limits, and other factors applied directly to the project site. The application of such factors usually precludes the development of a site at maximum allowable FAR.

Floor-area ratio can be applied in two ways: 1) as a maximum allowable intensity on a parcel of land; and 2) as an overall level of development on a City-wide basis (average intensity), accounting for the fact that not every parcel will be developed at maximum intensity. In accordance with State General Plan law, this Land Use Element and the Land Use ~~Policy~~-Map provide the maximum density/intensity permitted on a parcel of land within a given land use designation. Table L-1 lists each of the land use designations for the City and provides its corresponding measure of maximum density/intensity. Land use designation descriptions, shown on the Land Use Policy Map (see Figure 1), identify the general types of uses allowed and their corresponding maximum densities or intensities. These use descriptions will be defined further as specific uses within the City's Zoning Ordinance.

## Residential Designations

**Residential Foothill:** Areas designated with this use classification generally have relatively steep slopes or are environmentally sensitive, allowing residential development at only very low densities. This designation allows the construction of a maximum of one dwelling unit per acre of land.

**Residential Estate:** ~~This Estate Residential~~ land use classification allows for large lot single-family dwellings. This designation allows for 2 dwelling units per acre of land.

**Residential Low Density-Residential:** This land use classification is intended for application to areas that are or are to be developed primarily with single family dwellings. This designation allows for the construction of a maximum of 5.8 dwelling units per acre of land. Other uses such as parks, schools, and churches which are determined to be compatible with and oriented toward serving the needs of low density detached single family neighborhoods shall also be allowed.

**Residential-Medium Density:** This land use classification permits low density multiple family structures such as apartments and condominiums at a maximum density of 17.4 dwelling units per acre of land. This designation will be applied to areas that are now primarily a mixture of single family dwellings, duplexes and small, low-density apartment and condominium complexes. Other uses, such as churches, schools, and parks, which are determined to be compatible with and oriented toward serving the needs of low to medium density detached and attached single family neighborhoods, shall also be allowed.

**Residential-High Density:** This land use classification is intended primarily for application where moderately high density multiple family structures are existing or planned. This designation allows for the construction of a maximum of 54 dwelling units per acre of land. However, in actual practice, the average density for this land use designation is 19.4 dwelling units per acre. Other uses, such as churches, schools, and parks, which are determined to be compatible with and oriented toward serving the needs of medium and higher density neighborhoods, shall also be allowed.



## Commercial/Industrial Designations

**Neighborhood Commercial:** The Neighborhood Commercial designation includes smaller-scale business activities which generally provide a retailing or service-oriented function. Neighborhood commercial uses serve the needs of local residents who live nearby. Typical business uses include food and drug stores, clothing stores, professional and business offices, restaurants and hardware stores, restaurants and specialty retail. New development within the Neighborhood Commercial designation, typically occurs on less than 5 acres of land and include 25,000 square feet or less of building floor area. The maximum intensity of development is a floor area ratio of 0.5:1.

**Historic Downtown Commercial:** This land use classification is intended for application to the City's downtown shopping area along Myrtle Avenue between Olive Avenue and Foothill Boulevard. One of the main purposes of this designation is to preserve the historic role of the commercial downtown. Well-designed, pedestrian-oriented commercial uses, such as small shops, banks, and restaurants are permitted by this land use classification on the ground floor. Office uses are allowed on the second floor. Large undivided single owner buildings can be reviewed for the possibility of office use. The maximum intensity of development is a floor area ratio of 2:1.

**Commercial-Regional/Sub-regional:** This designation is intended for large-scale retail, entertainment, hotels, and office facilities serving both the local and sub-regional markets. The maximum intensity of development is a floor area ratio of 0.75:1.

**Retail Corridor Commercial:** This designation allows for large-scale retail, entertainment, hotels, and office facilities serving both the local and sub-regional markets. The maximum intensity of development with surface parking is a floor-area ratio of 2.0. New developments are encouraged to implement shared parking, providing they meet the City's parking requirements, provide parking away from the street frontage (i.e., structured, subterranean, behind street-facing retail stores). Retail Corridor Commercial land use classification provides a floor area ratio bonus for the removal of surface parking lots and relocation to a subterranean parking structure.

The maximum intensity of development with subterranean parking is a floor-Area ratio of 3.0. Facing Huntington Drive, new development must incorporate ground-level retail uses and can extend up to three stories in height. Where adjacent to single-family residential development, building and site design must be sensitive to these neighborhoods, avoiding multi-story buildings and appropriately locating loading docks and other service areas.

**Retail Corridor Mixed Use:** This designation allows a mix of high-density residential, office, and retail uses that will accommodate multiple-family dwellings, large-scale retail, entertainment, and office facilities serving both the local and sub-regional markets. The scale and character of new development is intended to support and reinforce the image of West Huntington Drive as a retail corridor. Buildings shall be oriented to the street and pedestrians.

The maximum intensity of development for commercial uses is a floor-area ratio of 2.0. This designation also permits residential developments at a maximum density of 54 du/ac. Developments should emphasize ground-level retail uses along Huntington Drive and pedestrian connections throughout. Surface parking is discouraged.

**Office/Research and Development/Light Manufacturing:** This land use classification is intended to encourage high quality development of office, research and development uses, and support uses. Support uses may include restaurants, hotels, health clubs, and banks. The maximum floor-area ratio for this designation is 0.75:1. In the Crossroads District, the maximum FAR is 2:1.

**Business Enterprise:** The Business Enterprise designation provides an environment to promote new development. This classification permits retail, office, research and development, and light industrial uses. These uses shall be permitted if: 1) they do not cause or produce a nuisance to adjacent sites; 2) they are performed or carried out entirely within an enclosed building that meets high quality building design, site layout and landscape standards, and will harmonize with other surrounding land uses.

For properties fronting Myrtle Avenue, new development must incorporate ground-level commercial uses and can extend up to three stories in height. Where adjacent to single-family residential development, building and site design must be sensitive to these neighborhoods, avoiding multi-story buildings and appropriately locating loading docks and other service areas. In addition to the permitted uses listed above, public pocket parks, courtyards, and other public recreational facilities intended to provide areas that meet recreation needs for employees of local businesses and residents and that buffer and prevent cut-through traffic through residential neighborhoods will be permitted with approval from the City's Development Review Committee. The maximum intensity of development is a floor area ratio of 0.75:1. However, as an incentive to provide underground and/or parking structures as part of a development, the City will allow an increase in FAR to 2.5:1

**Manufacturing:** This designation allows for light and heavy manufacturing. Light manufacturing is defined as industrial businesses engaged in manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials and products in a fully-enclosed building and in a manner that does not produce adverse noise, vibration, air quality, or similar environmental effects. Heavy manufacturing is defined as industrial operations involving the compounding of radioactive materials, petroleum refining, manufacturing of explosives, or any other operation of a dangerous nature or with potentially adverse effects.

The maximum intensity of development is a floor-area ratio of 0.75:1.

## Open Space Designations

**Hillside Wilderness Preserve:** This classification is designated for preserving open space left in its natural state including preservation of endangered habitats and species, wildlife habitats, and wildlife corridors; open space for passive recreation uses such as hiking and nature studies; utility easements and reservoirs; and nature centers and educational facilities.

This Hillside Wilderness Preservation designation is only assigned to land owned by or conveyed to a public agency, Public Trust or conservancy, and for lands with irrevocable offers to dedicate to the City.

**Hillside Recreation:** This classification is designated for public wilderness parks and private recreational camp facilities. Recreational uses such as hiking and riding trails, nature centers, educational and incidental facilities associated with outdoor recreation are permitted. Monrovia Canyon Park, Arcadia Wilderness Park, and Trask Boy Scout Camp are currently within this designation.



## Specific Plan Overlay/Planned Development Designation

### ***Planned Development***

Each of the areas receiving this classification is unique in character. For example, it could be a residential area with a historic flavor, an area developed with a mixture of uses or an area in need of improvement. Some of the areas are suitable for more than one type of land use. Where this is the case, no specific land use classification is applied. In other areas, a specific land use classification is applied. In both types of areas, development will be subject to City review and approval, in order to preserve the orderly development of the area and promote needed area improvements. Each PD area in the City is described at the end of the Land Use Element.

### ***Specific Plan/Planned Development Overlay***

The intent of the Specific Plan/Planned Development Overlay (SP/PD Overlay) is to continue the pedestrian orientation of Myrtle Avenue south from Old Town and to create new housing opportunities and compatible office uses between Olive and Maple Avenues. [This designation is described fully in the South Myrtle Avenue Corridor Planning Area section of this Element.](#) The SP/PD Overlay designation allows a mix of residential and office uses to be built as integrated, cohesive developments with approval of a Specific Plan.

Development proposals will be reviewed block by block to ensure integration with established uses and compatibility with adjacent lower-scale residential neighborhoods. All lots fronting Myrtle Avenue must have ground-floor commercial uses, office, service, or retail facing Myrtle Avenue, with either office uses or residential units on the floors above. Parcels without Myrtle Avenue frontage may be developed exclusively with residential uses. Developments fronting Myrtle Avenue will be limited in height to three stories; all other buildings may have a maximum height of four stories.

The goal of the SP/PD Overlay is to allow established office and research/development businesses to remain while providing opportunities for development of uses complementary to Downtown Monrovia. The pedestrian amenities provided in Old Town included decorative street lights, benches, landscaping, paving, bulb-outs, and sidewalk widening along Myrtle Avenue will be extended south of Olive Avenue to Maple Avenue. The architectural style of these amenities will be different but complementary, to define the Old Town Extension as separate from the downtown.

Proposed mixed-use development will require a Specific Plan or similar entitlement process that includes community input. Important building and urban design considerations to be reviewed and incorporated into the entitlement documents include building height, sensitivity to adjacent lower-scale residential neighborhoods, location and proportions of windows and doors, relationship of building masses and spaces, roof shape, landscaping, scale, and architectural detail. As with the Business Enterprise zone, an incentive to provide underground and/or parking structures will be provided. The FAR will be [increased to 2.0](#) if parking is provided in a structure or underground.

Floor-Area Ratio: 0.75 Maximum

Floor-Area Ratio: 2.0 maximum (Incentive for underground and/or parking structures)

Maximum Residential Density: 54 dwelling units per acre

## Community Facility Designations

**Recreation:** This designation is intended for City-owned areas used for public parks and other public recreational facilities.

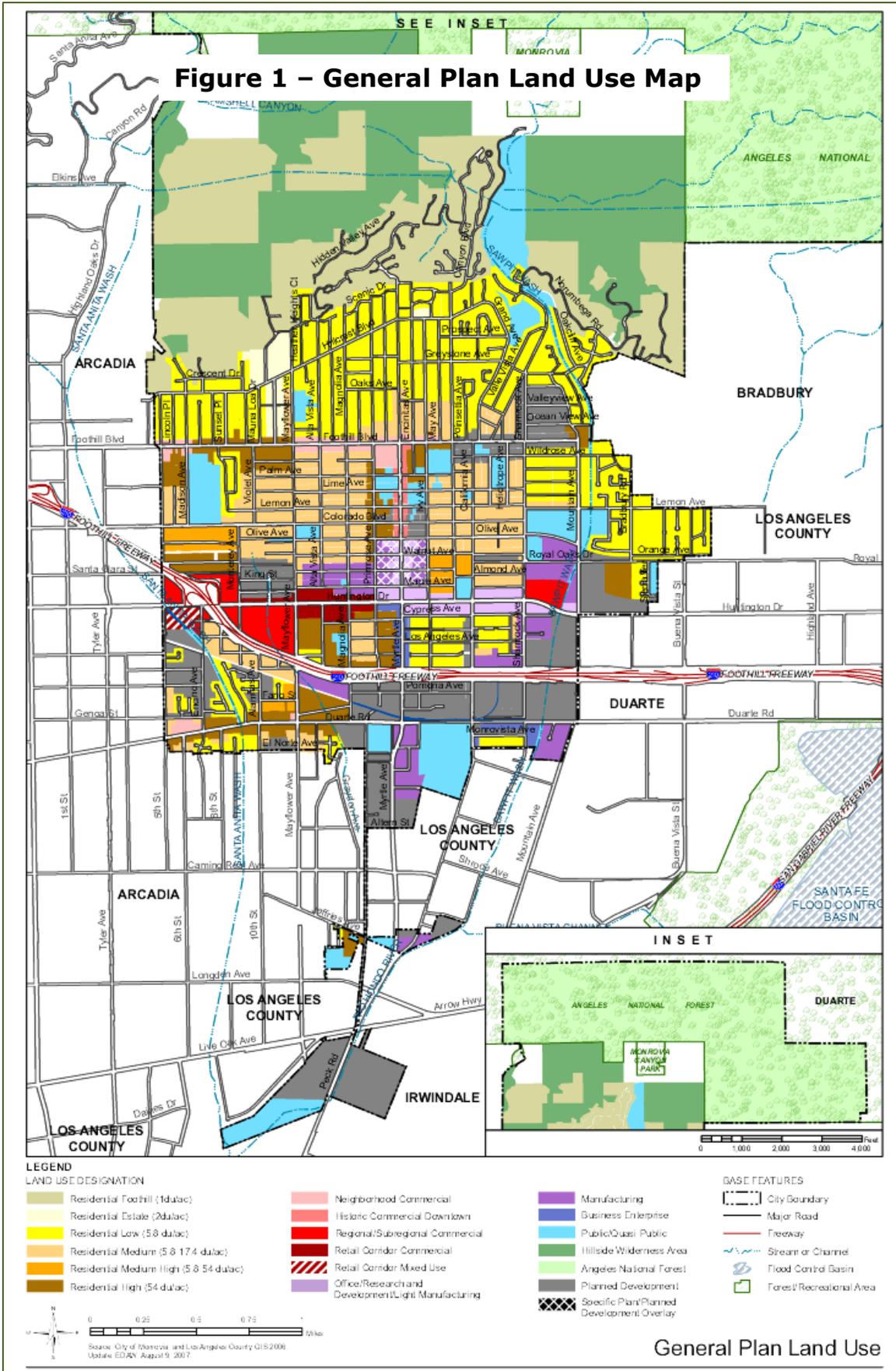


**Angeles National Forest:** This designation is assigned to all property, both publicly and privately owned, within the boundaries of the Angeles National Forest.

**Public/Quasi Public:** This land use classification is intended for application to all public uses such as schools, and government offices and facilities, as well as quasi-governmental offices and facilities such as those for the telephone company and other utilities.



**Figure 1 – General Plan Land Use Map**



**Table 1 – Land Use Designations**

Land Use Designations	Maximum Development Density/Intensity
<b>Residential</b> Residential Foothill Residential Estate Low-Density Residential Medium-Density Residential High-Density Residential	Up to 1 du/ac Up to 2 du/ac Up to 5.8 du/ac Up to 17.4 du/ac Up to 54 du/ac
<b>Commercial</b> Neighborhood Commercial Historic Downtown Commercial Commercial-Regional/Subregional Office/Research and Development  Retail Corridor Commercial  Retail Corridor Mixed Use  Business Enterprise	0.5:1 FAR 2:1 FAR 0.75:1 FAR 0.75:1 FAR <u>2.0 FAR in The Crossroads District</u> 2:1 FAR 3:1 FAR w/Incentive  2:1 FAR 54 du/ac  0.75:1 FAR 2.5:1 FAR w/Incentive
<b>Manufacturing</b>	0.75:1 FAR
<b>Open Space</b> Hillside Wilderness Preserve Hillside Recreation	NA NA
<b>Specific Plan Overlay</b>	0.75:1 FAR Up to 54 du/ac 2:1 FAR w/Incentive
<b>Planned Development</b>	Determined per Planned Development Area
<b>Community Facilities</b> Recreation Public/Quasi Public Angeles National Forest	NA NA 1 du/80 ac



## Land Use Policy Considerations

Monrovia is one of the oldest cities in Los Angeles County, and its basic pattern of development is well established. There is little vacant land available that is suitable for development ~~is available~~. Therefore, future development, like current development patterns, will involve either the intensification of already existing uses or recycling to similar uses. Growth issues in Monrovia revolve around the questions of where and to what extent growth should be allowed and where it should be encouraged to occur. The following Land Use issues identified in the 1993 General Plan are still appropriate today and are summarized below:

- **Development Standards:** All new development should bear the full cost of providing additional services necessary to serve that development, including fire, police, schools, parks, and infrastructure in order to ensure that service levels are adequate. There is a need to prepare an impact analysis on a cumulative basis.
- **Revitalization and Recycling of Existing Commercial/Industrial Areas:** Because of its direct access to a possible future light rail line, the Santa Fe Depot is among the most logical choices for a future transit station. Convenient regional transit is a critical future planning issue.
- **Preservation of existing residential neighborhoods and historic areas:** Numerous historic residences from the turn-of-the-century establish the character of Monrovia. These older, historic residences should be preserved.
- **Environmental Sensitivity:** The foothills represent a precious natural resource to the City. Foothill development should be sensitive to the environment. In addition, a review of the need for more open space and parks for aesthetic and recreational/play purposes, particularly in high density residential areas, should be prepared.
- **Commercial/Industrial Design Quality:** Consistent design standards are needed in commercial and industrial areas.
- **Natural Constraints:** The City of Monrovia is traversed by an Alquist-Priolo Special Studies Zone, which means there is an active earthquake fault that traverses the City (the Raymond Hill Fault). Cities which have Alquist-Priolo zones must regulate certain development projects within the zones.

The 1993 Land Use Plan Also identified the following areas that should be addressed in the 2030 land use plan:

- On Myrtle Avenue between Olive Avenue and Huntington Drive, a variety of industrial uses are currently allowed. However, the type and character of these uses has the potential to clash with the pedestrian-oriented character of the adjacent old downtown and the campus-like character of the uses along East Huntington Drive.
- Myrtle Avenue between Huntington Drive and the freeway provides a high visibility entrance to the City. The current industrial uses in this area, however, may not present the most attractive entryway to the City. Design considerations should be a major determinant for all future approvals.
- The allowable uses along West Huntington Drive should be re-evaluated in light of the fact that uses on this corridor are trending toward upscale, sub-regional retail uses.

In 2002, The City Council brought in the Urban Land Institute to study the success of Monrovia and to lay the framework for future development of the City. The Urban Land Institute study concluded that Monrovia has done a remarkable job in promoting economic vitality while preserving the small town atmosphere so



many residents have come to associate with living in the City. The Urban Land Institute Study also concurred with the 1993 plan that growth in Monrovia will occur in the three specific areas addressed above. The recommendations of the Urban Land Institute study were that future development adjacent to the major transportation corridors would allow the City to coordinate growth, while preserving the rest of the community. The following Area Plans have been prepared to fully address the Urban Land Institute Study and the issues identified in the 1993 General Plan Land Use Element: the South Myrtle Avenue Corridor, West Huntington Drive, and Station Square Transit Village.

## South Myrtle Avenue Corridor

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Connecting the City's historic downtown, on Myrtle Avenue, to the 210 Freeway and areas of Monrovia to the south, the South Myrtle Avenue Corridor provides an opportunity to develop a unique pedestrian-oriented street of mixed use, office, and commercial uses. Currently, the South Myrtle Avenue Corridor between Old Town and 210 Freeway is a combination of unrelated uses that lack a unifying configuration or theme. As the City's main street, Myrtle Avenue displays Monrovia's community character and this character should extend the length of South Myrtle Avenue. South Myrtle Avenue currently functions primarily as a roadway to channel vehicular traffic back and forth between the vicinity of Old Town and the freeway. The following plan has been created to allow for the redevelopment of this corridor expanding the Old Town environment and create a proper gateway into the City of Monrovia. The corridor will serve as a key entry into the City and will offer the following:

### SOUTH MYRTLE AVENUE CORRIDOR VISION STATEMENT

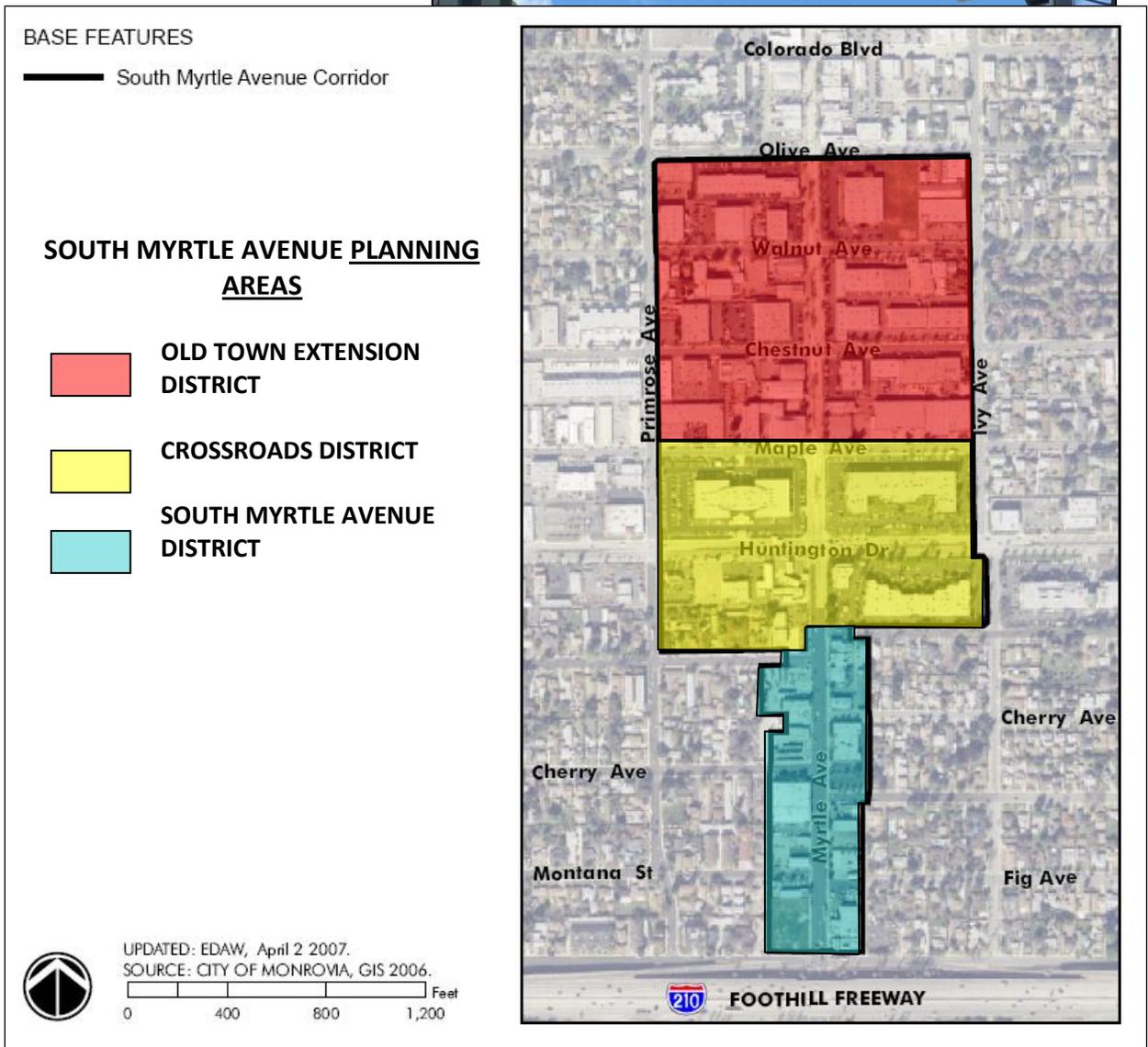
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Create a Vibrant Pedestrian Orientated Office, Commercial and Mixed use Corridor.

- Places for development of technology, research and development, and office uses
- Pedestrian-friendly surroundings
- Transit connections to surrounding neighborhoods
- Tree-lined streets and well-planned open spaces
- Integration of landscaped open spaces and courtyards within the street frontage fabric
- Mixed uses adjacent to Old Town that will consist of residential and commercial uses that support businesses in the downtown

In accordance with the Urban Land Institute study, the South Myrtle Avenue Corridor (illustrated in Figure 1) will be divided into three distinct areas: Old Town Extension, Crossroads District, and South Myrtle Corridor. Creating three distinct neighborhoods will enliven the street and address the issues related to that particular neighborhood. The following provides a more descriptive explanation of each planning area that provides a framework for their future development.

## Figure 2 – South Myrtle Avenue Corridor Planning Area



### Old Town Extension District

With careful incremental planning and development, Monrovia can expand on the success of Old Town by expanding its ambience and vitality south of Olive Avenue to Maple Avenue. The Old Town Extension District and Specific Plan/Planned Development Overlay is bounded by Olive Avenue on the north, Maple Avenue on the south, Ivy Avenue on the east, and Primrose Avenue on the west and includes six full blocks.

A safe and attractive pedestrian district will be created by removing traffic lanes from Myrtle Avenue and using the extra room to expand the pedestrian zone and provide angled parking where appropriate. The Old Town extension district will have a distinct streetscape plan consisting of street lights, trees, benches, trash receptacles, public art and paving which, when implemented, will be different from Old Town yet complimentary. An overhead "Old Town" sign is recommended at Olive and Myrtle to signal the entry to "Old Town".



New developments on the southeast or southwest corners of Myrtle and Olive Avenues must provide for a plaza area with a corner retail component in the building. The development at the southeast corner shall include public art commemorating the Red Car station that once occupied that site. As development takes place through specific plans on the balance of the area, pedestrian plazas and pocket parks should be integrated in to the design.

New development along Myrtle Avenue in this District should be a maximum of four stories with the fourth story setback from the first three stories an appropriate distance based on the architecture design. Uses shall consist of live-work and office on the ground floor with residential units and lofts above. Specialty food, coffee and juice shops and small cafes will be permitted. Office buildings will also be allowed up to three stories in this area. The buildings do not need a front yard setback on Myrtle Avenue, but the architecture should serve as the background and vertical element for public spaces. It should be contextual and based on regional and local historical architectural precedents. Front doors and entrances must face the street on Myrtle Avenue or on the side streets face the street or a semipublic courtyard oriented toward the street. Buildings should be composed of bases, middles and tops with the bases having the greater vertical dimension and include the use of a mix of traditional building materials such as brick, wood siding, stucco and have modulation in the form of inset front doors, bay windows, building plane separation, awnings, and other architectural relief.

New development shall be regulated by the provisions of the Specific Plan/Planned Development Overlay and/or the applicable development guidelines in the Zoning Ordinance.



Old Town Entry Sign

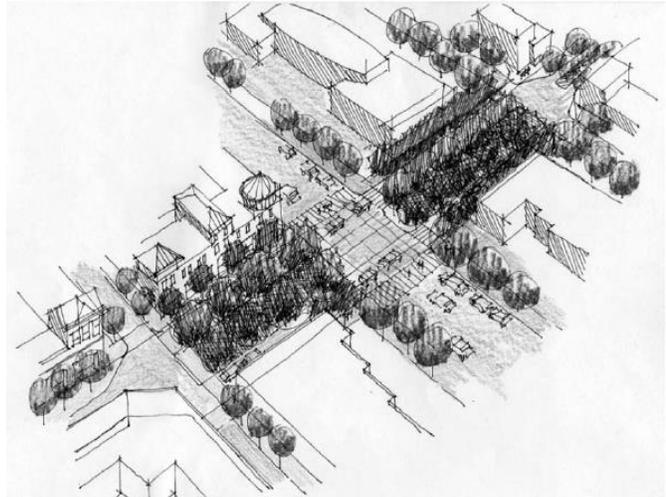
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An overhead sign at the entry to Old Town is recommended to announce arrival to Monrovia's Historic downtown, similar to this one that was installed for the City of Pleasanton.

## Crossroads District

(bounded by Maple on the north, Cypress on the south, Primrose on the west and Ivy on the east)

The intersection of Myrtle Avenue and Huntington Drive is the busiest intersection in town. It is highly accessible from the freeway where the Old Town extension meets the high-tech corridor. For this reason, a focal point should be created to stress this important relationship. Trees, street furniture, signal design, lighting, public art, and interesting paving designs should enhance this intersection. Office and research and development and hotel buildings can be up to ~~four~~ five stories in height. Specialty restaurants are encouraged at the ground floor. Structured and/or podium parking is encouraged which will maximize the use of the property. Residential on Cypress Avenue can be incorporated into Huntington Drive projects if contiguous, so no islands of residential are left behind. If residential uses remain, the new development shall be sensitive to the residential uses across the alley.



Crossroads District

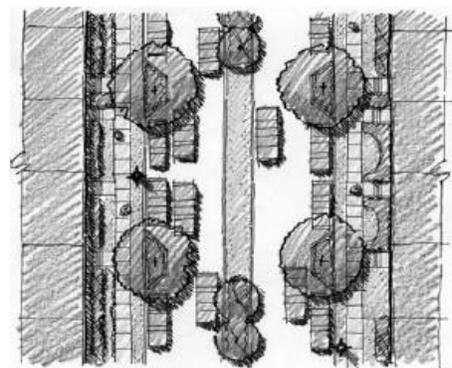
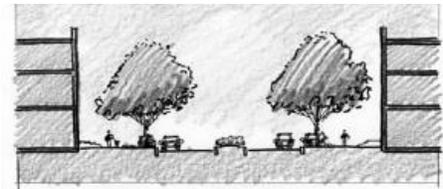
Trees, street furniture, signal design, lighting, public art and interesting paving designs should enhance this intersection.

## South Myrtle Corridor

(Cypress Avenue to freeway)

An important outcome of the redevelopment of this section of South Myrtle should be to unify the neighborhoods split by Myrtle Avenue. South Myrtle Avenue Corridor's new uses should add to the livability of the two neighborhoods. The buildings can be office and research and development and two stories in height when interfacing the neighborhood, and up to three stories facing Myrtle Avenue. Many lots are too shallow to accommodate this height, but the property currently occupied by Southeast Concrete could likely accommodate the three story height along South Myrtle Avenue.

New buildings shall be built oriented to Myrtle Avenue with podium/subterranean or parking in the rear. The buildings shall be setback 10 feet from the front property line to provide landscaping and hardscape entrances. On the west side of Myrtle Avenue, residential lots adjacent to Myrtle Avenue lots may be incorporated into the development if the findings for a Conditional Use Permit are made and adequate measures and conditions are applied to safeguard the remaining residential uses. Since this section of Myrtle is critical for vehicular and pedestrian traffic, it is recommended that there be an adopted street improvement plan with landscaping next to the street with street trees and shrub/ground cover pockets, lighting, benches, and street furniture.



South Myrtle Corridor

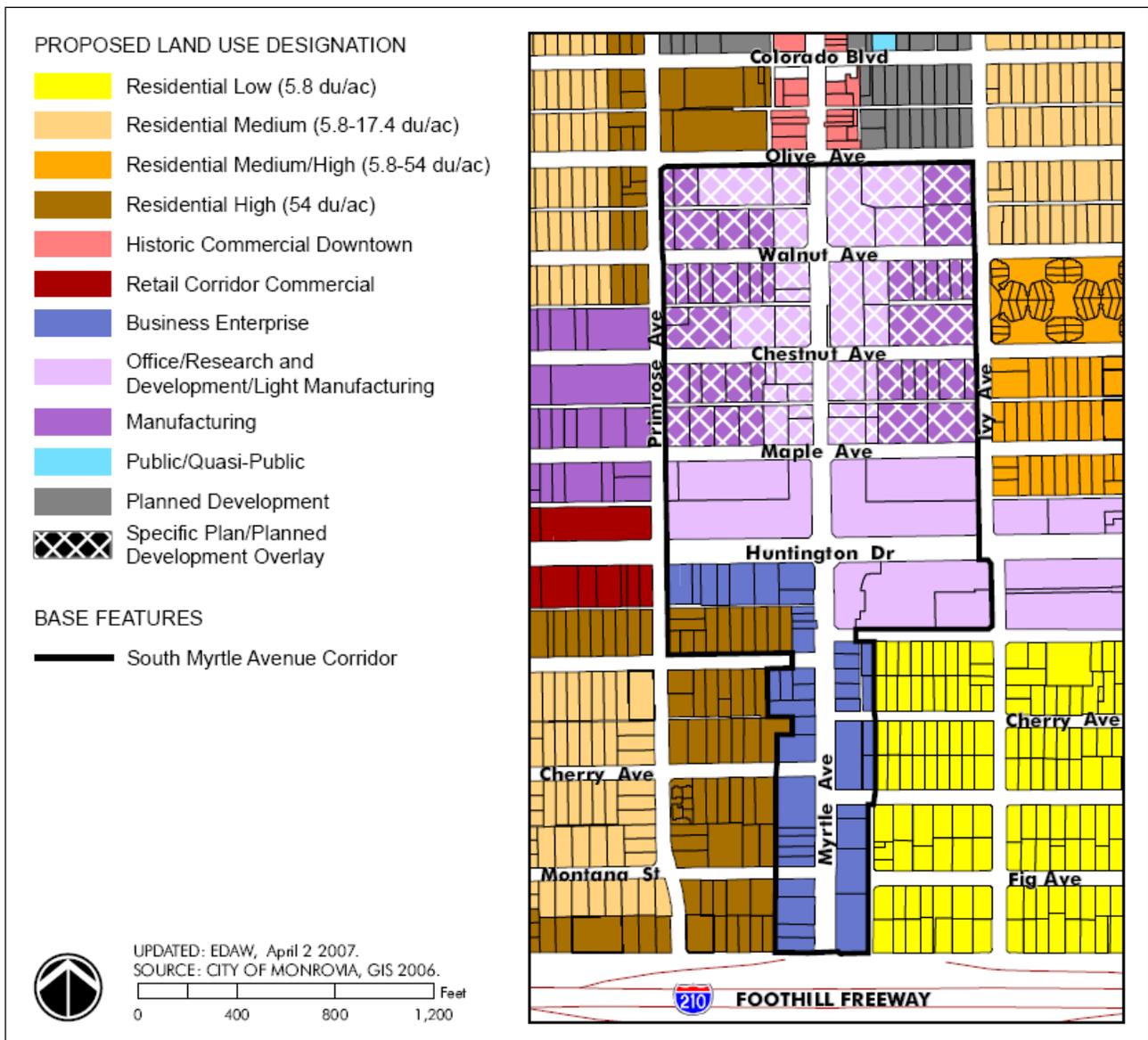
Since this section of Myrtle Avenue is critical for vehicular and pedestrian traffic, it is recommended that there be an adopted street improvement plan.

Cypress and Montana Avenues should be provided with a cul-de-sac to protect the residential neighborhoods to the east and west. This will provide for the opportunity to enhance the pedestrian experience by providing a pocket park or small plaza area with landscaping, lighting, and benches.

### Land Use

In response to the City's desire to create a dynamic, high-tech, pedestrian-friendly office environment along South Myrtle Avenue, the Land Use Plan, illustrated in Figure 3 and described below, guides the development, maintenance, and improvement of land and properties. The Land Use Plan Map graphically represents the planned categories of use and the distribution and intensity of land use for parcels within the South Myrtle Avenue corridor planning area.

**Figure 3: South Myrtle Avenue Land Use Plan**





# DATA SHEET 1

# Planning Conditions

**Tentative Parcel Map 078325  
(Consolidation of Six Parcels into One Lot)**

**102-140 West Huntington Drive**

**Conditional Use Permit CUP2018-0009  
(New Construction)**

**(Assessor's Parcel Numbers [APNs] 8508-010-901, 8508-010-902, 8508-010-903, 8508-010-904, 8508-010-905, and 8508-010-906)**

**Conditional Use Permit CUP2018-0011  
(Hotel Operation)**

**Minor Exception ME2018-0006**

Development of the subject property and operations on the site must remain in substantial conformance at all times with the request and application forms and plans (for Tentative Parcel Map 078325, Conditional Use Permit 2018-0009, Conditional Use Permit 2018-0011, and Minor Exception ME2018-0006) a 68,000 square foot, 109-room, 5-story hotel with 109 parking spaces, including 23 compact spaces, submitted by the applicant, as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this conditional use permit.

## DEVELOPMENT STANDARDS

1. The approved floor plan is an integral part of the decision approving Conditional Use Permit 2018-0009, Conditional Use Permit 2018-0011, and Minor Exception ME2018-0006. Any change in the approved floor plan which has the effect of expanding or intensifying the use may require an amendment to the CUPs as determined by the Development Review Committee and approved by the Planning Commission.
2. The total number of guest rooms shall not exceed 109 rooms.
3. A Special Event Permit shall be obtained from the City two weeks prior to any event that would intensify any of the uses authorized by the approval of Conditional Use Permit 2018-0011 and Conditional Use Permit 2018-0009. The application request shall identify the type and hours of the special event, the expected number of attendees, event seating floor plan, and security measures proposed.
4. A final materials board shall be submitted to the Planning Division Manager for review and approval prior to building permit issuance. The final materials board shall include a breakdown by unit of materials to be used and samples/examples

of siding, stucco, stone veneers, windows, exterior doors, roofing, color schemes and exterior light fixtures.

5. A decorative trash enclosure shall be constructed per City specifications and regulations, and shall be shown and indicated on the submitted site plan, subject to review and approval by the Planning Division Manager. A trash generation study shall be completed to determine the initial pick-up frequency. Trash pickup shall be scheduled with enough frequency to ensure that the provided dumpster does not overflow.
6. Ground level mechanical equipment shall be placed a minimum of 5' from the interior property lines and shall be completely screened with landscaping. Ground level mechanical equipment shall not be located within the street setbacks.
7. No roof mounted mechanical equipment shall be permitted on the building unless completely screened by the proposed roof design.
8. Electrical power lines, telephone lines, and any other transmission lines (including, without limitation, cable television lines, data transmission lines, communication lines, other utility lines, etc.) to and from the development, and within the development, shall be placed underground, not including the existing light pole on the south east corner of the site.
9. All utilities and structures such as gas meters, electrical meters, telephone meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, or other potential obstructions shall be noted on the plans with provisions for appropriate screening. The utility plan shall be subject to review and approval by the Development Review Committee, prior to installation.
10. Plans showing all exterior lighting shall be submitted to the Planning Division for review prior to building permit issuance, and no exterior lighting shall be installed without the approval of the Planning Division Manager. All exterior lighting shall be designed, arranged, and installed so as to confine direct rays onto the premises and to direct light away from adjacent structures.
11. No exterior sign may be installed without prior approval of the Development Review Committee. Proposed signage shall be submitted separately for review and approval by the Development Review Committee.
12. All supplies, products, materials, and equipment shall be stored within the building. Outdoor storage of supplies, products, materials, and equipment is prohibited.
13. All parking spaces that are provided as part of the project shall be clearly marked by 2" wide pavement paint or alternate method if approved by the Development Review Committee. Double striping shall be used for delineating all parking spaces so as to provide a minimum parking area of 8'-6" in width by 18' in depth for standard stalls and 8'-6" in width by 16' in depth for compact stalls. No fewer than 86 standard parking stalls, and no more than 23 compact parking stalls shall be provided.

14. Adequate wheel stops (or a concrete curb not less than six inches high) shall be installed and maintained as a safeguard to abutting property. The barrier shall be at least three feet from any property line, but in no case shall it be less than necessary to meet the intent of MMC §17.24.060 through §17.24.120.
15. CUP 2018-0011 may be called for review by the Development Review Committee, at any time by City Staff, the City Council, or Planning Commission, if there is inadequate removal of trash from the dumpster or if there are impacts to the surrounding properties, such as but without limitation, security/policing problems, parking overflow, turning movements at project driveways, site maintenance, litter and debris, or noise impacts. In addition to any other remedy available to the City, measures may be required such as increasing parking attendant coverage and/or completing a follow-up parking demand study for the purpose of identifying mitigation measures to address the area where problems are occurring.
16. The Development Review Committee shall review the use within three months from the date the business commences, and annually thereafter. The review shall focus primarily on compliance with the conditions of approval and any adverse impact related to this use, including, but not limited to security/policing problems, parking, turning movements at project driveways, noise, trash impacts or other impacts upon the surrounding properties.

## **LANDSCAPING**

17. A Landscape and Irrigation Plan prepared by a Landscape Architect shall be submitted to the Planning Division for review and approval showing the size, type, and location of all planting areas and compliance with the following conditions of approval:
  - a. Landscaping shall be a combination of 24" and 36" box trees, drought tolerant shrubs, and groundcover.
  - b. All landscaping shall be maintained by a permanent automatic irrigation sprinkler system.
  - c. Any unimproved City right-of-way contiguous with the property shall be landscaped by the Applicant and incorporated into the required landscape plan.
  - d. Hardscape improvements provided in outdoor common areas shall be indicated on the landscape plan.
18. A landscape documentation package pursuant to the requirements of the State of California Model Water Efficient Landscape Ordinance shall be submitted to the Planning Division for review and approval prior to landscape construction. A Landscape Certificate of Completion shall be submitted to the Planning Division at the completion of the installation, prior to request for a final inspection and Certificate of Occupancy.

## **CONSTRUCTION SITE REQUIREMENTS**

19. Provide temporary perimeter fencing with view obscuring material during construction. If graffiti is painted or marked in any way upon the premises or on an adjacent area under the control of the Applicant (including without limitation,

any temporary perimeter construction fencing or the permanent wall), the graffiti shall be removed or painted over by Applicant within twenty-four hours, unless any law in effect imposes a shorter time period. Fencing may be removed prior to landscape installation with Planning Division approval.

20. One waterproof sign (36" x 48") in both English and Spanish noting construction hours and a phone number for contact shall be posted at the front of the site (Pomona Avenue) prior to grading or construction.

#### **CONDITIONAL USE PERMIT CUP2018-0011**

21. Registration of guests shall be accompanied by photo identification of all adults; recordation of names and addresses of each guest; license plate number, make and year of vehicle registration; date and time of registration and room number. Registration files shall be maintained for at least 3 years and shall be made available to any law enforcement officer.
22. Guestrooms shall not be rented for less than 24-hour periods and not more than 30 days.
23. The hotel manager shall comply with the applicable laws and conditions and shall properly manage the hotel to discourage illegal and criminal activity on the premises.
24. Only pre-recorded amplified music is permitted on the premises, and such music shall not be audible outside the boundaries of the establishment. No entertainment facilities as defined by the Monrovia Municipal Code (such as live entertainment or dancing) are permitted unless approved by the Planning Commission pursuant to the Monrovia Municipal Code.
25. Security measures shall be provided to the satisfaction of the Monrovia Police Department to deter unlawful conduct of employees and patrons, promote safe and orderly assembly and movement of persons and vehicles, and to prevent disturbances to the neighborhood by excessive noise created by patrons entering and leaving the premises.
26. The manager shall have duplicate room keys at all times if needed by emergency services personnel to gain entry.
27. The Applicant shall define an outdoor smoking area for employees and hotel guests away from the residential properties and submit to the Planning Division Manager the location of the outdoor smoking area and the design of the outdoor furniture for review and approval of the Planning Division Manager prior to commencement of the operation of the hotel.
28. The sales and/or service of alcoholic beverages within the hotel shall require the review and approval of a conditional use permit by the Planning Commission.
29. No sporting game or games of competition, including pool tables, shall be permitted in conjunction with the business unless approved as part of a CUP application.

30. The display, posting or airing via closed circuit television of any gambling odds shall be prohibited unless pre-empted by the State.
31. There shall be no uses or activities permitted of an adult-oriented nature as defined in Title 17 of the Monrovia Municipal Code.
32. The use of pornographic material in the form of videos, slides, magazines, or pictures shall be prohibited within the business establishment.
33. No locking devices shall be allowed on interior doors that enclose any rooms that are open to the public and are not rented as hotel rooms to individual guests.
34. The exterior of the premises, including adjacent public sidewalks shall be illuminated, during the hours of darkness with sufficient lighting to illuminate and make easily discernible the appearance and conduct of all persons on or about the establishment.
35. No warning devices and/or any action by employees that could serve to alert patrons and employees to the presence of law enforcement or other inspectors shall be permitted.
36. If it is determined by the Community Development Director or Public Services Director that patrons are littering the surrounding streets, sidewalks, parking lots, parks, or adjoining private properties as a result of their coming or leaving the establishment, the business will provide employees to pick-up and properly dispose of all litter.
37. Any graffiti painted or marked upon the premises or on an adjacent area under the control of the licensee shall be removed or painted over within forty-eight hours, unless any law in effect at that time imposes a shorter time period for eradication.
38. The Applicant shall pay all required city fees and taxes, including without limitation, the City's Transient Occupancy Tax.
39. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, suits, demands, actions, losses, damages, judgments, settlements, penalties, fines, defensive costs or expenses (including without limitation, interest, attorneys' fees and expert witness fees), or liability of any kind or nature arising out of or attributable to the acts or omissions of Applicant, or Applicant's officers, officials, employees, or agents which in any way arise out of, result from, or are in any way related to this use. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.

**MINOR EXCEPTION ME2018-0006**

40. On-site vehicle parking for all employees and overnight hotel guests shall be provided at no extra charge.
41. No required parking area shall be fenced-off or otherwise enclosed for outdoor storage uses or for any other non-parking use.
42. A convenient bicycle parking area for customers, employees, and hotel guests shall be maintained onsite. Bicycle parking areas shall equal at minimum 1 bicycle parking space per 15 employees or 8 bicycles per 10,000 square feet of building area.

## **GENERAL REQUIREMENTS**

43. Any violation of these conditions of approval or the Monrovia Municipal Code may be subject to the Administrative Fine Ordinance, other available remedies and/or revocation or modification of this permit at the discretion of the City Attorney and City Prosecutor.
44. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this conditional use permit.
45. In addition to Planning (Data Sheet No. 1) and Public Works (Data Sheet No. 2) conditions of approval the Applicant shall also comply with all requirements of the Monrovia Municipal Code, Building Division and Fire Department that are directly applicable to the project.
46. The mitigation measures identified in the Mitigated Negative Declaration and set forth in the Mitigation Monitoring and Reporting Program, and the construction mitigation plan, shall be incorporated herein as conditions of approval of the project.
47. Public Art. In compliance with MMC Chapter 15.44 (Art in Public Places), the Applicant shall either pay the in-lieu fee for arts or provide public art on the site. Alternatively, the Applicant also has the option of taking all actions necessary to assist the City with forming a Community Facilities District and approving a special tax in an amount necessary to fund the public art. If the Community Facilities District is formed and such special tax is approved, then the requirement of compliance with MMC Chapter 15.44 or payment of the in lieu fee would be satisfied.
48. These CUPs (Conditional Use Permit 2018-0009 and Conditional Use Permit 2018-0011) may be called for review, including modification or revocation, at any time by City Staff, the City Council, or Planning Commission if a violation of the approved conditions or the Monrovia Municipal Code (MMC) is alleged, or if it is alleged that the establishment, or its patrons, are creating a public nuisance, and such violation or public nuisance is verified as valid by the Police Department, Code Enforcement, or other City department. In addition to any other remedy available to the City, security measures may be required such as adding an employee to monitor the area where problems are occurring.

49. The Applicant shall, within 30 days after approval by the Planning Commission, submit to the Community Development Department his/her written consent to all of the conditions of approval contained in Data Sheet Numbers 1 and 2. The Conditional Use Permit 2018-0009, Conditional Use Permit 2018-0011, Minor Exception 2018-0006 and Tentative Parcel Map 078325 shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.
50. The Final Parcel Map for the proposed subdivision shown on this Tentative Parcel Map No. 078325 must satisfy the requirements of Section 16.20.100 of the Monrovia Municipal Code and be filed with and deemed a complete filing by the City Engineer, and the use or development to which the Conditional Use Permits apply must begin, within twenty-four (24) months after the Tentative Parcel Map was conditionally approved, or the Tentative Parcel Map 078325, Conditional Use Permit 2018-0009, Conditional Use Permit 2018-0011, and Minor Exception 2018-0006 will expire without further action by the City.
51. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses, including, but not limited to, interest, attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.
52. All of the above conditions shall be complied with prior to commencement of the operation, unless an earlier compliance period is specified as part of a condition.



# Public Works Division Conditions

120-140 W. Huntington Drive  
5 Story Hotel on  
SWC of Huntington and Myrtle

Development shall be subject to the conditions of approval listed below, and if so indicated, the condition(s) shall be satisfied before the Final Map is filed in the Department of Community Services (Public Works Division) for review and approval. The term "Applicant" shall include, without limitation, the applicant, the property developer, the property owner, and all subsequent owners of each parcel.

## Engineering Conditions

1) Prior to any development, the Applicant shall provide the following:

a) Final Parcel Map for the merger of existing parcels

- i) The Applicant shall submit a Final Parcel Map as required by the City's Municipal Code, Chapter 16 – Subdivisions
- ii) Prior to filing the Final Map with the Department of Community Services (Public Works Division), the Applicant shall provide a current title report (Parcel Map Guarantee) for the project site located in the City of Monrovia. The title report and guarantee is required and such documents shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders and supporting documents accompanying the title report.
- iii) All easements and dedications shown on the approved tentative parcel map and those not shown but to be recorded, such as: Covenants, Conditions & Restrictions (CC&Rs) must be accounted for at the time of the Final Map approval
- iv) ***Applicant shall dedicate additional Right-of-Way along Huntington Ave for a total width of 100 feet, and a half width of 50 feet (an additional 20 feet in the westerly and middle section of the street frontage).***
- v) ***Applicant shall dedicate additional Right-of-Way along Myrtle Ave for a total width of 84 feet, and a half width of 42 feet (an additional 5 feet in the northerly section of the street frontage).***
- vi) ***Applicant shall dedicate additional Right-of-Way along the Southern Alley for a total width of 16 feet, (an additional 6 feet).***
- vii) A Final Map prepared by or under the direction of a Licensed Land Surveyor or Licensed Civil Engineer legally authorized to practice land surveying in the State of California must be filed in the Department of Community Services (Public Works Division) for review and approval and processed through the City Engineer prior to being filed with the Los Angeles County Recorder.
- viii) Prior to filing the Final Map with the Department of Community Services (Public Works Division) for review and approval, the Applicant's surveyor or engineer shall set

durable monuments to the satisfaction of the City Engineer in conformance with Section 66495 of Subdivision Map Act.

- ix) Improvement plans and an engineer's estimate of the improvements, using the departments approved unit rates, along with the necessary letters of credit, cash and/or bonds to secure the construction of all public improvements shall be submitted and approved by the City Engineer prior to the recordation of the Final Map. No security or bond will be released in partial amounts. When the project has been completed in full, the final punch list is complete, and the notice of completion filed with the appeal time frames expired, then and only then, will the bonds will be release with a formal request to the City Engineer, and processed though the City Clerk Office.
  - x) Prior to filing the Final Map for recordation the developer shall execute a subdivision agreement with the City of Monrovia and shall adhere to the requirements of this subdivision agreement including a 10% warranty bond for a period of 3 years from the date of completion and acceptance.
  - xi) Prior to filing the Final Map with the Department of Community Services (Public Works Division) for review and approval, the Applicant shall provide street improvements adjacent to the proposed land division to the satisfaction of the City Engineer. Improvements shall include, but are not limited to, driveway modifications, new driveways, removal of abandoned driveways, sidewalk improvements, ADA improvements, replacement of damaged curb and gutter, and street resurfacing and/or slurry seal of street pavement within the boundary of the dedicated Right-of-Way property as directed by the Engineer.
- b) Site Plan showing: survey monuments, boundaries, easements and right-of-ways
- i) Submit existing site plan, topographic map of the project site, grading, drainage and utility plan to Department of Community Services (Public Works Division) for review and approval. The plans shall indicate existing and proposed structures, miscellaneous facilities if applicable and all utilities applicable within the project site. The plans shall be prepared on a 24" x 36" sheets with City standard title block stamped and signed by a Registered Professional Civil Engineer in the State of California. The submittal of the plans shall include: a hydrology report, a geotechnical report, required design calculations, a cost estimate, a plan check fee, and an inspection fee. The final submittal for final approval shall include a mylar of the approved grading, drainage and utility plans. The applicant shall use the assigned drawing number obtained from Public Works for this project. Partial or incomplete submittals will not be accepted.
  - ii) All site plans, grading plans, drainage plans and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
- c) Water Improvements
- i) The Applicant shall install multiple water services to Monrovia's water system to serve the entire development for domestic and fire usage within the City of Monrovia to the specifications of the City Engineer. Applicant shall provide the needed water demand information for the proposed development for the City Water Consultant to complete a feasibility study for this development and then prepare plans for the mitigation measures as recommended by the feasibility study. Applicant shall reimburse the City for all consultant fees for the feasibility study and all City of Monrovia incurred installation costs.

- ii) Based on the recommendations of the Water Feasibility study the development will need to connect to the higher water zone in the local area:
  - (1) *The modeling results indicate the City's water system, when the Project is connected to high pressure Zone 2, will have adequate capacity to provide service water to the Project and meet the fire flow requirement of the Project. The Project is not anticipated to cause any noticeable impact to the existing system due to its small water demand.*
  - (2) *It is recommended that the Project connect to a minimum 8-inch diameter pipe in Zone 2 and that the size of pipe to connect the Project to Zone 2 be adequately sized for required flows. There is no need to develop water system improvements for the impacts to the water system from the Project.*
- iii) The project water usage and standby charges will be per the newly adopted rate schedule: Monrovia ordinance 2018-01 (See attached).

d) Waste Water Improvements

- i) The Applicant shall install sanitary sewers to Monrovia's sewer system to serve the development within the City of Monrovia to the specifications of the City Engineer. Applicant shall provide the needed waste water flow information for the proposed development for the City Waste Water Consultant to complete a feasibility study for this development and then prepare plans for the mitigation measures as recommended by the feasibility study. Applicant shall reimburse the City for all consultant fees for the feasibility study and all City of Monrovia incurred installation costs.
- ii) Based on the recommendation of the Sanitary Sewer Feasibility Study the development has agreed, we concurrence from city engineering, to pay their fair share fee-in-lieu-of construction to correct the impact to the existing system. These recommendation are:
  - (1) *The City sewers receiving sewer flow from the proposed Hotel Development range in size from 8-inch to 24-inch in diameter. According to LACSD, for sewer mainlines less than 15-inch in diameter, the capacity is considered full when the ratio of depth of flow (d) over the pipe diameter (D) is equal to 0.5. Expressed as  $d/D=0.5$ . For 15-inch and larger sewers, the full capacity is set at a  $d/D$  of 0.75 by LACSD.*
  - (2) *Under the existing flow conditions, the existing  $d/D$  was predicted to be the highest at about 0.61 with a predicted flow of 0.288 mgd in an existing 8-inch sewer for pipe segment 173-029 to 172-010 located along Duarte Road east of Peck Road.*
  - (3) *Under the proposed conditions, overall the model shows little impact on the  $d/D$  ratios in all the impacted downstream sewers. The  $d/D$  ratio for pipe segment 173-029 to 172-010 increases the  $d/D$  ratio to 0.64 with a predicted peak flow of 0.310 mgd.*
- iii) **Based on the City engineers estimate to upsize this one segment mentioned in condition d.ii (2) above. The project development will need to contribute a fair share fee in lieu of improvements in the amount of Six Thousand, Six hundred dollars (\$6,600.00) to the City of Monrovia. The applicant shall provide evidence**

**of payment prior to the recordation of the parcel map.**

- iv) The applicant shall provide evidence of payment and approval for connection of sewer units to LA County Waste Water System prior to the Certificate of Occupancy.
- v) ***The Applicant shall install an approved interceptor for all kitchen sanitary sewers as approved by the City Engineer and in accordance with the City's Fat, Oil and Grease (FOG) policy.***

e) Geotechnical Investigation and Report

- i) Prior to issuance of a grading permit or encroachment permit, Applicant shall provide geotechnical report that addresses earthwork and foundation recommendations, including but not limited to, earthwork, retaining walls and foundation construction adjacent to the existing structures located on the property, pavement structural sections and recommendations. The geotechnical report shall include data regarding the nature, distribution and strengths of existing soils, conclusions and recommendations for grading procedures, design criteria for and identified corrective measures, and opinions and recommendations regarding existing conditions and proposed grading. The report shall also include subsurface geology of the site, degree of seismic hazard if any, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, opinions and recommended design criteria to mitigate any identified geologic hazards including locations of surface and subsurface fault lines in the area as applicable. Provide off-site and on-site pavement structural section to be address with recommendation based on Traffic indexes and R values, per Caltrans methods. Provide percolation testing for Low Impact Design (LID) standards

f) Hydrology Report and Hydraulic Calculations

Applicant shall provide hydrology study and hydraulic calculations per L.A. County standards, for mitigation of off-site and on-site flows tributary to these structures and conveyances. And shall obtain permits from the county for all connections or modifications to their system. The outfall of this project after meeting LID standards shall have direct connection to the County System and not be directed to City of Monrovia streets.

g) Grading Plan

- i) Grading plan shall conform to MMC Chapter 15.28 and be prepared on a 24" x 36" sheets with City title block. Required improvements may be shown on the grading plan along with site drainage.
- ii) Applicant shall provide an analysis and construct required infiltration and/or treatment of storm water from impervious surfaces prior to reaching direct connections leading to the main storm drainage system.
- iii) All required mitigation measures identified in the soils engineer's and geologist's

reports shall be incorporated into the grading/drainage plans and a made a part thereof.

- iv) The lot shall mitigate its own drainage and thereby not impacting off-site drainage structures.
- v) Grading plan to provide a scaled detail section at each property line where the project is in cut or fill greater than 0.5 feet. Provide in relation to the adjacent property existing conditions: set back dimensions, retaining wall dimensions and encroachments, ground and finish surface elevations, cut and fill slopes including code setbacks, and direction of flow indicators.

h) Utility Coordination Plan

- i) Applicant shall submit a utility plan showing all proposed utility cuts for services such as Water, Sewer, Fire Department Stand Pipe, Gas, Edison, Telephone, Cable TV, etc. The Utility plan shall be submitted and approved prior to issuance of grading permits. Private utility plans including sewer, water, gas, including all abandoned, or to be removed facilities, etc. for the proposed development shall be submitted for review and approval by the City Engineer. Pay all applicable fees for Engineering Division services for issuance of Public Works permits.

- ii) Applicant shall underground all overhead service lines to the building.

i) Off-site Street Improvement Plans

- i) Remove and replace any curb, gutter, sidewalk, driveway approach or street pavement found by the City Engineer to be broken, uplifted, damaged or not meeting current ADA standards. Construct improvements as required, per City standard drawings to match existing improvements on adjacent properties. All ADA requirements shall be satisfied by the Applicant. These conditions apply on public right-of-way along property frontage.

- ii) All work such as but not limited to demolition, construction and improvements within the public right-of-way shall be subject to review and approval of the Department of Community Services (Public Works Division), and will require construction and encroachment permit from the City's Department of Community Services (Public Works Division), prior to start of any construction. All work within the public right-of-way shall be in accordance with applicable standards of the City of Monrovia, Standard Specifications for Public Works Construction ("Green Book", latest edition) and the Manual on Uniform Traffic Control Devices (MUTCD, latest edition), and further that construction equipment ingress and egress be controlled by a plan approved by the City Engineer.

- iii) Applicant shall obtain applicable permits for all work to be done within the public right-of-way from the Department of Community Services (Public Works Division) and shall pay all applicable fees for Engineering Division services such as plan check fee and construction inspection fee as applicable.

- iv) The City requires the restoration of the existing pavement after utility installation. Restoration is required from the outer limits of the area covering and encompassing all the utility cuts as shown on the plans, but actual limits shall be determined out in the field by City Engineer. Restoration of asphalt pavement may be up to 2-inch pavement grind and 2-inch asphalt overlay and slurry seal type II.

- v) Applicant shall prepare for city engineers approval, striping plans for any and all modification to the existing striping and signage as recommended for this development.
- b) Off-site landscaping improvements to be maintained by the Applicant.
  - i) All off-site landscaping improvements along the frontage of this project are to be the responsibility of the project for maintenance and upkeep. The watering of this landscaping in the right of way is to be supplied by the projects water service for irrigation.
- c) Off-site Utility Extension/Connection Plans
  - i) Applicant shall connect all buildings to the public sewer. The sewer is to be constructed in the common driveways through new lateral(s) (sized per the feasibility study and engineered calculations, minimum 6 inches) with clean-out(s) at property line per City standard drawing S-215 and S-225. Cap off all abandoned laterals at the connection point from the main line to the satisfaction of the City Engineer. Indicate on the Site/Utility Plan the work to be done by the Applicant
  - ii) The Applicant shall comply with the requirements of MMC Section 13.12.015 Non-Storm Water Discharges, Section 13.12.02 Deposit or Discharge of Specified Substances Prohibited, Section 13.12.030 Grease Traps Required and Section 13.12.040 Maintenance of Sewer Laterals. All sewer laterals shall be maintained by the owner of the property served by such lateral in a safe and sanitary operating condition so that there is no seepage of waste at any point up to and including the junction of the sewer lateral and sewer main so that passage of waste through the lateral to the sewer main is free from stoppage and obstruction; all devices and safeguards required for the operation of sewer laterals shall be maintained in good working order. The Applicant shall provide the Department of Community Services (Public Works Division) a copy of a closed circuit television inspection report of the condition of the existing sewer lateral. If the sewer lateral needs repair, it shall be completed to the satisfaction of the City Engineer prior to commencement of the applicant's operation or prior to issuance of certificate of occupancy.

A CCTV video of the existing/proposed sewer lateral connecting to the City mainline is required for the project; a copy of the video shall be submitted to Public Works. Prior to CCTV please notify the Department of Community Services (Public Works Division) requesting to have the Public Works Inspector on-site to witness the inspection.
- d) Traffic Engineering Conditions
  - i) Prepare a Traffic Impact Analysis for the proposed development. Impact to include all traffic signals for complete access to this project and surrounding streets as approved by the City Consulting Traffic Engineer.
  - ii) Design and complete all traffic signal improvements as recommended by impact analysis and City Consulting Traffic Engineer. Coordinate and pay for all timing changes and upgrades through City of Monrovia work orders with LA County Traffic Division.
  - iii) Prepare and submit for approval: traffic control plans and staging plans for all off-site

improvements and utility connections. Applicant to maintain all traffic control devices for the entire time while working within the City right of way.

e) Environmental Conditions

i) Based upon the requirements of the City's Storm water Management Ordinance, MMC 12.36 and the Los Angeles County Municipal Storm Water National Pollutant Discharge Elimination System (MS4 NPDES) Permit issued by California Regional Water Quality Control Board, Los Angeles Region the applicant will minimize impacts from storm water runoff on the biological integrity of natural drainage systems and water bodies in accordance with requirements under the California Environmental Quality Act and **follow the City's flow chart for compliance to these laws and codes.**

ii) Specifically but not limited to: **NEW DEVELOPMENT/ REDEVELOPMENT PROJECT PERFORMANCE CRITERIA**

Where there is no TECHNICAL INFEASIBILITY or OPPORTUNITY FOR REGIONAL GROUND WATER REPLENISHMENT.

These projects shall:

- 1) Minimize the impervious footprint, and minimize soil compaction during construction,
- 2) Employ **LOW IMPACT DEVELOPMENT (LID)** design principles to mimic predevelopment hydrology through infiltration, evapotranspiration and rainfall harvest and use.
- 3) Minimize pollutant loadings from impervious surfaces such as roof tops, parking lots, and roadways through the use of properly designed, technically appropriate BMPs (including Source Control BMPs such as good housekeeping practices), LID Strategies, and Treatment Control BMPs.
- 4) Properly select, design and maintain LID and Hydromodification Control BMPs to address pollutants that are likely to be generated, reduce changes to pre-development hydrology, assure long-term function, and avoid the breeding of vectors.
- 5) Prioritize the selection of BMPs to remove storm water pollutants, reduce storm water runoff volume, and beneficially use storm water to support an integrated approach to protecting water quality and managing water resources in the following order of preference:
  - (a). On-site infiltration, bioretention and/or rainfall harvest and use.
  - (b). On-site biofiltration, off-site ground water replenishment, and/or off-site retrofit.  
*(See Part VI.D.7.a. p. 97)*
- 6) Projects shall retain on-site 100% of the Stormwater Quality Design Volume (SWQDv) defined as the runoff from: (a). The 0.75-inch, 24-hour rain event or The 85th percentile, 24-hour rain event, as determined from the Los Angeles County 85th percentile precipitation isohyet map, *whichever is greater.*
- 7) Bioretention and biofiltration systems shall meet the design specifications provided in Attachment H unless otherwise approved by the Regional Water Board Executive Officer.
- 8) Evaluate the potential for on-site retention, and consider the maximum potential for evapotranspiration from green roofs and rainfall harvest and use.  
*(Part VI.D.7.c. p. 101)*

iii) **PLAN CHECK REQUIREMENTS**

- (1) **Refer to and ensure implementation of LOW IMPACT DEVELOPMENT STANDARDS that apply to project, and**
- (2) **Address Site-specific assessment and identify design considerations, determining the feasibility of on-site infiltration, and**
- (3) **Provide Geotechnical Report/Information adequate for infiltration, groundwater, setbacks, and/or geotechnical hazards, and**

- (4) Site-specific source control measures; Review calculation of the Stormwater Quality Design Volume (SWQDv); Implemented stormwater quality control measures;
- (5) Implement alternative compliance measures, if necessary;
- (6) Implement hydromodification requirement if necessary
- (7) And develop a maintenance plan if necessary
- (8) Recorded and maintain Maintenance Agreement
- (9) Project AND BMPs shall be inventoried and inspected by city during construction, and Post-construction inspections of recorded Maintenance Agreement/BMPs.

f) Demolition of Existing Structures

- i) Not applicable, existing vacant lots.

g) As-built Plans

- i) Applicant shall provide to the City of Monrovia revised plans of the original size, on mylar, showing all as-built conditions for the off-site and on-site improvements prior to the release of bonds held for the completion of the map.

**ORDINANCE NO. 2018-01**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
MONROVIA, CALIFORNIA, ADOPTING A SCHEDULE OF  
WATER SERVICE CHARGES**

**WHEREAS**, the City Council is authorized pursuant to the California Health and Safety Code Section 5471 to prescribe, revise and collect rates and charges for services and facilities furnished by the City in connection with the City's water service system.

**WHEREAS**, the City of Monrovia has conducted an analysis of its services, the costs reasonably borne of provided those services, the beneficiaries of those services, and the revenues produced by those paying fees and charges for special services; and

**WHEREAS**, the City has previously developed and instituted Water Service Charges to finance the water utilities furnished by the City, including the costs of water acquisition, water system operations, capital projects, and maintenance; and

**WHEREAS**, the City has identified additional costs associated with operating the City's water system, as detailed in Resolution No. 2017-36 adopted on November 7, 2017, incorporated herein by reference; and

**WHEREAS**, Chapter 3.46 (Fee and Service Charge Revenue/Cost Comparison System) of the Monrovia Municipal Code establishes a policy of recovering the full costs reasonably borne of providing special services of a voluntary and limited nature, such that general taxes are not diverted from general services of a broad nature and thereby utilized to subsidize unfairly and inequitably such special services; and

**WHEREAS**, the City Council adopted Ordinance No. 2000-09 on the 25th day of April, 2000, establishing its policy as to the recovery of costs and more particularly the percentage of costs reasonably borne to be recovered from users of City services and directing staff as to the methodology for implementing said Ordinance; and

**WHEREAS**, a properly noticed public hearing to receive public comments and protests and to consider the proposed Schedule of Water Service Charges was held on January 16, 2018.

**THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA DOES ORDAIN AS  
FOLLOWS:**

**SECTION 1.** The City Council hereby adopts the water service charges set forth in the schedules below.

### Schedule of Water Service Charges

<b>FIXED RATES [STANDBY CHARGE]</b>						
<b>Single-Family Residential/Multi-Family Residential</b>						
<b>Meter Size</b>	<b>Current Rate</b>	<b>Effective 3/8/2018</b>	<b>Effective 01/01/2019</b>	<b>Effective 01/01/2020</b>	<b>Effective 01/01/2021</b>	<b>Effective 01/01/2022</b>
5/8 inch	\$15.34	\$30.56	\$34.53	\$37.12	\$39.91	\$41.10
3/4 inch	\$15.34	\$30.56	\$34.53	\$37.12	\$39.91	\$41.10
1 inch	\$19.43	\$38.72	\$43.75	\$47.04	\$50.56	\$52.08
1.5 inch	\$30.65	\$61.06	\$69.00	\$74.17	\$79.74	\$82.13
2 inch	\$38.78	\$77.28	\$87.33	\$93.88	\$100.92	\$103.94
3 inch	\$59.26	\$118.04	\$133.39	\$143.39	\$154.14	\$158.77
4 inch	\$77.58	\$154.54	\$174.63	\$187.73	\$201.81	\$207.86
6 inch	\$129.54	\$258.04	\$291.59	\$313.45	\$336.96	\$347.07
8 inch	\$220.56	\$439.36	\$496.48	\$533.71	\$573.74	\$590.95
<b>Fire Meter</b>						
5/8 inch	\$15.34	\$30.56	\$34.53	\$37.12	\$39.91	\$41.10
3/4 inch	\$15.34	\$30.56	\$34.53	\$37.12	\$39.91	\$41.10
1 inch	\$19.43	\$38.72	\$43.75	\$47.04	\$50.56	\$52.08
1.5 inch	\$30.65	\$61.06	\$69.00	\$74.17	\$79.74	\$82.13
2 inch	\$29.80	\$77.28	\$87.33	\$93.88	\$100.92	\$103.94
3 inch	\$44.70	\$118.04	\$133.39	\$143.39	\$154.14	\$158.77
4 inch	\$59.60	\$154.54	\$174.63	\$187.73	\$201.81	\$207.86
6 inch	\$89.40	\$258.04	\$291.59	\$313.45	\$336.96	\$347.07
8 inch	\$119.19	\$439.36	\$496.48	\$533.71	\$573.74	\$590.95
12 inch	\$178.79	\$745.49	\$842.41	\$905.59	\$973.51	\$1,002.71
<b>New Construction Developments of Five (5) or More Units</b>						
5/8 inch	\$15.34	\$41.06	\$46.40	\$49.88	\$53.62	\$55.23
3/4 inch	\$15.34	\$41.06	\$46.40	\$49.88	\$53.62	\$55.23
1 inch	\$19.43	\$52.03	\$58.79	\$63.20	\$67.94	\$69.98
1.5 inch	\$30.65	\$82.04	\$92.71	\$99.66	\$107.13	\$110.35
2 inch	\$38.78	\$103.84	\$117.34	\$126.14	\$135.60	\$139.67
3 inch	\$59.26	\$158.60	\$179.22	\$192.66	\$207.11	\$213.32
4 inch	\$77.58	\$207.65	\$234.64	\$252.24	\$271.16	\$279.30
6 inch	\$129.54	\$346.71	\$391.78	\$421.17	\$452.75	\$466.34
8 inch	\$220.56	\$590.34	\$667.08	\$717.12	\$770.90	\$794.03
<b>Commercial / Industrial / Landscape</b>						
5/8 inch	\$15.34	\$30.56	\$34.53	\$37.12	\$39.91	\$41.10
3/4 inch	\$15.34	\$30.56	\$34.53	\$37.12	\$39.91	\$41.10
1 inch	\$19.43	\$38.72	\$43.75	\$47.04	\$50.56	\$52.08
1.5 inch	\$30.65	\$61.06	\$69.00	\$74.17	\$79.74	\$82.13
2 inch	\$38.78	\$77.28	\$87.33	\$93.88	\$100.92	\$103.94
3 inch	\$59.26	\$303.50	\$342.96	\$368.68	\$396.33	\$408.22
4 inch	\$77.58	\$459.27	\$518.98	\$557.90	\$599.74	\$617.73
6 inch	\$129.54	\$893.02	\$1,009.11	\$1,084.80	\$1,166.16	\$1,201.14
8 inch	\$220.56	\$2,358.88	\$2,665.53	\$2,865.45	\$3,080.36	\$3,172.77
<b>Hotel</b>						
5/8 inch	\$15.34	\$30.56	\$34.53	\$37.12	\$39.91	\$41.10
3/4 inch	\$15.34	\$38.20	\$43.17	\$46.40	\$49.88	\$51.38
1 inch	\$19.43	\$57.56	\$65.04	\$69.92	\$75.17	\$77.42
1.5 inch	\$30.65	\$106.93	\$120.83	\$129.89	\$139.64	\$143.82
2 inch	\$38.78	\$160.88	\$181.79	\$195.43	\$210.09	\$216.39
3 inch	\$59.26	\$303.50	\$342.96	\$368.68	\$396.33	\$408.22
4 inch	\$77.58	\$459.27	\$518.98	\$557.90	\$599.74	\$617.73
6 inch	\$129.54	\$893.02	\$1,009.11	\$1,084.80	\$1,166.16	\$1,201.14
8 inch	\$220.56	\$2,358.88	\$2,665.53	\$2,865.45	\$3,080.36	\$3,172.77

<b>CONSUMPTION RATES [PER UNIT CHARGE]</b>						
<b>Consumption charges for all classes</b>						
<b>Applicable to</b>	<b>Current Rate</b>	<b>Effective 3/8/2018</b>	<b>Effective 01/01/2019</b>	<b>Effective 01/01/2020</b>	<b>Effective 01/01/2021</b>	<b>Effective 01/01/2022</b>
All Classes & Meter Sizes	\$1.70	\$1.81	\$2.05	\$2.20	\$2.37	\$2.44
New Const. Dev. of 5+ Units	\$1.70	\$2.43	\$2.75	\$2.95	\$3.17	\$3.27
<b>ADDITIONAL UNIT CHARGE [HOTEL &amp; MULTI-FAMILY ONLY]</b>						
<small>Each Multi-Family Residential &amp; Hotel is Currently Charged a Fixed + an Additional Unit Charge for Each Additional MFR or Hotel Dwelling Unit</small>						
<b>Applicable to</b>	<b>Current Rate</b>	<b>Effective 3/8/2018</b>	<b>Effective 01/01/2019</b>	<b>Effective 01/01/2020</b>	<b>Effective 01/01/2021</b>	<b>Effective 01/01/2022</b>
Hotel & all MFR	\$8.60	\$17.14	\$19.37	\$20.82	\$22.38	\$23.05

As of the effective date of this Ordinance, the above Water Service Charges shall be charged as set forth in the above schedules and shall remain in effect until amended or replaced by the City Council. The above Water Service Charges shall become effective on March 8, 2018, and shall continue to increase at the beginning of each year through January 1, 2022, as set forth in the above schedules.

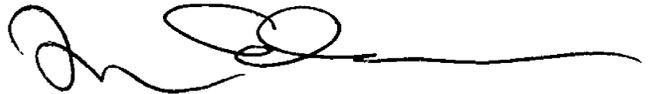
**SECTION 2.** Discounts for the water service charges may be provided for senior, low income, and veteran account holders that meet the eligibility requirements established by the City and administered by the Public Services Department or the Finance Department Utility Billing. The discount rates shall be set by resolution.

**SECTION 3.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 4.** The City Clerk shall certify to the adoption of this ordinance and cause the same to be published in the manner required by law within fifteen (15) days after its passage, and this ordinance shall become effective thirty (30) days after its passage.

**INTRODUCED** this 16<sup>th</sup> day of January, 2018

**PASSED, APPROVED, AND ADOPTED** this 6th day of February, 2018.



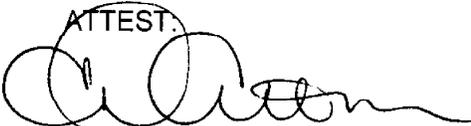
Tom Adams, Mayor  
City of Monrovia

APPROVED AS TO FORM:



Craig A. Steele, City Attorney  
City of Monrovia

ATTEST:



Alice D. Atkins, CMC, City Clerk  
City of Monrovia

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    ) §  
CITY OF MONROVIA            )

I, ALICE D. ATKINS, CMC, City Clerk of the City of Monrovia, California, do hereby certify that the foregoing is a full, true and correct copy of Ordinance No. 2018-01; It has been published pursuant to law; was duly adopted and passed at a regular meeting of the Monrovia City Council on the 6th day of February, 2018, by the following vote:

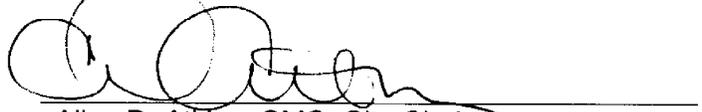
**AYES:** Councilmembers Shevlin, Spicer, Mayor Pro Tem Crudgington, Mayor Adams

**NOES:**

**ABSTAIN:**

**ABSENT:** Councilmember Blackburn

ATTEST:

A handwritten signature in black ink, appearing to read 'Alice D. Atkins', written over a horizontal line.

Alice D. Atkins, CMC, City Clerk  
City of Monrovia



# DATA SHEET 3

# Findings

**Tentative Parcel Map 078325  
(Consolidation of Six Parcels into One Lot)**

**102-140 West Huntington Drive**

**Conditional Use Permit CUP2018-0009  
(New Construction)**

**(Assessor's Parcel Numbers  
[APNs] 8508-010-901, 8508-010-902, 8508-010-903, 8508-010-904, 8508-010-905, and 8508-010-906)**

**Conditional Use Permit CUP2018-0011  
(Hotel Operation)**

**Minor Exception ME2018-0006**

## TENTATIVE PARCEL MAP

As required by Sections 66473.5 & 66474 of the California Government Code, the decision for recommending approval of the Tentative Parcel Map No. 78325 to develop a vacant 1.71-acre (gross) site with a five-story (65 ft. tall), 109-room TownePlace Suites Hotel by Marriott is based on the following findings:

- A. That the tentative parcel map consolidating six parcels of land into one 1.71-acre (gross) parcel for the development of a 68,000 square foot 1009-room hotel, together with the provisions for the subdivision's design and improvement, are consistent with the Monrovia General Plan, as amended by GPA2018-0002, and satisfies the requirements of the Map Act, and of the Municipal Code, as amended by ZA2018-0001. The project site is located at the southwest corner of Myrtle Avenue and Huntington Drive within the Crossroads District. The Crossroads District's development standards focus on enhancing the intersection of Myrtle Avenue and Huntington Drive, and encouraging high-quality development of office, research and development uses, and support uses, including hotel development. The proposed project would be compatible with existing commercial uses in the area, and would primarily serve to support existing office uses in the area and visitors to the City.
  
- B. That the site is physically suitable for this type of development, specifically the 1.71-acre (gross) site. The site is flat in topography and has adequate access to public streets. Access to the project site would be provided from South Myrtle Avenue and Huntington Drive; no project site access would be provided from a residential street or alley. The setbacks and height of the development are consistent with the requirements set forth in the "South Myrtle Avenue – Crossroads District" development guidelines, as amended by GPA2018-0002 and ZA2018-0001. The applicant is requesting a Minor Exception to allow for the use of twenty-three parking spaces to meet the required parking provision for the project through the use of a compact stall size (8'-6" x 16'). However, this reduction in parking stall size for twenty-three spaces allows for the provision of greater parking lot area to be

improved with landscaped planters for screening hedges along the perimeter of the site as well as the inclusion of landscaped medians for shade trees within the parking lot.

- C. That the site is physically suitable for the proposed intensity of development. Although the proposed building would be developed at a height and scale that would be greater than the height and scale of existing development surrounding the project site, it will be developed at a Floor Area Ratio (FAR) of 0.91, which is below the maximum 2.0 FAR standard. Although the proposed hotel building would be developed at a greater height than existing one- and two-story residential, commercial, and office uses in the project vicinity, it would be visually screened by on-site vegetation and would be set back from the site boundaries to reduce the overall scale and mass of the building. The modern architectural style of the building would also be compatible with the mixed architectural styles of the neighborhood, specifically the modern office buildings located at the other three corners of the intersection.
- D. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was completed which analyzed the potential impacts that the proposed project could have on the environment. The resulting environmental document is a Mitigated Negative Declaration (MND). The initial study documents that the project site is currently undeveloped. No portion of the site, or the immediately surrounding area, contains an open body of water that serves as natural habitat in which fish could exist. Therefore, due to the urban nature of the site and limited on-site landscaping, impacts to candidate, sensitive, or special-status plant and animal species would be less than significant.

- E. The design of the subdivision and the type of improvements are not likely to cause serious public health problems, as it will comply with all City design and safety standards, including fire suppression.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was completed which analyzed the potential impacts that the proposed project could have on the environment. The resulting environmental document is a Mitigated Negative Declaration (MND). The Initial Study identified several potential environmental impacts that would be “less than significant.”

Fire Station No. 101 (located at 141 E. Lemon Avenue) is the closest fire station to the Project site, which itself is located south of Huntington Drive between South Primrose Avenue to the west and South Myrtle Avenue to the east, approximately 0.7 miles south of Fire Station No. 101. Fire Station No. 101 would likely be the first fire station with personnel that would arrive at the Project site in the event of an emergency and would thus be designated as the “first-in” station. It takes approximately 3–5 minutes for engines to arrive on scene after an emergency call

has been placed. The project will result in an increased number of individuals on the project site, which could increase the demand for Monrovia Fire and Rescue (MFRD) Department services on the site. However, compliance with MFRD standards the California Fire Code (in effect at the time of the application for the building permit) reduces the impact to less than significant.

The Monrovia Police Department (MPD) is responsible for protecting and serving the City's residents, in addition to the commuters, visitors, and daytime business population. The MPD has one station located at 140 E. Lime Avenue, approximately 0.8 mile northeast of the Project site. While the potential increase in employees and visitors to the site could result in an increase in calls for police services, the proposed project would not change officer-to-population ratios (currently 2.22 MPD staff per 1,000 residents) in the City and, therefore, would not increase facility/equipment maintenance needs. Although the proposed Project would incrementally contribute to the demand for additional police services, the impact of the proposed project on police protection would be less than significant.

- F. The design of the subdivision and 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, as the design will not interfere with public sidewalks, which will continue to provide access to the public along those rights-of-way, and the City is unaware of any other such easements that exist on the property.

The proposed project incorporates three dedications to the City for public streets. The first dedication includes 5 feet along the northerly section of the South Myrtle Avenue street frontage to provide for a total street width of 84 feet, and a 42 foot half-right-of way. The second dedication includes 20 feet along the westerly section of the Huntington Drive street frontage to provide a total street width of 100 feet, and a 50 foot half-right-of-way. Lastly, a dedication of 6 feet of property along the southern boundary of the site is proposed to provide for a 16 foot wide alley right-of-way along the southern boundary of the project site. These street dedications would conform to the provisions of the City's Circulation Element of the General Plan to provide a system of streets and alleys that meets the needs of current and future residents, local and commuter traffic demands and ensures the safe and efficient movement of vehicles, people and goods throughout the City.

- G. The City has considered the effect of the subdivision on the housing needs of the region in which the City is situated, and balanced those needs against the public service needs of its residents and available fiscal and environmental resources. The proposed project would not result in a loss of housing nor require or necessitate the development of replacement housing elsewhere.
- H. The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements of the Regional Water Quality Control Board.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was completed which analyzed the potential impacts that the proposed project could

have on the environment. The resulting environmental document is a Mitigated Negative Declaration (MND). The Initial Study identified several potential environmental impacts that would be “less than significant with the incorporation of mitigation measures. Mitigation Measures WQ-1, WQ-2, and WQ-3, as outlined in the Mitigation Monitoring and Reporting Program, require implementation of construction and post-construction Best Management Practices (BMPs), to reduce potential impacts related to Waste Discharge Requirements, water quality standards, and degradation of water quality to a less than significant level.

### **CONDITIONAL USE PERMIT CUP2018-0009 (New Construction)**

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision recommending approval of Conditional Use Permit No. CUP2018-0009 for the construction of a TownePlace Suites Hotel by Marriott based on the following findings:

- A. The project site is adequate in size, shape and topography for a 5-story (65 ft. tall) 109-room hotel development. The 1.71-acre (gross) site is flat in topography and has adequate access to public streets. The building setbacks and height of the development are consistent with the requirements set forth in the “South Myrtle Avenue – Crossroads District” development guidelines, as amended by GPA2018-0002 and ZA2018-0001. Although the proposed building would be developed at a height and scale that would be greater than the height and scale of existing development surrounding the project site, it will be developed at a Floor Area Ratio (FAR) of 0.91, which is below the maximum 2.0 FAR standard. Although the proposed hotel building would be developed at a greater height than existing one- and two-story residential, commercial, and office uses in the project vicinity, it would be visually screened by on-site vegetation and would be set back from the site boundaries to reduce the overall scale and mass of the building. The modern architectural style of the building would also be compatible with the mixed architectural styles of the neighborhood, specifically the modern office buildings located at the other three corners of the intersection.
  
- B. The project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed hotel development. Vehicular access to the project site would occur via two ingress/egress points; one off of West Huntington Drive near the northwestern corner of the site, and one off South Myrtle Avenue near the southeastern corner of the site. The proposed project incorporates three dedications for public streets. The first dedication includes 5 feet along the northerly section of the South Myrtle Avenue street frontage to provide for a total street width of 84 feet, and a 42 foot half-right-of way. The second dedication includes 20 feet along the westerly section of the Huntington Drive street frontage to provide a total street width of 100 feet, and a 50 foot half-right-of-way. Lastly, a dedication of 6 feet of property along the southern boundary of the site is proposed to provide for a 16 foot wide alley right-of-way along the southern boundary of the project site. These street dedications would conform to the provisions of the City’s Circulation Element of the General Plan to provide a system of streets and alleys that meets the needs of current and future

residents, local and commuter traffic demands and ensures the safe and efficient movement of vehicles, people and goods throughout the City.

- C. The project will comply with the applicable provisions of the zoning ordinance, specifically MMC §17.08.010 (Permitted Uses) as amended by ZA2018-0001. The development will comply with the development standards set forth in the O/RD/LM (Office, Research and Development, and Light Manufacturing) zone. No variances are requested for the proposed improvements. The applicant is requesting a Minor Exception to allow for the use of twenty-three parking spaces to meet the required parking provision for the project through the use of a compact stall size (8'-6" x 16'). However, this reduction in parking stall size for twenty-three spaces allows for the provision of greater parking lot area to be improved with landscaped planters for screening hedges along the perimeter of the site as well as the inclusion of landscaped medians for shade trees within the parking lot. The proposed provision of parking stalls in terms of number and stall size is consistent with the hotel industry. Hotels of this nature in suburban locations generally require less than one parking stall per guestroom because a considerable number of guests do not bring a car to the site; instead, some arrive by taxi, Lyft, Uber, etc.).
- D. The proposed location of the TownePlace Suites Hotel by Marriott and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity, as the conditions of approval and the mitigation measures in the Mitigation Monitoring and Reporting Program address potential impacts during the construction process as well as requirements for the ongoing maintenance and operation of the property. Furthermore, the applicant will be required to adhere to the conditions of approval on Data Sheet No. 1 and Data Sheet No. 2 to ensure the hotel operation is not detrimental or injurious to the public and surrounding uses.

### **CONDITIONAL USE PERMIT CUP2018-0011 (Hotel Operation)**

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision recommending approval of Conditional Use Permit No. CUP2018-0011 for the construction of a TownePlace Suites Hotel by Marriott based on the following findings:

- A. The project site is adequate in size, shape and topography for the operation of a 5-story (65 ft. tall) 109-room hotel development. The proposed project would visually improve the currently vacant site and enhance the surrounding streetscape by upgrading the physical condition of the adjacent public right-of-way. The project has also been designed with infrastructure improvements for water, sewer, storm drains, and utilities to sustain the development. Lastly, both the design of the buildings and placement of structures were contemplated carefully to ensure neighborhood compatibility. The building's placement at the northeast corner of the site also allows for large setbacks to the west and south, which will serve as a buffer between the building and the existing residential neighborhood. The project incorporates a surface level parking lot containing 109 parking spaces that will serve hotel guests, visitors, and employees. The project further proposes a screen hedge (3.5 to 4 ft. in

height) and a row of screen buffer trees along the southern boundary of the site to visually screen the project site from residential and commercial uses adjacent to the south of the site. Lastly, low impact parking lot lighting is proposed throughout the development. Parking lot lighting will consist of light standards (approximately 25 ft. in height) and low-level bollard lighting (approximately 3 ft. in height) within the decorative landscaped areas.

- B. The project site has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed hotel operation. Vehicular access to the project site would occur via two ingress/egress points; one off of West Huntington Drive near the northwestern corner of the site, and one off South Myrtle Avenue near the southeastern corner of the site. The proposed project incorporates three dedications for public streets to provide a system of streets and alleys that meets the needs of current and future residents, local and commuter traffic demands and ensures the safe and efficient movement of vehicles, people and goods throughout the City.
- C. The project will comply with the applicable provisions of the zoning ordinance, specifically MMC §17.08.010 (Permitted Uses) as amended by ZA2018-0001, and MMC Chapter 17.32 (Performance Standards). The proposed Project would introduce new light sources that are typical of commercial development projects, but all exterior lighting will be shielded and directed downward to avoid off-site spill, in accordance with Mitigation Measure AES-2, to ensure compliance with MMC §17.32.080 (Performance Standards related to Light and Glare). Hotel vendor deliveries to the site will be limited to the hours between 7:00 a.m. and 7:00 p.m. daily, in accordance with Mitigation Measure NOI-1, to ensure less than significant noise impacts to nearby residences, in compliance with MMC §17.32.030 (Performance Standards related to Noise). Furthermore, Mitigation Measure AES-3 addresses the proper disposal of waste throughout the operation of the hotel use to mitigate odors to ensure compliance with MMC §17.32.060 (Performance Standards related to Odors).
- D. The hotel operation will comply with the development standards set forth in the O/RD/LM (Office, Research and Development, and Light Manufacturing) zone. No variances are requested for the proposed improvements. The applicant is requesting a Minor Exception to allow for the use of twenty-three parking spaces to meet the required parking provision for the project through the use of a compact stall size (8'-6" x 16'). However, this reduction in parking stall size for twenty-three spaces allows for the provision of greater parking lot area to be improved with landscaped planters for screening hedges along the perimeter of the site as well as the inclusion of landscaped medians for shade trees within the parking lot. The proposed provision of parking stalls in terms of number and stall size is consistent with the hotel industry. Hotels of this nature in suburban locations generally require less than one parking stall per guestroom because a considerable number of guests do not bring a car to the site; instead some arrive by taxi, Lyft, Uber, etc.).
- E. The proposed location of the TownePlace Suites Hotel by Marriott and the conditions under which it will be operated or maintained will not be detrimental to the

public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity, as the conditions of approval and the mitigation measures in the Mitigation Monitoring and Reporting Program address potential impacts during the construction process as well as requirements for the ongoing maintenance and operation of the property. Furthermore, the applicant will be required to adhere to the conditions of approval on Data Sheet No. 1 and Data Sheet No. 2 to ensure the hotel operation is not detrimental or injurious to the public and surrounding uses.

### **MINOR EXCEPTION ME 2018-0006**

As required by Section 17.52.110 of the Monrovia Municipal Code, the decision for granting Minor Exception ME2018-0006, allowing 23 compact parking stalls to count toward the total parking requirement for the proposed hotel development at 102-140 West Huntington Drive, is based on the following findings:

Practical difficulties, unnecessary hardships and results that may be inconsistent with the general intent of the code warrant the granting of ME2018-0006. The proposed 109-guest room hotel is proposing the development of 109 parking stalls, including one van-accessible stall, five ADA (Americans with Disabilities Act) stalls, one electric vehicle charging stall, and twenty-three compact stalls. MMC §17.24.070 states that the use of compact parking stalls is permitted only after meeting the minimum parking requirements using the universal parking stall size which is 8'-6" x 18'. The minimum compact parking stall size is 7'-6" x 15'. Theraldson is requesting a Minor Exception to allow for the use of twenty-three parking spaces to meet the required parking provision for the project through the use of a compact stall size (8'-6" x 16'), which is slightly larger than the zoning code minimum.

The reduction in parking stall size for twenty-three spaces, allows for the provision of greater parking lot area to be improved with landscaped planters for screening hedges along the perimeter of the site as well as the inclusion of landscaped medians for shade trees within the parking lot. The proposed provision of parking stalls in terms of number and stall size is consistent with the hotel industry. Hotels of this nature in suburban locations generally require less than one parking stall per guestroom. This is because a considerable number of guests do not bring a car to the site; instead some arrive by taxi, Lyft, Uber, etc.). Additionally, multiple guests arriving in one car will utilize two or more rooms. It is also important to note that peak parking utilization rates for hotels normally range between 0.74 to 0.81, which typically occur during the late-night hours when most, if not all guests, are in their guest rooms.

Conditions of approval (Data Sheet 1 – Conditions 40 and 41) will ensure that all on-site vehicle parking is available to all employees and overnight hotel guests at no extra charge.

## PLANNING COMMISSION RESOLUTION NO. 2018-0009

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM, AND MAKING CERTAIN FINDINGS AS REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA"), IN CONNECTION WITH THE APPROVAL OF GENERAL PLAN AMENDMENT GPA2018-0002, ZONING ORDINANCE AND MAP AMENDMENT NO. ZA2018-0001, GENERAL PLAN CONFORMITY GPC2018-0003, TENTATIVE PARCEL MAP NO. 78325, CONDITIONAL USE PERMIT CUP2018-0009, CONDITIONAL USE PERMIT CUP2018-0011, AND MINOR EXCEPTION ME2018-0006 FOR DEVELOPMENT OF A 1.71-ACRE (GROSS) SITE WITH A FIVE-STORY (109-ROOM) HOTEL TOTALING 68,000 SQAURE FEET AT 102 – 140 WEST HUNTINGTON DRIVE, IDENTIFIED WITH THE ASSESSOR PARCEL NUMBERS 8508-010-901, 8508-010-902, 8508-010-903, 8508-010-904, 8508-010-905, AND 8508-010-906 (PROJECT SITE)**

### RECITALS

(i) Theraldson Hospitality Development has initiated an application to develop a 1.71-acre (gross) site, consisting of six vacant parcels, with a five-story (65 ft. tall), 109-room TownePlace Suites Hotel by Marriott. The Project would include an on-site surface parking lot with 109 spaces that would serve the guests, visitors, and employees at the hotel. The development application consists of an amendment to the City's General Plan Land Use Element (GPA2018-0002) to: 1) add hotel uses as an allowable land use upon approval of a Conditional Use Permit within the O/RD/LM (Office, Research and Development, and Light Manufacturing) Land Use Designation in the South Myrtle Avenue Corridor - Crossroads District; 2) increase the maximum allowable height of structures within the South Myrtle Avenue Corridor - Crossroads District from four to five stories; 3) amend the land use designation of the Project Site from BE (Business Enterprise) to O/RD/LM; 4) amend the Floor Area Ratio (FAR) for the O/RD/LM Land Use District in the South Myrtle Avenue Corridor - Crossroads District from 0.75 to 2.0; and 5) amend the text to correct typographical errors. The application also includes an amendment to the City's Official Zoning Map to change the zoning designation of the Project Site from the BE (Business Enterprise) zone to the O/RD/LM (Office, Research and Development, and Light Manufacturing) zone and an amendment to Title 17 (Zoning) of Monrovia Municipal Code Section 17.08.010 (Permitted Uses in Each Zone) of Chapter 17.08 (Permitted Uses) to allow hotels on parcels that are zoned O/RD/LM and located within the South Myrtle Avenue Corridor - Crossroads District as identified in the General Plan upon the approval of a Conditional Use Permit (ZA2018-0001). The application includes a Tentative Parcel map for consolidation of six lots into one (TPM 78325); a Conditional Use Permit to construct the development (CUP2018-0009); a Conditional Use Permit for the hotel operation (CUP2018-0011); a Minor Exception request for the project to count 23 compact parking stalls toward the total parking requirement (ME2018-0006), and a General Plan Conformity Finding for the proposed dedications along South Myrtle Avenue, West Huntington Drive, and the alley south of the Project Site (GPC2018-0002) to the City.

(ii) On August 15, 2018, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the project. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with this project.

(iii) Environmental Review

(a) Based on the information in the application and accompanying technical reports, an Initial Study was completed. The Initial Study indentified potentially significant effects; however, those impacts could be mitigated to a level of less than significant. Therefore, a Mitigated Negative Declaration was prepared, pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines.

(b) Pursuant to CEQA Guidelines Section 15072, the City of Monrovia as lead agency, provided a Notice of Intent to adopt a Mitigated Negative Declaration (MND). The public review period began on July 16, 2018, and continued through the close of the public hearing on August 15, 2018. State Clearinghouse review was required.

(c) The proposed MND for the proposed project is comprised of the Initial Study and the draft MND and is attached hereto and incorporated herein by reference as Exhibit "A".

(d) As required by CEQA, a Mitigation Monitoring and Reporting Program for the project has been prepared and is attached hereto and incorporated herein by reference as Exhibit "B". The mitigation measures described therein are proposed as conditions of approval on the Project.

(iv) The custodian of records for all materials that constitute the record of the proceedings 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.

(v) All legal prerequisites to the adoption of this Resolution have occurred.

**RESOLUTION**

**NOW, THEREFORE**, the Planning Commission of the City of Monrovia hereby finds, determines and resolves as follows:

1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct.
2. The Planning Commission finds that the public has been afforded ample notice and opportunity to comment on the MND.
3. The Planning Commission finds that the additional information provided in the staff report accompanying the Project description, the MND, and the evidence presented in written and oral testimony received at the above-referenced public hearing do not represent significant new information so as to require re-circulation of any portion of the MND pursuant to CEQA Guidelines 15073.5.
4. The Planning Commission has independently considered and reviewed the information in the MND and Mitigating Monitoring and Reporting Program, and all comments received regarding the MND and Mitigation Monitoring and Reporting Program, and based upon the whole record of the proceedings before it finds that

the MND and Mitigation Monitoring and Reporting Program were prepared in compliance with CEQA and the City's local CEQA Guidelines, and that the findings contained therein represent the independent judgment and analysis of the Planning Commission.

- 5. The Planning Commission finds that the Project's effects on the environment, with the imposition of the proposed mitigation measures, can be mitigated to the extent that there is no substantial evidence in light of the whole record that the project may have a significant effect on the environment.
- 6. Based on the findings and conclusions set forth above, the Planning Commission as the advisory body for the lead agency recommends to the City Council of the City of Monrovia that it take all necessary actions to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.
- 7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** this 15<sup>th</sup> day of August, 2018.

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Cheryl Rose, Chair  
Monrovia Planning Commission

ATTEST:

APPROVED AS TO FORM:

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Craig Jimenez, AICP, Secretary  
Monrovia Planning Commission

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Carol W. Lynch, Assistant City Attorney  
City of Monrovia

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**EXHIBIT A**

**Mitigated Negative Declaration**

Document is available in the Office of the City Clerk

**Exhibit B**

**Mitigation Monitoring and Reporting Program**

Document is available in the Office of the City Clerk

## PLANNING COMMISSION RESOLUTION NO. 2018-0007

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT GPA2018-0002 AMENDING THE TEXT OF THE LAND USE ELEMENT OF THE GENERAL PLAN PERTAINING TO THE DEVELOPMENT STANDARDS FOR THE SOUTH MYRTLE AVENUE CORRIDOR AND AMENDING THE LAND USE DESIGNATION OF THE PROPERTY LOCATED AT 102 – 140 WEST HUNTINGTON DRIVE, IDENTIFIED WITH THE ASSESSOR PARCEL NUMBERS 8508-010-901, 8508-010-902, 8508-010-903, 8508-010-904, 8508-010-905, AND 8508-010-906 (PROJECT SITE), FROM BE (BUSINESS ENTERPRISE) TO O/RD/LM (OFFICE, RESEARCH AND DEVELOPMENT, AND LIGHT MANUFACTURING)**

### RECITALS

(i) Theraldson Hospitality Development has initiated an application to develop a 1.71-acre (gross) site, consisting of six vacant parcels, with a five-story (65 ft. tall), 109-room TownePlace Suites Hotel by Marriott (Project). The Project would include an on-site surface parking lot with 109 spaces that would serve the guests, visitors, and employees at the hotel. The development application consists of an amendment to the City's General Plan Land Use Element (GPA2018-0002) to: 1) add hotel uses as an allowable land use upon approval of a Conditional Use Permit within the O/RD/LM (Office, Research and Development, and Light Manufacturing) Land Use Designation in the South Myrtle Avenue Corridor - Crossroads District; 2) increase the maximum allowable height of structures within the South Myrtle Avenue Corridor - Crossroads District from four to five stories; 3) amend the land use designation of the Project Site from BE (Business Enterprise) to O/RD/LM; 4) amend the Floor Area Ratio (FAR) for the O/RD/LM Land Use District in the South Myrtle Avenue Corridor - Crossroads District from 0.75 to 2.0; and 5) amend text to correct typographical errors.

(ii) On August 15, 2018, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the project, including General Plan Amendment GPA2018-0002. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with this project.

#### (iii) Environmental Review

(a) Based on the information in the application and accompanying technical reports, an Initial Study was completed. The Initial Study identified potentially significant environmental effects; however, those impacts could be mitigated to a level of less than significant. Therefore, a Mitigated Negative Declaration was prepared, pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines.

(b) The Planning Commission has independently considered and reviewed the information in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in making its recommendation to the City Council on General Plan Amendment GPA2018-0002.

(iv) The custodian of records for all materials that constitute the record of the

proceedings 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.

- (v) All legal prerequisites to the adoption of this Resolution have occurred.

### **RESOLUTION**

**NOW, THEREFORE**, the Planning Commission of the City of Monrovia hereby finds, determines and resolves as follows:

1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct.
2. Adoption of the General Plan Amendment GPA2018-0002, with mitigation measures imposed on the proposed development, will not have a significant effect on the environment.
3. The project is in conformance with the environmental goals and policies adopted by the City.
4. The proposed General Plan Amendment GPA2018-0002 is consistent with, and necessary to carry out, the General Plan goals and policies set forth in the Land Use, Circulation, and Housing Elements, and other Elements of the General Plan, and to guide and direct the orderly development of the City and its respective neighborhoods.
  - a. As set forth in General Plan Land Use Element Goal 1 (Provide for a mix of land uses (residential, commercial, industrial) which provides a balanced community), General Plan Amendment GPA2018-0002 and the proposed Project will allow for the development of a hotel building on a currently vacant lot, which would serve the existing mix of residential, commercial, and office uses in the Project vicinity, including the Taco Bell restaurant west of the site.
  - b. General Plan Amendment GPA2018-0002, as well as the Project, will also serve to further the City's mix of land uses through the addition of a commercial/hospitality use in an area predominately characterized by office, residential, and commercial uses. Therefore, the proposed Amendment is consistent with General Plan Land Use Policy 1.9, which aims for the development of a mix and balance of commercial goods and services and employment opportunities to support the City's business community and to satisfy the demands of the City's resident population.
  - c. General Plan Amendment GPA2018-002 and the proposed Project is consistent with General Plan Land Use Element Policy 4.1, which requires new developments in established neighborhoods to consider the established architectural styles, development patterns, building materials, and scale of buildings within the vicinity of the proposed Project. Although General Plan Amendment GPA2018-0002 proposes to increase the maximum allowable height of structures within the South Myrtle Avenue Corridor - Crossroads District from four to five stories, any future development will be required to be evaluated through a Conditional Use Permit process to ensure that the new development

will be compatible with and complements existing land uses. The proposed Project will be developed at an increased height and scale compared to existing development in the Project vicinity. However, the Project will be developed in a modern architectural style that will be consistent with the modern architectural style of office buildings in the Project vicinity. Additionally, the Project will include ornamental trees along the southern perimeter of the site and landscaping along the western boundary of the site to visually screen and buffer the Project site from residential and commercial uses south of the site.

- d. General Plan Amendment GPA2018-0002, as well as the proposed Project, is consistent with General Plan Land Use Element Goal 5 (Encourage new development that is compatible with and complements existing land uses.), as it would allow for a hotel development within the South Myrtle Avenue - Cross Road District, a neighborhood where a hotel hospitality use will serve to support existing office, commercial, and residential uses in the vicinity.
- e. General Plan Amendment GPA2018-002, as well as the proposed Project, is consistent with General Plan Land Use Element Policy 8.3, which encourages regional uses such as large retailers, hotels and restaurants on West Huntington Drive. General Plan Amendment GPA2018-0002 limits hotel development to properties designated O/RD/LM within the Cross Roads District upon the approval of a Conditional Use Permit. Furthermore, the proposed Project involves the development of a new hotel use at the intersection of West Huntington Drive and South Myrtle Avenue in the South Myrtle Avenue - Crossroads District of the City.
- f. General Plan Amendment GPA2018-002, as well as the proposed Project, is consistent with General Plan Circulation Element Policy 1.3, which encourages new industrial and commercial developments and their access points to be located in such a way that traffic does not impact local residential streets and alleys for access to the development and its parking. The Project would not result in impacts associated with vehicular queuing on roadways within the Project vicinity or on residential streets. Access to the Project site would be provided from South Myrtle Avenue and Huntington Drive; no Project site access would be provided from a residential street or alley. Furthermore, future hotel development related to General Plan Amendment GPA2018-0002 would be required to be evaluated through a Conditional Use Permit process which would entail a review of traffic impacts.
- g. General Plan Amendment GPA2018-002, as well as the proposed Project, is consistent with General Plan Housing Element Policy 1.1 Neighborhood Character: Preserve the character, scale and quality of established residential neighborhoods. It would allow for hotel development within the South Myrtle Avenue - Cross Road District, a neighborhood where a hotel hospitality use will serve to support existing office, commercial, and residential uses in the vicinity. The proposed building would be developed at a height and scale that would be greater than the height and scale of existing development surrounding the Project site. However, the hotel building would be developed in a modern architectural style, would feature high-quality materials, would incorporate varied building façades and large windows, and would implement ornamental landscaping to enhance the visual quality of the Project site following Project implementation. The Project would also include a row of ornamental trees and a

vegetated screen hedge (3.5 to 4 ft. in height) along the southern boundary of the site, which would serve to visually shield the site from residential uses to the south. Furthermore, because the existing Project site is currently characterized by an undeveloped dirt lot with scattered debris, the proposed Project improvements would represent an improvement in the visual character and quality of the site over existing conditions. Lastly, future hotel development related to General Plan Amendment GPA2018-0002 would be required to be evaluated through a Conditional Use Permit process, which would entail a review of neighborhood compatibility.

5. The zoning regulations for the O/RD/LM (Office, Research and Development, and Light Manufacturing) zone will be consistent with General Plan Amendment GPA2018-0002. The property located within the South Myrtle Avenue - Cross Roads District will be regulated, consistent with the General Plan, through the Monrovia Municipal Code (Zoning) and Cross Road District development standards.
6. The proposed General Plan Amendment GPA2018-0002 would not be detrimental to the public interest, health, safety, convenience or welfare of the City.
7. The subject property is physically suitable for the requested land use designation and the anticipated land use development.
8. The proposed General Plan Amendment GPA2018-0002 shall ensure development of a desirable character, which will be compatible with existing and proposed development in the surrounding neighborhood.
9. Based upon the findings and conclusions set forth above, the Planning Commission hereby recommends approval of General Plan Amendment GPA2018-0002 to the City Council as set forth in "Exhibit A" attached hereto and incorporated herein by this reference.
10. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**PASSED, APPROVED, AND ADOPTED this 15<sup>th</sup> day of August 2018.**

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Cheryl Rose, Chair  
Monrovia Planning Commission

ATTEST:

APPROVED AS TO FORM:

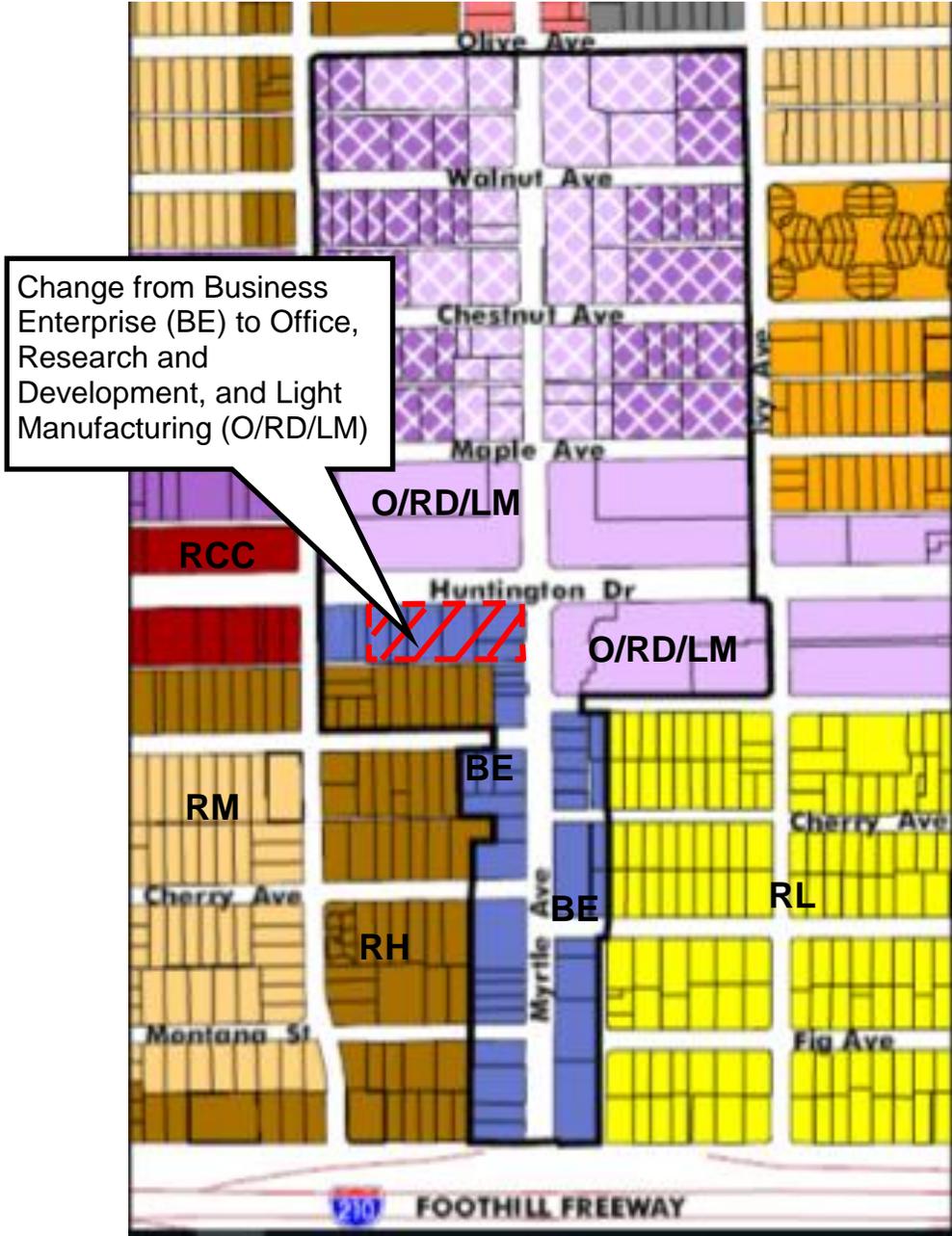
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Craig Jimenez, AICP, Secretary  
Monrovia Planning Commission

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Carol W. Lynch, Assistant City Attorney  
City of Monrovia

EXHIBIT A  
General Plan Amendment GPA2018-0002  
(Land Use Map and Text Amendment)



## **The Land Use Plan**

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The Land Use Element describes the location and extent of future development in Monrovia and identifies standards for that development. The geographic locations of land uses are presented on the Land Use Map which is a part of this Element. The Element focuses on the following specific characteristics of the City:

1. Existing development within the City and its long-term maintenance and preservation
2. Revitalization or redevelopment of existing development within the City where rehabilitation is necessary and/or desired; and
3. Vacant parcels available for new development

Through the use of text and diagrams, the Land Use Element establishes clear and logical patterns of land use as well as standards for future development. An important feature of this Element is the Land Use Map (see Figure 1). This map indicates the location, density, and intensity of development for all land uses City-wide. Combined with the goals and policies the Land Use Element establishes a constitutional framework for future land use planning and decision making in Monrovia.

### **Land Use Designations**

Land use designations are necessary to identify the type of development that is allowed in a given location. While terms like "residential," "commercial," and "industrial" are generally understood, state general plan law requires a clear and concise description of the land use categories shown on the land use policy map. The City of Monrovia Land Use Element provides for 18 land use designations. Five of these designations are established for residential development, ranging from very low-density to high-density development. Six commercial, one industrial, four open space designations, one community facilities category, and one designation for planned development are part of the land use plan.

### **Land Use Intensity/Density**

The land use designations, or categories, in this Element are described in terms of intensity and density as required by State law. The term "intensity" refers to the physical characteristics of a building - such as height, bulk, floor-area ratio, and/or percent of lot coverage - and the building's proportional relationship to the land on which it is situated. Intensity is most often used to describe non-residential development levels, but in a broader sense, is used to express overall levels of all development types within a planning area. For most non-residential development categories (e.g., commercial and industrial), the measure of intensity known as "floor-area ratio" (FAR) provides the most convenient method of describing development levels.

Simply stated, the floor- area ratio is the relationship of total floor area of all buildings on a lot to the net lot area of that lot. For example, a 21,780 square-foot building on a 43,560 square-foot lot (one acre) yields an FAR of 0.5:1 ( $21,780 \div 43,560 = 0.5$ ). A 0.5:1 FAR can yield a building of one story in height covering one-half of the lot area, or a taller building which covers less of the lot and provides for more open space around the building. The term "density," in a land use context, is a measure of the population or residential development capacity of the land. Density is explained either in terms of number of dwelling units per acre (du/ac) or persons per acre and is usually described as a range (e.g., 4-7 du/ac) or maximum (e.g., up to 8.7 du/ac). For example, the density of a residential development of 100 dwelling



units occupying 20 acres of land is 5.0 du/ac.

Floor-area ratio often is used in calculations of development potential because the ratio can be applied more uniformly City-wide than can other factors; however, FAR typically is not the variable analyzed in the evaluation of maximum allowable building intensity for a particular parcel of land. Variables analyzed may include parking and loading requirements, setbacks, fire department emergency access, height limits, and other factors applied directly to the project site. The application of such factors usually precludes the development of a site at maximum allowable FAR.

Floor-area ratio can be applied in two ways: 1) as a maximum allowable intensity on a parcel of land; and 2) as an overall level of development on a City-wide basis (average intensity), accounting for the fact that not every parcel will be developed at maximum intensity. In accordance with State General Plan law, this Land Use Element and the Land Use Map provide the maximum density/intensity permitted on a parcel of land within a given land use designation. Table L-1 lists each of the land use designations for the City and provides its corresponding measure of maximum density/intensity. Land use designation descriptions, shown on the Land Use Policy Map (see Figure 1), identify the general types of uses allowed and their corresponding maximum densities or intensities. These use descriptions will be defined further as specific uses within the City's Zoning Ordinance.

## **Residential Designations**

**Residential Foothill:** Areas designated with this use classification generally have relatively steep slopes or are environmentally sensitive, allowing residential development at only very low densities. This designation allows the construction of a maximum of one dwelling unit per acre of land.

**Residential Estate:** This land use classification allows for large lot single-family dwellings. This designation allows for 2 dwelling units per acre of land.

**Residential Low Density:** This land use classification is intended for application to areas that are or are to be developed primarily with single family dwellings. This designation allows for the construction of a maximum of 5.8 dwelling units per acre of land. Other uses such as parks, schools, and churches which are determined to be compatible with and oriented toward serving the needs of low density detached single family neighborhoods shall also be allowed.

**Residential-Medium Density:** This land use classification permits low density multiple family structures such as apartments and condominiums at a maximum density of 17.4 dwelling units per acre of land. This designation will be applied to areas that are now primarily a mixture of single family dwellings, duplexes and small, low-density apartment and condominium complexes. Other uses, such as churches, schools, and parks, which are determined to be compatible with and oriented toward serving the needs of low to medium density detached and attached single family neighborhoods, shall also be allowed.

**Residential-High Density:** This land use classification is intended primarily for application where moderately high density multiple family structures are existing or planned. This designation allows for the construction of a maximum of 54 dwelling units per acre of land. However, in actual practice, the average density for this land use designation is 19.4 dwelling units per acre. Other uses, such as churches, schools, and parks, which are determined to be compatible with and oriented toward serving the needs of medium and higher density neighborhoods, shall also be allowed.



## Commercial/Industrial Designations

**Neighborhood Commercial:** The Neighborhood Commercial designation includes smaller-scale business activities which generally provide a retailing or service-oriented function. Neighborhood commercial uses serve the needs of local residents who live nearby. Typical business uses include food and drug stores, clothing stores, professional and business offices, restaurants and hardware stores, restaurants and specialty retail. New development within the Neighborhood Commercial designation, typically occurs on less than 5 acres of land and include 25,000 square feet or less of building floor area. The maximum intensity of development is a floor area ratio of 0.5:1.

**Historic Downtown Commercial:** This land use classification is intended for application to the City's downtown shopping area along Myrtle Avenue between Olive Avenue and Foothill Boulevard. One of the main purposes of this designation is to preserve the historic role of the commercial downtown. Well-designed, pedestrian-oriented commercial uses, such as small shops, banks, and restaurants are permitted by this land use classification on the ground floor. Office uses are allowed on the second floor. Large undivided single owner buildings can be reviewed for the possibility of office use. The maximum intensity of development is a floor area ratio of 2:1.

**Commercial-Regional/Sub-regional:** This designation is intended for large-scale retail, entertainment, hotels, and office facilities serving both the local and sub-regional markets. The maximum intensity of development is a floor area ratio of 0.75:1.

**Retail Corridor Commercial:** This designation allows for large-scale retail, entertainment, hotels, and office facilities serving both the local and sub-regional markets. The maximum intensity of development with surface parking is a floor-area ratio of 2.0. New developments are encouraged to implement shared parking, providing they meet the City's parking requirements, provide parking away from the street frontage (i.e., structured, subterranean, behind street-facing retail stores). Retail Corridor Commercial land use classification provides a floor area ratio bonus for the removal of surface parking lots and relocation to a subterranean parking structure.

The maximum intensity of development with subterranean parking is a floor-Area ratio of 3.0. Facing Huntington Drive, new development must incorporate ground-level retail uses and can extend up to three stories in height. Where adjacent to single-family residential development, building and site design must be sensitive to these neighborhoods, avoiding multi-story buildings and appropriately locating loading docks and other service areas.

**Retail Corridor Mixed Use:** This designation allows a mix of high-density residential, office, and retail uses that will accommodate multiple-family dwellings, large-scale retail, entertainment, and office facilities serving both the local and sub-regional markets. The scale and character of new development is intended to support and reinforce the image of West Huntington Drive as a retail corridor. Buildings shall be oriented to the street and pedestrians.

The maximum intensity of development for commercial uses is a floor-area ratio of 2.0. This designation also permits residential developments at a maximum density of 54 du/ac. Developments should emphasize ground-level retail uses along Huntington Drive and pedestrian connections throughout. Surface parking is discouraged.



**Office/Research and Development/Light Manufacturing:** This land use classification is intended to encourage high quality development of office, research and development uses, and support uses. Support uses may include restaurants, hotels, health clubs, and banks. The maximum floor-area ratio for this designation is 0.75:1. In the Crossroads District, the maximum FAR is 2:1.

**Business Enterprise:** The Business Enterprise designation provides an environment to promote new development. This classification permits retail, office, research and development, and light industrial uses. These uses shall be permitted if: 1) they do not cause or produce a nuisance to adjacent sites; 2) they are performed or carried out entirely within an enclosed building that meets high quality building design, site layout and landscape standards, and will harmonize with other surrounding land uses.

For properties fronting Myrtle Avenue, new development must incorporate ground-level commercial uses and can extend up to three stories in height. Where adjacent to single-family residential development, building and site design must be sensitive to these neighborhoods, avoiding multi-story buildings and appropriately locating loading docks and other service areas. In addition to the permitted uses listed above, public pocket parks, courtyards, and other public recreational facilities intended to provide areas that meet recreation needs for employees of local businesses and residents and that buffer and prevent cut-through traffic through residential neighborhoods will be permitted with approval from the City's Development Review Committee. The maximum intensity of development is a floor area ratio of 0.75:1. However, as an incentive to provide underground and/or parking structures as part of a development, the City will allow an increase in FAR to 2.5:1

**Manufacturing:** This designation allows for light and heavy manufacturing. Light manufacturing is defined as industrial businesses engaged in manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials and products in a fully-enclosed building and in a manner that does not produce adverse noise, vibration, air quality, or similar environmental effects. Heavy manufacturing is defined as industrial operations involving the compounding of radioactive materials, petroleum refining, manufacturing of explosives, or any other operation of a dangerous nature or with potentially adverse effects.

The maximum intensity of development is a floor-area ratio of 0.75:1.

## Open Space Designations

**Hillside Wilderness Preserve:** This classification is designated for preserving open space left in its natural state including preservation of endangered habitats and species, wildlife habitats, and wildlife corridors; open space for passive recreation uses such as hiking and nature studies; utility easements and reservoirs; and nature centers and educational facilities.

This Hillside Wilderness Preservation designation is only assigned to land owned by or conveyed to a public agency, Public Trust or conservancy, and for lands with irrevocable offers to dedicate to the City.

**Hillside Recreation:** This classification is designated for public wilderness parks and private recreational camp facilities. Recreational uses such as hiking and riding trails, nature centers, educational and incidental facilities associated with outdoor recreation are permitted. Monrovia Canyon Park, Arcadia Wilderness Park, and Trask Boy Scout Camp are currently within this designation.



## **Specific Plan Overlay/Planned Development Designation**

### ***Planned Development***

Each of the areas receiving this classification is unique in character. For example, it could be a residential area with a historic flavor, an area developed with a mixture of uses or an area in need of improvement. Some of the areas are suitable for more than one type of land use. Where this is the case, no specific land use classification is applied. In other areas, a specific land use classification is applied. In both types of areas, development will be subject to City review and approval, in order to preserve the orderly development of the area and promote needed area improvements. Each PD area in the City is described at the end of the Land Use Element.

### ***Specific Plan/Planned Development Overlay***

The intent of the Specific Plan/Planned Development Overlay (SP/PD Overlay) is to continue the pedestrian orientation of Myrtle Avenue south from Old Town and to create new housing opportunities and compatible office uses between Olive and Maple Avenues. This designation is described fully in the South Myrtle Avenue Corridor Planning Area section of this Element. The SP/PD Overlay designation allows a mix of residential and office uses to be built as integrated, cohesive developments with approval of a Specific Plan.

Development proposals will be reviewed block by block to ensure integration with established uses and compatibility with adjacent lower-scale residential neighborhoods. All lots fronting Myrtle Avenue must have ground-floor commercial uses, office, service, or retail facing Myrtle Avenue, with either office uses or residential units on the floors above. Parcels without Myrtle Avenue frontage may be developed exclusively with residential uses. Developments fronting Myrtle Avenue will be limited in height to three stories; all other buildings may have a maximum height of four stories.

The goal of the SP/PD Overlay is to allow established office and research/development businesses to remain while providing opportunities for development of uses complementary to Downtown Monrovia. The pedestrian amenities provided in Old Town included decorative street lights, benches, landscaping, paving, bulb-outs, and sidewalk widening along Myrtle Avenue will be extended south of Olive Avenue to Maple Avenue. The architectural style of these amenities will be different but complementary, to define the Old Town Extension as separate from the downtown.

Proposed mixed-use development will require a Specific Plan or similar entitlement process that includes community input. Important building and urban design considerations to be reviewed and incorporated into the entitlement documents include building height, sensitivity to adjacent lower-scale residential neighborhoods, location and proportions of windows and doors, relationship of building masses and spaces, roof shape, landscaping, scale, and architectural detail. As with the Business Enterprise zone, an incentive to provide underground and/or parking structures will be provided. The FAR will be increased to 2.0 if parking is provided in a structure or underground.

Floor-Area Ratio: 0.75 Maximum

Floor-Area Ratio: 2.0 maximum (Incentive for underground and/or parking structures)

Maximum Residential Density: 54 dwelling units per acre

## **Community Facility Designations**

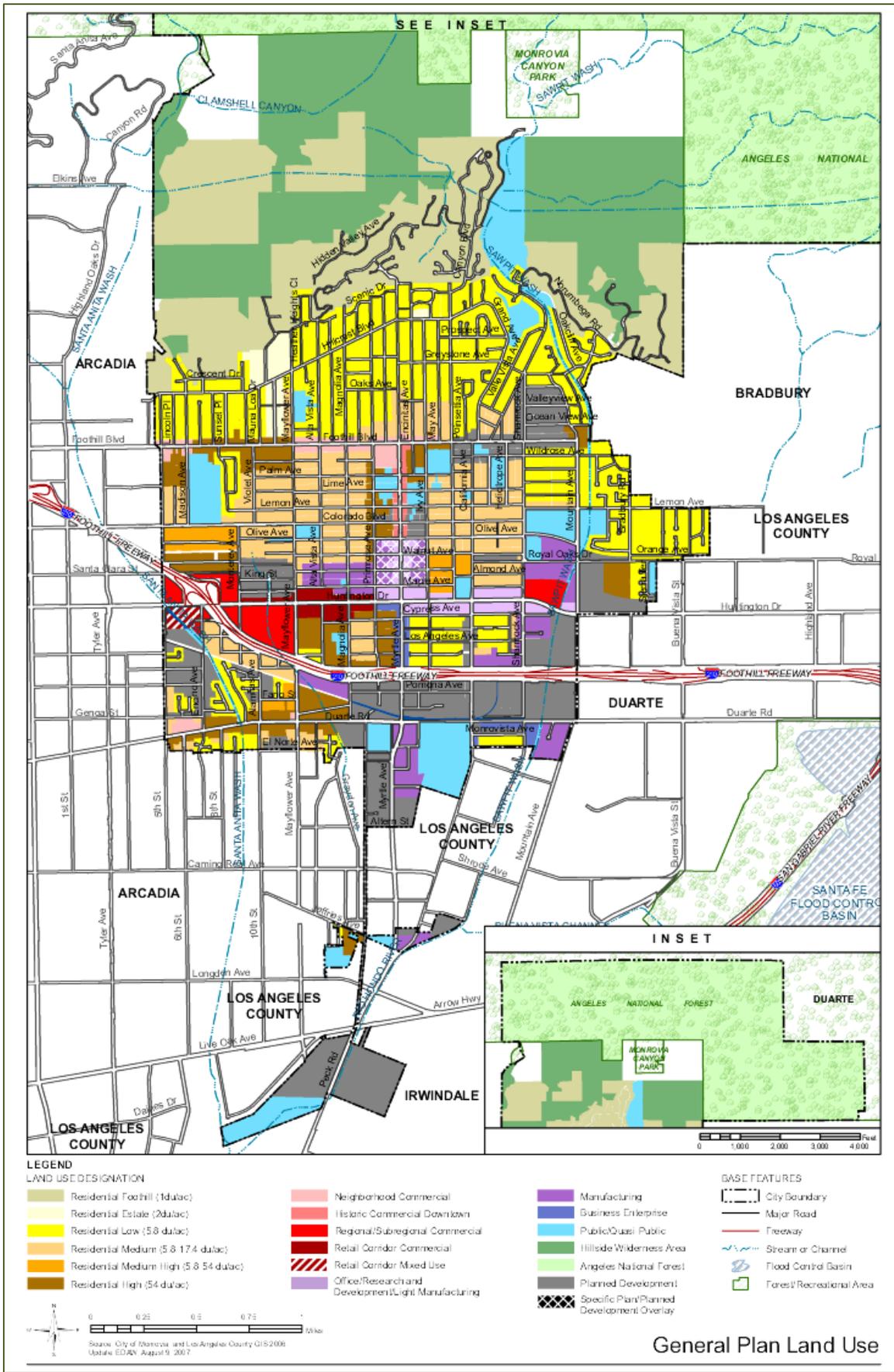
**Recreation:** This designation is intended for City-owned areas used for public parks and other public



recreational facilities.

**Angeles National Forest:** This designation is assigned to all property, both publicly and privately owned, within the boundaries of the Angeles National Forest.

**Public/Quasi Public:** This land use classification is intended for application to all public uses such as schools, and government offices and facilities, as well as quasi-governmental offices and facilities such as those for the telephone company and other utilities.



**Figure 1 – General Plan Land Use Map**



**Table 1 – Land Use Designations**

Land Use Designations	Maximum Development Density/Intensity
<b>Residential</b> Residential Foothill Residential Estate Low-Density Residential Medium-Density Residential High-Density Residential	Up to 1 du/ac Up to 2 du/ac Up to 5.8 du/ac Up to 17.4 du/ac Up to 54 du/ac
<b>Commercial</b> Neighborhood Commercial Historic Downtown Commercial Commercial-Regional/Subregional Office/Research and Development  Retail Corridor Commercial  Retail Corridor Mixed Use  Business Enterprise	0.5:1 FAR 2:1 FAR 0.75:1 FAR 0.75:1 FAR 2.0 FAR in The Crossroads District 2:1 FAR 3:1 FAR w/Incentive  2:1 FAR 54 du/ac  0.75:1 FAR 2.5:1 FAR w/Incentive
<b>Manufacturing</b>	0.75:1 FAR
<b>Open Space</b> Hillside Wilderness Preserve Hillside Recreation	NA NA
<b>Specific Plan Overlay</b>	0.75:1 FAR Up to 54 du/ac 2:1 FAR w/Incentive
<b>Planned Development</b>	Determined per Planned Development Area
<b>Community Facilities</b> Recreation Public/Quasi Public Angeles National Forest	NA NA 1 du/80 ac



## Land Use Policy Considerations

Monrovia is one of the oldest cities in Los Angeles County, and its basic pattern of development is well established. There is little vacant land available that is suitable for development. Therefore, future development, like current development patterns, will involve either the intensification of already existing uses or recycling to similar uses. Growth issues in Monrovia revolve around the questions of where and to what extent growth should be allowed and where it should be encouraged to occur. The following Land Use issues identified in the 1993 General Plan are still appropriate today and are summarized below:

- **Development Standards:** All new development should bear the full cost of providing additional services necessary to serve that development, including fire, police, schools, parks, and infrastructure in order to ensure that service levels are adequate. There is a need to prepare an impact analysis on a cumulative basis.
- **Revitalization and Recycling of Existing Commercial/Industrial Areas:** Because of its direct access to a possible future light rail line, the Santa Fe Depot is among the most logical choices for a future transit station. Convenient regional transit is a critical future planning issue.
- **Preservation of existing residential neighborhoods and historic areas:** Numerous historic residences from the turn-of-the-century establish the character of Monrovia. These older, historic residences should be preserved.
- **Environmental Sensitivity:** The foothills represent a precious natural resource to the City. Foothill development should be sensitive to the environment. In addition, a review of the need for more open space and parks for aesthetic and recreational/play purposes, particularly in high density residential areas, should be prepared.
- **Commercial/Industrial Design Quality:** Consistent design standards are needed in commercial and industrial areas.
- **Natural Constraints:** The City of Monrovia is traversed by an Alquist-Priolo Special Studies Zone, which means there is an active earthquake fault that traverses the City (the Raymond Hill Fault). Cities which have Alquist-Priolo zones must regulate certain development projects within the zones.

The 1993 Land Use Plan Also identified the following areas that should be addressed in the 2030 land use plan:

- On Myrtle Avenue between Olive Avenue and Huntington Drive, a variety of industrial uses are currently allowed. However, the type and character of these uses has the potential to clash with the pedestrian-oriented character of the adjacent old downtown and the campus-like character of the uses along East Huntington Drive.
- Myrtle Avenue between Huntington Drive and the freeway provides a high visibility entrance to the City. The current industrial uses in this area, however, may not present the most attractive entryway to the City. Design considerations should be a major determinant for all future approvals.
- The allowable uses along West Huntington Drive should be re-evaluated in light of the fact that uses on this corridor are trending toward upscale, sub-regional retail uses.

In 2002, The City Council brought in the Urban Land Institute to study the success of Monrovia and to lay



the framework for future development of the City. The Urban Land Institute study concluded that Monrovia has done a remarkable job in promoting economic vitality while preserving the small town atmosphere so many residents have come to associate with living in the City. The Urban Land Institute Study also concurred with the 1993 plan that growth in Monrovia will occur in the three specific areas addressed above. The recommendations of the Urban Land Institute study were that future development adjacent to the major transportation corridors would allow the City to coordinate growth, while preserving the rest of the community. The following Area Plans have been prepared to fully address the Urban Land Institute Study and the issues identified in the 1993 General Plan Land Use Element: the South Myrtle Avenue Corridor, West Huntington Drive, and Station Square Transit Village.

## South Myrtle Avenue Corridor

Connecting the City's historic downtown, on Myrtle Avenue, to the 210 Freeway and areas of Monrovia to the south, the South Myrtle Avenue Corridor provides an opportunity to develop a unique pedestrian-oriented street of mixed use, office, and commercial uses. Currently, the South Myrtle Avenue Corridor between Old Town and 210 Freeway is a combination of unrelated uses that lack a unifying configuration or theme. As the City's main street, Myrtle Avenue displays Monrovia's community character and this character should extend the length of South Myrtle Avenue. South Myrtle Avenue currently functions primarily as a roadway to channel vehicular traffic back and forth between the vicinity of Old Town and the freeway. The following plan has been created to allow for the redevelopment of this corridor expanding the Old Town environment and create a proper gateway into the City of Monrovia. The corridor will serve as a key entry into the City and will offer the following:

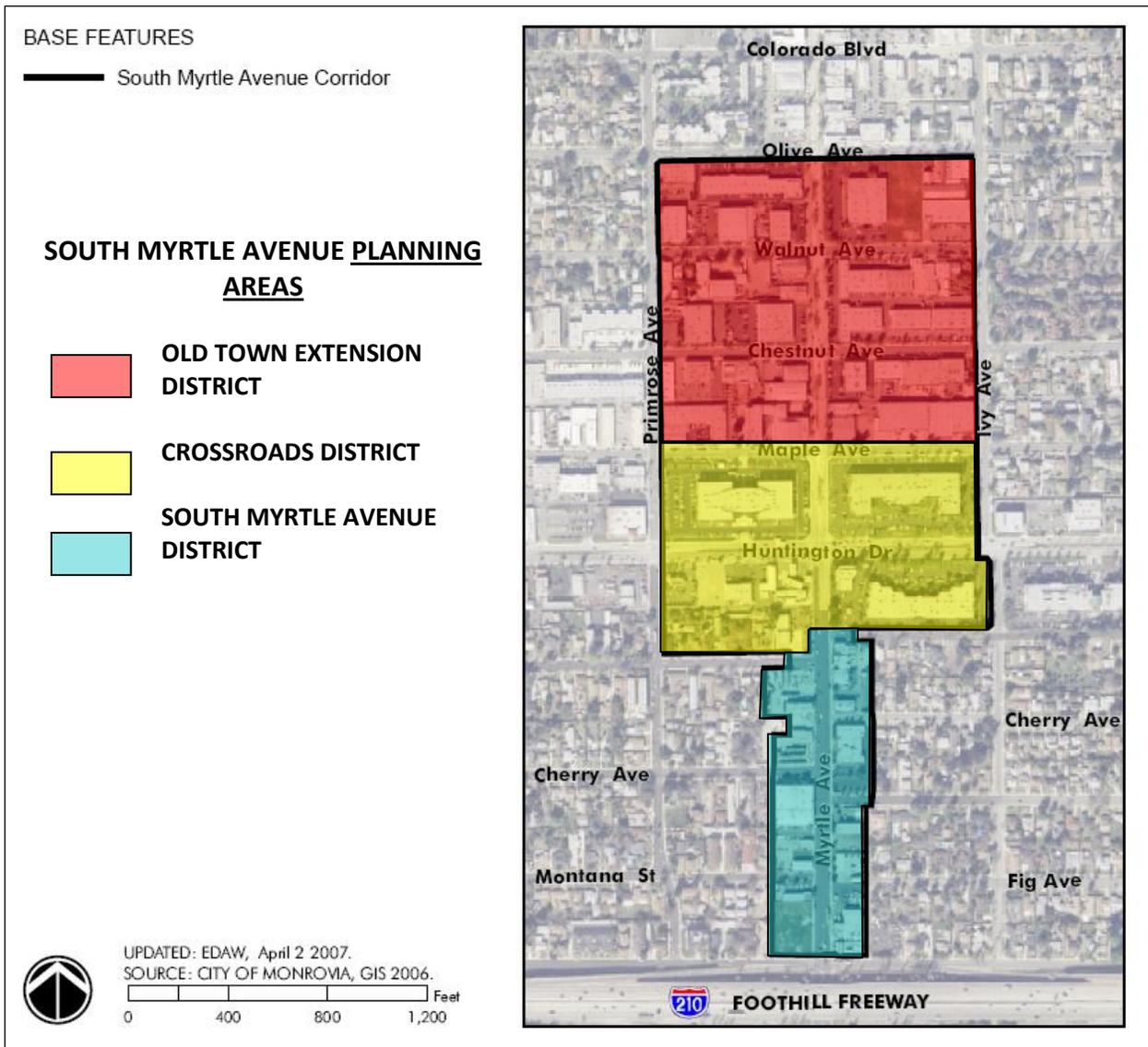
### SOUTH MYRTLE AVENUE CORRIDOR VISION STATEMENT

Create a Vibrant Pedestrian Orientated Office, Commercial and Mixed use Corridor.

- Places for development of technology, research and development, and office uses
- Pedestrian-friendly surroundings
- Transit connections to surrounding neighborhoods
- Tree-lined streets and well-planned open spaces
- Integration of landscaped open spaces and courtyards within the street frontage fabric
- Mixed uses adjacent to Old Town that will consist of residential and commercial uses that support businesses in the downtown

In accordance with the Urban Land Institute study, the South Myrtle Avenue Corridor (illustrated in Figure 1) will be divided into three distinct areas: Old Town Extension, Crossroads District, and South Myrtle Corridor. Creating three distinct neighborhoods will enliven the street and address the issues related to that particular neighborhood. The following provides a more descriptive explanation of each planning area that provides a framework for their future development.

**Figure 2 – South Myrtle Avenue Corridor Planning Area**



**Old Town Extension District**

With careful incremental planning and development, Monrovia can expand on the success of Old Town by expanding its ambience and vitality south of Olive Avenue to Maple Avenue. The Old Town Extension District and Specific Plan/Planned Development Overlay is bounded by Olive Avenue on the north, Maple Avenue on the south, Ivy Avenue on the east, and Primrose Avenue on the west and includes six full blocks.

A safe and attractive pedestrian district will be created by removing traffic lanes from Myrtle Avenue and using the extra room to expand the pedestrian zone and provide angled parking where appropriate. The Old Town extension district will have a distinct streetscape plan consisting of street lights, trees, benches, trash receptacles, public art and paving which, when implemented, will be different from Old Town yet complimentary. An overhead “Old Town” sign is recommended at Olive and Myrtle to signal the entry to



“Old Town”.

New developments on the southeast or southwest corners of Myrtle and Olive Avenues must provide for a plaza area with a corner retail component in the building. The development at the southeast corner shall include public art commemorating the Red Car station that once occupied that site. As development takes place through specific plans on the balance of the area, pedestrian plazas and pocket parks should be integrated in to the design.

New development along Myrtle Avenue in this District should be a maximum of four stories with the fourth story setback from the first three stories an appropriate distance based on the architecture design. Uses shall consist of live-work and office on the ground floor with residential units and lofts above. Specialty food, coffee and juice shops and small cafes will be permitted. Office buildings will also be allowed up to three stories in this area. The buildings do not need a front yard setback on Myrtle Avenue, but the architecture should serve as the background and vertical element for public spaces. It should be contextual and based on regional and local historical architectural precedents. Front doors and entrances must face the street on Myrtle Avenue or on the side streets face the street or a semipublic courtyard oriented toward the street. Buildings should be composed of bases, middles and tops with the bases having the greater vertical dimension and include the use of a mix of traditional building materials such as brick, wood siding, stucco and have modulation in the form of inset front doors, bay windows, building plane separation, awnings, and other architectural relief.

New development shall be regulated by the provisions of the Specific Plan/Planned Development Overlay and/or the applicable development guidelines in the Zoning Ordinance.



Old Town Extension District

The Old Town Extension will expand the pedestrian zone and create new mixed-use developments that support the historic downtown.



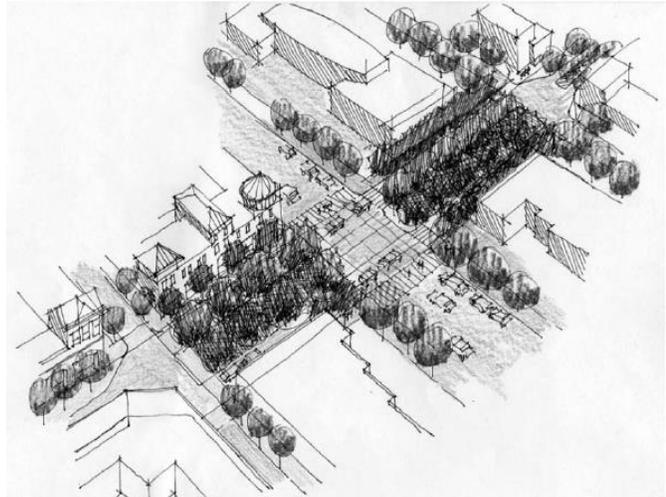
Old Town Entry Sign

An overhead sign at the entry to Old Town is recommended to announce arrival to Monrovia’s Historic downtown, similar to this one that was installed for the City of Pleasanton.

## Crossroads District

(bounded by Maple on the north, Cypress on the south, Primrose on the west and Ivy on the east)

The intersection of Myrtle Avenue and Huntington Drive is the busiest intersection in town. It is highly accessible from the freeway where the Old Town extension meets the high-tech corridor. For this reason, a focal point should be created to stress this important relationship. Trees, street furniture, signal design, lighting, public art, and interesting paving designs should enhance this intersection. Office and research and development and hotel buildings can be up to five stories in height. Specialty restaurants are encouraged at the ground floor. Structured and/or podium parking is encouraged which will maximize the use of the property. Residential on Cypress Avenue can be incorporated into Huntington Drive projects if contiguous, so no islands of residential are left behind. If residential uses remain, the new development shall be sensitive to the residential uses across the alley.



Crossroads District

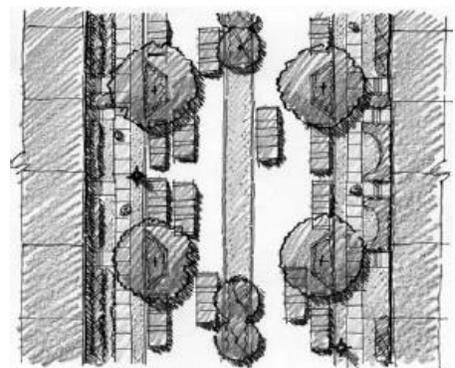
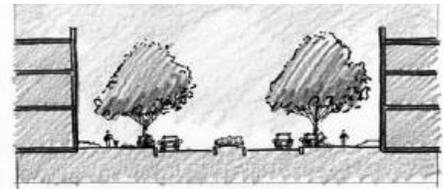
Trees, street furniture, signal design, lighting, public art and interesting paving designs should enhance this intersection.

## South Myrtle Corridor

(Cypress Avenue to freeway)

An important outcome of the redevelopment of this section of South Myrtle should be to unify the neighborhoods split by Myrtle Avenue. South Myrtle Avenue Corridor's new uses should add to the livability of the two neighborhoods. The buildings can be office and research and development and two stories in height when interfacing the neighborhood, and up to three stories facing Myrtle Avenue. Many lots are too shallow to accommodate this height, but the property currently occupied by Southeast Concrete could likely accommodate the three story height along South Myrtle Avenue.

New buildings shall be built oriented to Myrtle Avenue with podium/subterranean or parking in the rear. The buildings shall be setback 10 feet from the front property line to provide landscaping and hardscape entrances. On the west side of Myrtle Avenue, residential lots adjacent to Myrtle Avenue lots may be incorporated into the development if the findings for a Conditional Use Permit are made and adequate measures and conditions are applied to safeguard the remaining residential uses. Since this section of Myrtle is critical for vehicular and pedestrian traffic, it is recommended that there be an adopted street improvement plan with landscaping next to the street with street trees and shrub/ground cover pockets, lighting, benches, and street



South Myrtle Corridor

Since this section of Myrtle Avenue is critical for vehicular and pedestrian traffic, it is recommended that there be an adopted street improvement plan.

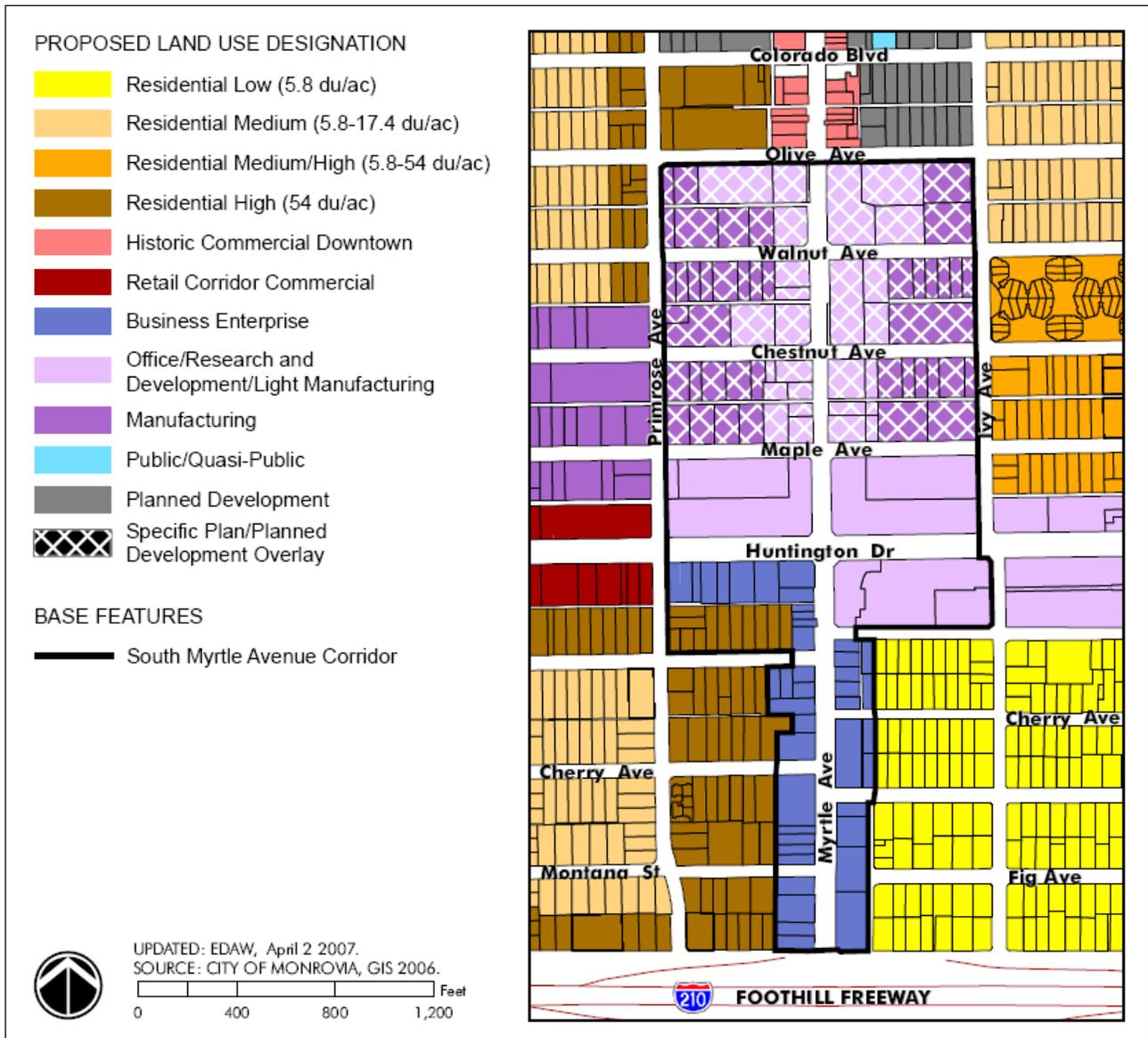
furniture.

Cypress and Montana Avenues should be provided with a cul-de-sac to protect the residential neighborhoods to the east and west. This will provide for the opportunity to enhance the pedestrian experience by providing a pocket park or small plaza area with landscaping, lighting, and benches.

### Land Use

In response to the City's desire to create a dynamic, high-tech, pedestrian-friendly office environment along South Myrtle Avenue, the Land Use Plan, illustrated in Figure 3 and described below, guides the development, maintenance, and improvement of land and properties. The Land Use Plan Map graphically represents the planned categories of use and the distribution and intensity of land use for parcels within the South Myrtle Avenue corridor planning area.

**Figure 3: South Myrtle Avenue Land Use Plan**



## PLANNING COMMISSION RESOLUTION NO. 2018-0008

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA, CALIFORNIA, RECOMMENDING TO CITY COUNCIL APPROVAL OF ORDINANCE 2018-09, WHICH INCLUDES ZONING ORDINANCE AND MAP AMENDMENT ZA2018-0001 AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING ON THE SUBJECT PROPERTIES FROM BE (BUSINESS ENTERPRISE) ZONE TO THE O/RD/LM (OFFICE, RESEARCH AND DEVELOPMENT, AND LIGHT MANUFACTURING) ZONE DESIGNATION AND AMENDING SECTION 17.08.010 (PERMITTED USES IN EACH ZONE) OF CHAPTER 17.08 (PERMITTED USES) OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE TO ALLOW HOTELS ON PARCELS THAT ARE ZONED O/RD/LM AND LOCATED WITHIN THE SOUTH MYRTLE AVENUE CORRIDOR FOR PROPERTY LOCATED AT 102 – 140 WEST HUNTINGTON DRIVE (APN: 8508-010-901, 8508-010-902, 8508-010-903, 8508-010-904, 8508-010-905, AND 8508-010-906).**

### RECITALS

(i) The Theraldson Hospitality Development has initiated an application to develop a vacant 1.71-acre (gross) site with a five-story (65 ft. tall), 109-room TownePlace Suites Hotel by Marriott. The Project would include an on-site surface parking lot with 109 spaces that would serve the guests, visitors, and employees at the hotel. The development application includes a request to amend the City's Official Zoning Map changing the zoning designation of the project site from the BE (Business Enterprise) zone to the O/RD/LM (Office, Research and Development, and Light Manufacturing) zone and to amend Title 17 (Zoning) of Monrovia Municipal Code Section 17.08.010 (Permitted Uses in Each Zone) of Chapter 17.08 (Permitted Uses) to allow hotels on parcels that are zoned O/RD/LM and located within the South Myrtle Avenue Corridor - Crossroads District, as identified in the General Plan, upon the approval of a Conditional Use Permit.

(ii) On August 15, 2018, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the project, including Ordinance No. 2018-09, which incorporates the amendment to the Official Zoning Map and Zoning Ordinance described above. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with this project.

(iii) Environmental Review

(a) Based on the information in the application and accompanying technical reports, an Initial Study was completed. The Initial Study identified potentially

significant effects; however, those impacts could be mitigated to a level of less than significant. Therefore, a Mitigated Negative Declaration was prepared, pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines.

(b) The Planning Commission has independently considered and reviewed the information in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in making its recommendation on Ordinance No. 2018-09.

(iv) The custodian of records for all materials that constitute the record of the proceedings 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.

(v) All legal prerequisites to the adoption of this Resolution have occurred.

### **RESOLUTION**

**NOW, THEREFORE**, the Planning Commission of the City of Monrovia hereby finds, determines and resolves as follows:

1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct.
2. Adoption of Ordinance No. 2018-09, with mitigation measures imposed on the proposed development, will not have a significant effect on the environment.
3. The project is in conformance with the environmental goals and policies adopted by the City.
4. Ordinance No. 2018-09 is consistent with the objectives, principles, and standards included in the City’s General Plan, as amended. Allowing a hotel use on parcels zoned O/RD/LM (Office, Research and Development, Light Manufacturing) zone that are located within the South Myrtle Avenue Corridor - Cross Roads District, as identified in the City’s General Plan, would further the City’s mix of land uses through the addition of a commercial/hospitality use in an area that is predominantly characterized by office, residential, and commercial uses, which is consistent with General Plan Land Use Element Goal 1 and Policy 1.9. Furthermore, the Ordinance will comply with Land Use Element Goal 7 (Policy 7.5), which encourages future commercial land uses along West Huntington Drive that are compatible with the newer, subregional commercial uses that have been recently developed in the area. A hotel use will serve to economically and visually revitalize an area that currently contains vacant and underutilized land.
5. Ordinance No. 2018-09 is consistent with, and necessary to carry out General Plan goals and policies set forth in the Land Use Element, and other Elements of the General Plan, and to guide and direct orderly development of the City and the respective neighborhoods.

6. Ordinance No. 2018-09 will not adversely affect the public health, safety, or welfare in that it will provide for orderly and consistent development in the City.
7. Based upon the findings and conclusions set forth above, the Planning Commission hereby recommends approval to the City Council of Ordinance No. 2018-09 as set forth in "Exhibit A", which is attached hereto and incorporated herein by this reference.
8. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> day of August, 2018.

BY:

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Cheryl Rose, Chair  
Monrovia Planning Commission

ATTEST:

APPROVED AS TO FORM:

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Craig Jimenez, AICP, Secretary  
Monrovia Planning Commission

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Carol W. Lynch, Assistant City Attorney  
City of Monrovia

Exhibit "A"

PROPOSED ORDINANCE No. 2018-09

## ORDINANCE NO. 2018-09

**AN ORDINANCE OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING ZA2018-0001, A ZONING ORDINANCE AND MAP AMENDMENT AMENDING THE OFFICIAL ZONING MAP SET FORTH IN SECTION 17.04.040 TO CHANGE THE ZONING DESIGNATION OF THE PROJECT SITE (102 – 140 WEST HUNTINGTON DRIVE, APNs: 8508-010-901, 8508-010-902, 8508-010-903, 8508-010-904, 8508-010-905, AND 8508-010-906) FROM BE (BUSINESS ENTERPRISE) TO THE O/RD/LM (OFFICE, RESEARCH AND DEVELOPMENT, AND LIGHT MANUFACTURING) ZONE DESIGNATION AND AMENDING SECTION 17.08.010 (PERMITTED USES IN EACH ZONE) OF CHAPTER 17.08 (PERMITTED USES) OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE TO ALLOW HOTELS ON PARCELS THAT ARE ZONED O/RD/LM AND LOCATED WITHIN THE SOUTH MYRTLE AVENUE CORRIDOR - CROSSROADS DISTRICT AS IDENTIFIED IN THE GENERAL PLAN UPON THE APPROVAL OF A CONDITIONAL USE PERMIT**

**THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA** does ordain as follows:

**SECTION 1.** The Theraldson Hospitality Development has initiated an application to develop a vacant 1.71-acre (gross) site with a five-story (65 ft. tall), 109-room TownePlace Suites Hotel by Marriott. The Project would include an on-site surface parking lot with 109 spaces that would serve the guests, visitors, and employees at the hotel. The development application includes a request to amend the City's Official Zoning Map changing the zoning designation of the project site from the BE (Business Enterprise) zone to the O/RD/LM (Office, Research and Development, and Light Manufacturing) zone and to amend Title 17 (Zoning) of Monrovia Municipal Code Section 17.08.010 (Permitted Uses in Each Zone) of Chapter 17.08 (Permitted Uses) to allow hotels on parcels that are zoned O/RD/LM and located within the South Myrtle Avenue Corridor - Crossroads District, as identified in the General Plan, upon the approval of a Conditional Use Permit.

**SECTION 2.** On August 15, 2018, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the project, including this Ordinance No. 2018-09, which incorporates the amendments to the Zoning Ordinance and Zoning Map described above. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with this project. Following the close of the public hearing, the Planning Commission adopted Resolution No. PCR2018-0008 recommending approval of this Ordinance No. 2018-09.

**SECTION 3.** On \_\_\_\_\_ the City Council of the City of Monrovia conducted a duly noticed public hearing on the project, including this Ordinance No. 2018-09. At the

hearing, all interested persons were given an opportunity to be heard. The City Council received and considered the staff report and all the information, evidence, and testimony presented in connection with this project.

**SECTION 4. Environmental Review**

(a) Based on the information in the application and accompanying technical reports, an Initial Study was completed. The Initial Study identified potentially significant effects; however, those impacts could be mitigated to a level of less than significant. Therefore, a Mitigated Negative Declaration was prepared, pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines.

(b) The City Council has adopted Resolution No. 2018-\_\_\_ adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

(c) The City Council has independently considered and reviewed the information in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in its decision to adopt this Ordinance No. 2018-09.

**SECTION 5.** The custodian of records for all materials that constitute the record of the proceedings upon which this decision is based is the City Clerk. Those documents are available for public review in the Office of the City Clerk located at 415 South Ivy Avenue, Monrovia, California 91016.

**SECTION 6.** All legal prerequisites to the adoption of the Ordinance have occurred.

**SECTION 7.** This Ordinance is consistent with the objectives, principals, and standards included in the City's General Plan. Allowing a hotel use on parcels zoned O/RD/LM (Office, Research and Development, Light Manufacturing) zone that are located within the South Myrtle Avenue Corridor - Cross Roads District, as identified in the City's General Plan, would further the City's mix of land uses through the addition of a commercial/hospitality use in an area that is predominantly characterized by office, residential, and commercial uses, which is consistent with General Plan Land Use Element Goal 1 and Policy 1.9. Furthermore, the Ordinance will comply with Land Use Element Goal 7 (Policy 7.5), which encourages future commercial land uses along West Huntington Drive that are compatible with the newer, subregional commercial uses that have been recently developed in the area. A hotel use will serve to economically and visually revitalize the an area that currently contains vacant and underutilized land.

**SECTION 8.** The Official Zoning Map for the City of Monrovia set forth in Title 17 (Zoning), Chapter 17.04 (General Provisions), Section 17.04.040 (Official Zoning Map) of the Monrovia Municipal Code, is hereby amended by changing the zoning designation of the property that is identified in Exhibit "A", attached hereto and incorporated herein by this reference, to O/RD/LM (Office, Research and Development, and Light Manufacturing).

**SECTION 9.** The Permitted Uses chart in Section 17.08.010 of the Monrovia Municipal Code is hereby amended by amending the table designating the zones in which commercial uses can be conducted to add that Hotels are allowed to be conducted in the Manufacturing zone, to read as follows:

Use	Reference	RF RE RL	RM RM/RH	RH	NC	CRS RCC	RCM	O/RD/ LM	BE	M	PQP
<i>Commercial Uses</i>											
Hotel/motel						C	C	<u>C***</u>			

\*\*\*Hotel/Motel only permitted upon approval of a CUP on parcels that are located within the City of Monrovia General Plan South Myrtle Avenue Corridor - Cross Roads District as identified in the Land Use Element "Figure 1 - South Myrtle Avenue Corridor Planning Area."

**SECTION 10.** Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 11.** The City Clerk shall certify to the passage of this ordinance and shall cause same to be published pursuant to state law within fifteen (15) days after its passage, and this ordinance shall become effective thirty (30) days after its passage.

**INTRODUCED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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Tom Adams, Mayor  
City of Monrovia

**ATTEST:**

**APPROVED AS TO FORM:**

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Alice D. Atkins, CMC, City Clerk  
City of Monrovia

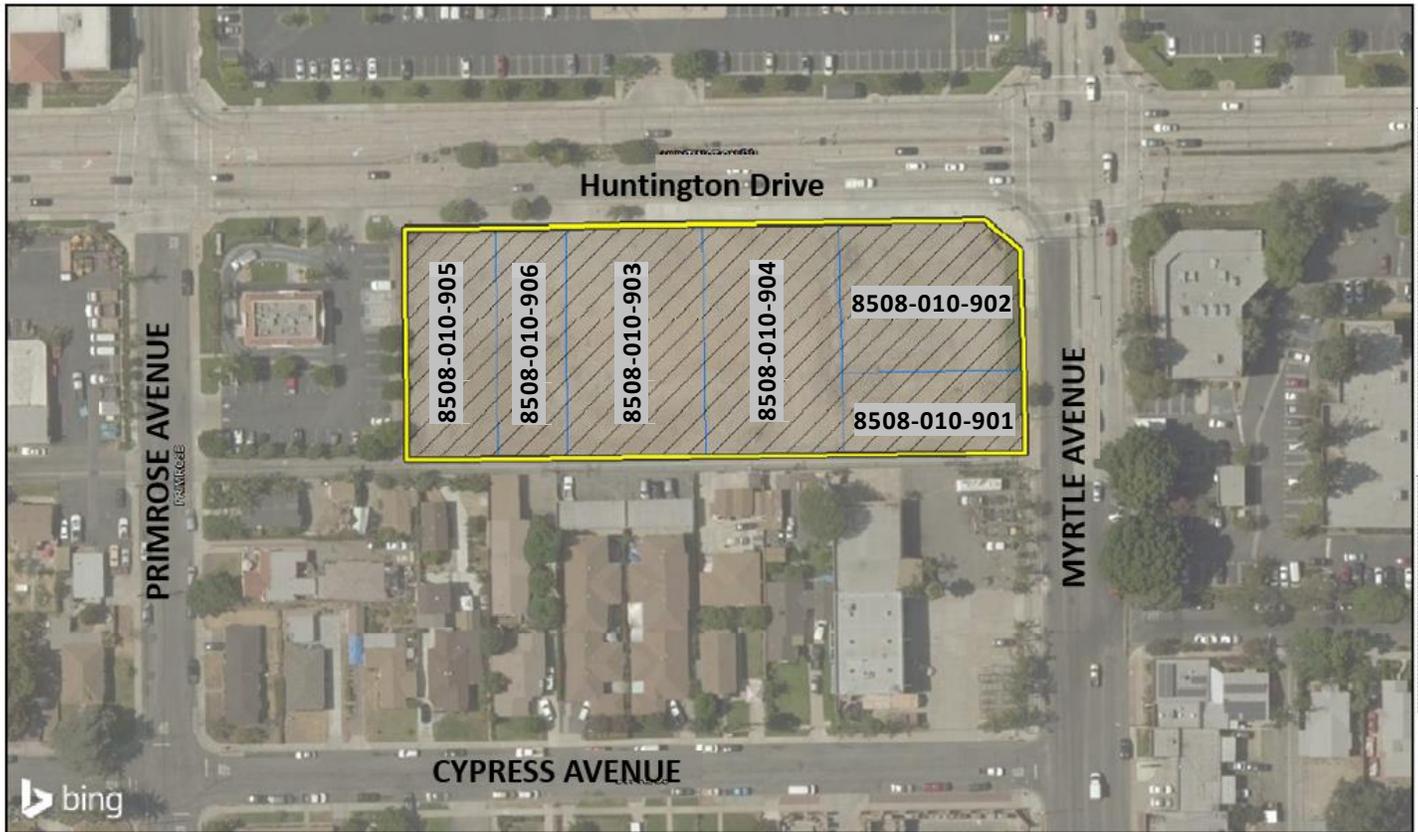
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Craig A. Steele, City Attorney  
City of Monrovia

# EXHIBIT A

## Zoning Map Amendment

The zoning of the subject parcels set forth below under Zoning Amendment ZA2018-0001 - Zone Change are changed from BE (Business Enterprise) to O/RD/LM (Office, Research and Development, and Light Manufacturing)



### LEGEND



**Project Location:** Assessor Parcel Numbers 8508-010-901, 8508-010-902, 8508-010-903, 8508-010-904, 8508-010-905, and 8508-010-906.