



# PLANNING COMMISSION STAFF REPORT

**APPLICATION:** 127 Pomona Specific Plan      **AGENDA ITEM:** PH-2  
ZA2018-0004, SP2019-0001,  
GPC2019-0002, TPM2019-0004,  
and CUP2018-0016

**PREPARED BY:** John Mayer      **MEETING DATE:** October 9, 2019  
Senior Planner

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**SUBJECT:** Mitigated Negative Declaration/ Planning Commission Resolution No. 2019-0003; Zoning Amendment ZA2018-0004/Planning Commission Resolution No. 2019-0004; 127 Pomona Specific Plan SP2019-0001/Planning Commission Resolution No. 2019-0005; General Plan Conformity Finding GPC2019-0002, Tentative Parcel Map No. 82520; and Conditional Use Permit CUP2018-0016

123 West Pomona Avenue (APN: 8507-002-034 and 8507-002-035), 137 West Pomona Avenue (APN: 8507-002-033), 141 West Pomona Avenue (APN: 8507-002-039), 145 West Pomona Avenue (APN: 8507-002-038), 1528 South Primrose Avenue (APN: 8507-002-907), and 1532 South Primrose (APN: 8507-002-908)

**REQUEST:** An application for a Zoning Amendment, Specific Plan, Tentative Parcel Map, and Conditional Use Permit for the construction of a new 7-story mixed-use residential/commercial development to include 310 apartment units, 10,000 square feet of ground-floor commercial space, and a three-level (two underground) 479-space parking garage. A density bonus with concessions and waivers has been applied pursuant to State Density Bonus Law and 13 of the units will be made affordable for very low-income income households. The project site is 1.83 acres in size and involves the consolidation of seven parcels at the northeast corner of Pomona and Primrose Avenues.

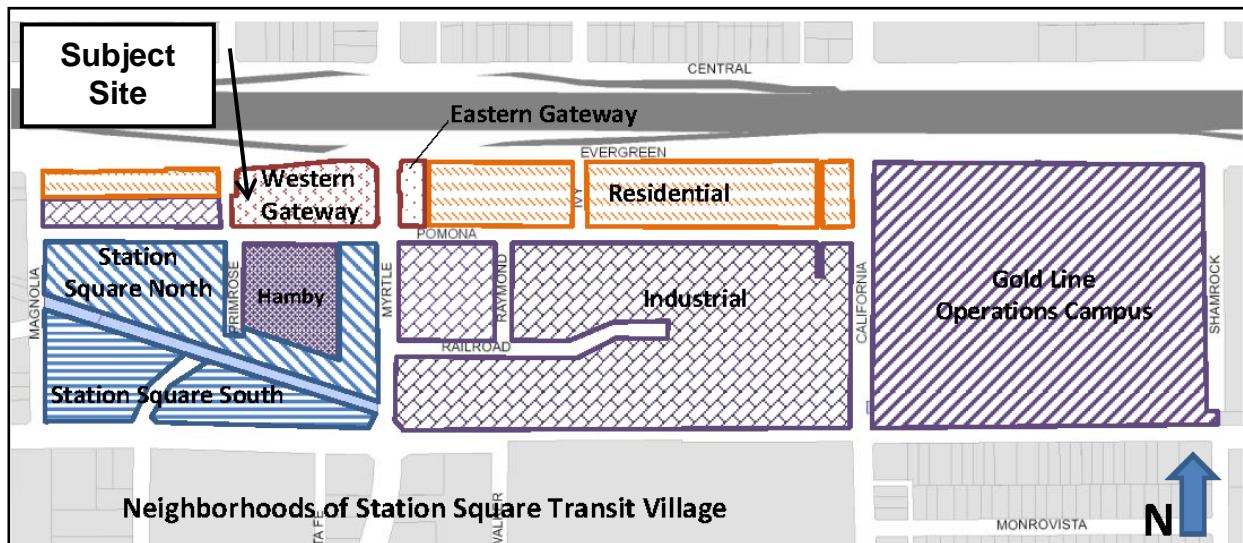
**APPLICANT:** Fifield Realty Corporation  
Kevin Farrell, President  
1250 6<sup>th</sup> Street, Suite 403  
Santa Monica, CA 90401

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**BACKGROUND:** The project site is located 400 feet north of Monrovia's Metro Gold Line station. It is also located within the Station Square Transit Village, an 80-acre planning area that is bounded by Evergreen Avenue and the Foothill (I-210) Freeway on the north, Magnolia Avenue on the west, Shamrock Avenue on the east, and Duarte Road on the south. This planning area was established for the return of mass transit and envisioned the development high density residential transit village.

By the mid-2000's, the community's vision evolved into a more detailed master plan for the area. In 2008, the Station Square Transit Village Planned Development Area 12 (PD-12) included comprehensive land use planning principles, "complete streets" infrastructure, and urban design measures. However, the Great Recession of 2008 and the subsequent elimination of redevelopment agencies in California dramatically changed the development landscape. Redevelopment agencies were no longer able to assist with the acquisition and consolidation of properties or enter into development agreements. Therefore, the City responded by developing new standards that would serve as an economic development tool to entice developers, while preserving the community's vision for a "dynamic, mixed-use, transit oriented community".

The Planning Commission and City Council approved amendments to the development guidelines for Station Square Transit Village in 2014. Instead of providing a one-size-fits-all set of zoning standards, the PD-12 standards now identify seven distinct neighborhoods within the planning area as shown in Figure 1. These guidelines provide a flexible approach to land use planning that is able to respond to changing market forces while maintaining the long term vision of the area as a high-density, transit-oriented neighborhood that is compatible with Monrovia. The guidelines include flexible setbacks, height restrictions, density, and parking standards based on the location, proposal, and context.



**Figure 1. General Plan (Area PD-12) Neighborhoods**

To date, the City has already approved two large residential developments in PD-12. The MODA apartment complex was completed in 2018 and features 261 residential units. The Station Square South Specific Plan and development project was approved in August of 2018. Once constructed, this project will include 296 units and a new pedestrian access to the Gold Line station from the south of the railway.

In October 2018, Fifield Realty Corporation submitted plans for a new mixed-use residential/commercial development within a PD-12 neighborhood known as the "Western Gateway". This neighborhood is on the northern entry point into the Station Square Transit Village. It is considered the ideal place for a mix of commercial uses and "signature architecture" that provides an entry statement at the north anchor of Station Square. Fifield's project is a seven-story, mixed-use complex consisting of 310 apartment units (25 are affordable units), 10,000 square feet of commercial space, a 6,250 square foot outdoor plaza, and a three-level (two underground) parking garage containing 479 spaces. This proposal is

one of five transit-oriented development projects that are either planned or already approved within the Station Square Transit Village.

This application requires the approval of the City Council. 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. **127 Pomona Specific Plan** adoption that establishes development standards, design guidelines and land use for the project site. (PCR2019-0004)
2. **Zoning Text and Map Amendment** to add “127 Pomona Specific Plan” to Section 17.04.035 of the Monrovia Municipal Code and amend the official Zoning Map by changing the existing PD (Planning Development) zone designation to SP (Specific Plan). (PCR2019-0004/Ordinance No. 2019-10)
3. **General Plan Conformity Finding** that the proposed dedication of public right-of-way conforms to the provisions of the City’s General Plan. (GPC2019-0002)
4. **Tentative Parcel Map** to consolidate seven parcels into one 1.83 acre parcel. (TPM 82520)
5. **Conditional Use Permit** to allow construction of a 7-story, 310-unit apartment complex and a 3-level (2 underground), 479 space parking structure. (CUP2018-0016)

Prior to making its recommendation on the above, the Commission must first consider and provide its recommendation on a Mitigated Negative Declaration (MND) for the proposed project pursuant to the California Environmental Quality Act (CEQA). The Planning Commission will receive all public testimony regarding the MND, the Specific Plan, and the mixed use development project. Following the public hearing portion of the meeting, the Commission’s action will be to make a recommendation to the City Council whether to approve or not approve these elements of the project.

**SUBJECT PROPERTIES:** The 1.83-acre project site is made up of seven individual parcels at the northeast corner of Pomona and Primrose Avenues. Two of the parcels are owned by the City of Monrovia; they were formerly owned by the City’s Redevelopment Agency. The property lines at two locations overlap the City’s public right of way; one location is on Primrose and the other is on the northwest corner of the site. These two areas of the property would be dedicated to the City. The subject site is relatively flat with a slight north-to-south slope. It is currently developed with two industrial buildings that are occupied with light-industrial uses. Other features of the site include asphalt parking lots and some non-native ornamental landscaping.

The project site abuts three streets and is surrounded by commercial and industrial development to the south and west, the MODA apartment complex to the southwest, a Chevron service station to the east, residential properties to the northwest, and Interstate 210 to the north. The following table highlights the land use designations and existing uses on the surrounding properties.

**Table 1. Existing Land Uses**

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**Subject Site:**

General Plan: Station Square Transit Village Planned Development Area 12 (PD-12)  
(Western Gateway Neighborhood)  
Zoning: Planned Development (PD)  
Land Use: Light Industrial

**North:**

General Plan: N/A  
Zoning: N/A  
Land Use: Foothill Freeway – Interstate 210

**South:**

General Plan: Station Square Transit Village Planned Development Area 12 (PD-12)  
(Hamby Neighborhood)  
Zoning: Planned Development (PD)  
Land Use: Industrial, Hamby Industrial Park

**East:**

General Plan: Station Square Transit Village Planned Development Area 12 (PD-12)  
(Western Gateway Neighborhood)  
Zoning: Planned Development (PD)  
Land Use: Commercial, Chevron Service Station

**West:**

General Plan: Station Square Transit Village Planned Development Area 12 (PD-12)  
(Industrial and Residential)  
Zoning: Planned Development (PD)  
Land Use: Industrial and Single Family Residential Development

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**DISCUSSION/ANALYSIS:** The subject site is located in the Planned Development (PD) zone and is identified by the General Plan as Station Square Transit Village Planned Development Area 12 (PD-12). Planned Development areas are established throughout the City as an effective planning tool where special development guidelines are needed for a variety of reasons. The City’s key objective in establishing the PD-12 development guidelines was to provide flexibility in land use types and intensities that will allow future development to respond to changes in the market place over time. The subject site is located in the “Western Gateway” neighborhood of PD-12. The General Plan notes that future development in the PD-12 area will be through the use of specific plans and other zoning entitlement mechanisms based on established development parameters.

The Western Gateway neighborhood of PD-12 encourages lot consolidation and mixed use development. The standards call for neighborhood-serving ground floor commercial space with frequent sidewalk entrances to promote pedestrian activity along the street. The ground floor commercial uses must be visually distinct from the residential spaces above. Residential components should incorporate upper floor balconies, bays, and windows that overlook the street and enliven the street elevation.

The PD-12 standards envision “Signature Architecture” and high quality design of new development that will provide an entry statement at the north anchor of Station Square. The floor area to lot size ratio (Floor Area Ratio) may be increased to 2.5:1 in order to encourage underground and/or structured parking as part of new development. Residential uses (non-ground level) are permitted on sites with a minimum size of two acres only as part of a mixed use development and requires approval of a specific plan.

### ***Project Overview***

The Applicant is proposing a Specific Plan for the development of a transit-oriented, infill, mixed-use project with residential and commercial uses at the northeast corner of Pomona and Primrose Avenues. Seven parcels of land would be consolidated into a single 1.83-acre parcel. The proposed development would involve the demolition of two industrial structures and surface parking areas. The residential component consists of 310 apartment units, 25 of which are affordable units. Thirteen (13) of the affordable units would be reserved for households at the “very-low income” level and twelve (12) would be reserved for households at the “moderate-income level”. The residential density is 172.2 dwelling units per acre with a total Floor Area Ratio of 3.8:1. The building would be seven stories tall; the height above street level ranges from 95 feet to 101 feet.

The development consists of a seven story structure with a two-level subterranean parking garage below the project site. The subterranean garage holds 384 spaces and accommodates storage for bike parking and building support equipment. The project accommodates a total of 479 vehicles (366 spaces for residents, 50 spaces for the commercial component, 50 spaces for public parking, and 13 spaces for guests). The ground level of the project includes: a 6,250 square foot outdoor public plaza at the corner of Primrose and Pomona Avenues, 10,000 square feet of street-facing commercial space, an entrance plaza (facing Pomona Avenue) providing access to a 3,600 square foot lobby/apartment leasing office, and a 95-space parking area for public parking and customers. The upper floors of the project (levels two through seven) include: 310 apartment units (278,774 square feet), residential amenity rooms, a swimming pool, and a courtyard (Second Floor). Each floor contains at least two lobbies for multiple elevator access. Residents would also have access to three roof top decks on the seventh floor.

### ***Affordable Housing Incentives***

This project will provide 13 very-low income affordable units that will be deed restricted for a minimum of 55 years. State Density Bonus Law (California Government Code Section 65915) provides developers with incentives to build affordable housing units in the form of concessions, waivers, and reduced parking requirements for residential uses. A concession or incentive is defined as a reduction in site development standards or a modification of zoning code or architectural design requirements; examples include: a reduction in setback or minimum lot area requirements. The number of required incentives or concessions is based on the percentage of affordable units. If a development standard would physically prevent the project from being built at the permitted density and with the granted concessions/incentives, the developer may propose to have those standards waived or reduced. The waiver of a development standard does not count as an incentive or concession, and there is no limit on the number of development standard waivers that may be requested or granted.

Under the current PD-12 guidelines, the Applicant can build 199,525 square feet of residential floor area under the maximum 2.5 FAR limit on a 1.83 acre site. Since the PD-12 guidelines

has no limit on the number of dwelling units per acre that are permitted, the “average unit size” measure is used to determine that maximum number of units permitted for the project site. This project proposes an average unit size of 899.3 square feet. Therefore, the maximum number of units permitted under the current standards is 222 units for this 1.83 acre site.

This project qualifies for one concession and one waiver since five percent of the total number of units permitted on the site (222 units) will be set aside for very low income households. The 13 units equate to 5% of the total 222 units allowed. The Applicant is requesting one concession to allow a specific plan for a mixed use project on a site less than two acres. A waiver is needed because the 2.5 FAR limit would physically preclude construction of a project which is proposed at 3.8:1 FAR.

The project also utilizes the State’s affordable housing incentive for parking requirements. Upon the developer’s request, the city may not require more than the following parking ratios for a density bonus project (inclusive of handicapped and guest parking).

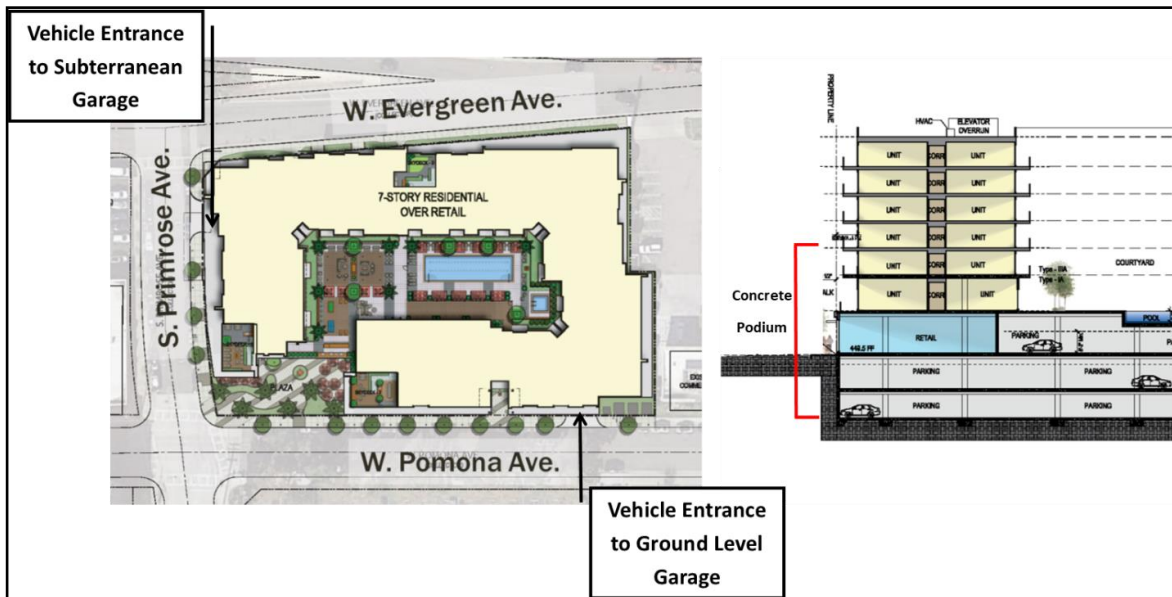
- Studio and 1-bedroom units: 1 space
- 2 and 3-bedroom units: 2 spaces

A total of 366 parking spaces are required for the residential uses based on the bedroom count, and the project provides 379 spaces. Guest parking is not required for projects using the affordable housing density bonus; however, 13 extra parking spaces will be provided for residential guest use.

In addition to the 13 units designated for very low income households, the Applicant is providing an additional 12 units that will be reserved for moderate income households. Condition Nos. 14 and 15 (Data Sheet 1) requires the Applicant to record agreements and covenants stipulating that the 25 affordable units remain available for a period of at least 55 years from the date of first occupancy.

### ***Site Plan***

The proposed development would use “wrap around” podium construction, also known as pedestal or platform construction. Five stories of light wood framing would be constructed over a multi-story podium of concrete construction. The use of a podium deck creates the second floor outdoor courtyard and swimming pool area for recreation. The podium’s ground floor level wraps around the main public plaza creating a welcoming open space oriented towards the Monrovia Gold Line Station. Vehicular access to the project site would be provided by two driveways; one is on Primrose Avenue and the other is on Pomona Avenue. The Pomona Avenue driveway provides access to the public parking and loading/unloading area at the ground level. The Primrose Avenue driveway provides access to the two underground parking levels.



**Figure 2. Site Plan and Cross Section**

The streetscape plan improves the area's aesthetic with a series of 24-inch-box accent trees that will be placed along Pomona Avenue and Primrose Avenue. Shrubs, ground cover, and vines will be used to increase landscape areas and complement the building's architecture. Plantings in the public right-of-way will be coordinated and reviewed by the Public Works Department. The Planning Division will review the final landscape plans within the project site. The project's plaza areas are designed to be inviting places that embrace pedestrian activity throughout the day. The design of the plazas apply landscape architecture that blends hardscape, plantings, along with opportunities for outdoor seating and public art.

### ***Floor Plans***

Residents will access the units from interior hallways that lead from the entrance lobby and parking structure on each level. Each floor contains at least two lobbies for multiple elevator access and four stairwells. The unit types and sizes include: 67 studios (526 to 578 square feet), 187 one-bedroom units (614 to 776 square feet), and 56 two bedroom units (1,012 to 1,184 square feet). Each unit has a bedroom/living area, bathroom, laundry, and kitchen. Decks and balconies will be provided for 252 units and are distributed throughout each level of the residential building. They range in size from 58 square feet to 325 square feet.

### ***Building Elevations***

Overall, the building's massing would be broken up by incorporating strong but differentiated building base treatments with distinct vertical design elements that carry throughout the building elevations. The project design uses a mix of articulation, balconies, and changes in color and material to help minimize the massing impacts. The ground floor commercial portion of the building would feature inviting storefronts at the street level with transparent window/door systems and canopies creating a strong architectural presence oriented toward the street and plaza area at the corner. Materials proposed for the exterior of the building include a combination of stucco sand finish, porcelain wood texture tiles, concrete textures (ground floor level), and corrugated metal panel systems. Balcony railings will feature glass and metal screens. The proposed materials are presented on Page 27 of the plans. A combination of vinyl and aluminum framed windows are proposed



**Figure 3. Perspective from Pomona and Primrose Avenues**

### ***127 Pomona Specific Plan***

A specific plan is a planning document that contains a detailed set of development standards that will become the zoning requirements for the subject site. It establishes the land use and development regulations that will be used to implement the development project described above. The regulations contained in the 127 Pomona Specific Plan provide a “transit-supportive” approach by complementing the Gold Line station which is within walking distance. The Specific Plan helps ensure the project will contribute to a thriving transit village as envisioned in the General Plan.

Land use regulations, operational standards, and planning processes are included for the non-residential component of the project (see page 21 of the Specific Plan). The 123 Pomona Specific Plan would allow a mixture of commercial activities such as food and beverage, personal services, financial institutions, etc. Uses that have a higher potential to impact surrounding uses may also be allowed provided a Conditional Use Permit is first obtained.

### ***Vesting Tentative Parcel Map (TMP) No. 82520 and General Plan Conformity Finding***

The proposal would consolidate seven parcels of land into one parcel. A Tentative Map is a precise engineering document that details the location and dimensions of the parcel boundaries in an approved subdivision of four or less parcels. The Tentative Map review process is used to evaluate the proposed subdivision in terms of compliance with City standards, and the appropriateness of the subdivision’s design. The “Vesting” Tentative Parcel Map differs from a standard tentative map in that the developer has a vested right to proceed with the project in substantial compliance with the ordinances, policies, and standards that were in effect at the time the application was considered complete by the City. The Applicant must complete certain conditions of approval (Data Sheet 2) before submitting a Final Tract Map for City Council approval.

There are two locations (shown in Figure 4) where the current property lines overlap into the City’s public right-of-way which reduces the required standard sidewalk and street width. The Applicant will be required to dedicate a half width of 30 feet for Primrose and Evergreen



Avenues along their entire frontage. Additional dedications are needed at the corners for the installation of new ADA ramps, specifically at the south east corner of Evergreen Avenue and Primrose Avenue, and at the north east corner of Pomona Avenue and Primrose Avenue.

The Planning Commission must first make a finding that the dedication of conforms to the provisions of the City's General Plan pursuant to Section 65402 of the Government Code. Evergreen and Primrose Avenues are identified as collector streets per the General Plan. The dedication of the public rights-of-way would conform to the provisions of the City's Circulation Element of the General Plan. These dedications conform to Goal 2 of the Circulation Element of the General Plan which specifies the need to provide a system of streets that meet the needs of future and current residents, local and commuter traffic demands and ensures the safe and efficient of movement of vehicles, people, and goods throughout the City. It also requires that streets be improved to their full design standards.

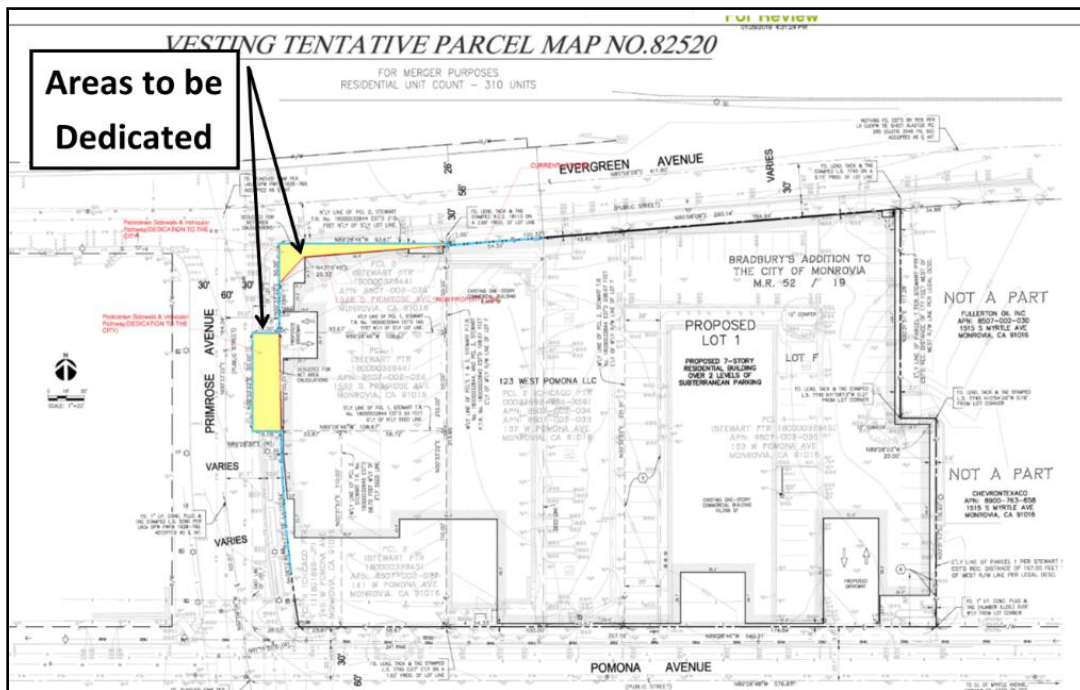


Figure 4. Vesting Tentative Parcel Map

### **Conditional Use Permit**

The CUP is required for the construction of new buildings in PD-12. The proposed conditions (Data Sheet 1) address requirements for the submittal of final design details, exterior lighting plans, parking management standards, payment of development impact fees, public safety measures, construction site management, and affordable housing covenants.

### **Zoning Ordinance and Map Amendment**

The Monrovia Municipal Code (MMC) must be amended to add "127 Pomona Specific Plan" to the list of specific plans that have already been adopted. This code section specifies that the provisions adopted in a specific plan shall be considered to be the development standards for the plan. The Zoning Map also requires an ordinance amending the map to change the existing PD (Planned Development) zone to the SP (Specific Plan) zone.

### ***Initial Study/Mitigated Negative Declaration***

The Initial Study/Mitigated Negative Declaration (IS/MND) is an environmental document that was prepared in accordance with the California Environmental Quality Act (CEQA). It provides the City's decision makers and the public with specific information regarding the environmental effects associated with the proposed project. It also identifies mitigation measures that will minimize the potentially significant effects of the project. The City Council will need to adopt the IS/MND to affirm that the information contained in that document was considered prior to making a decision on the proposed project.

The Applicant's land use and environmental consultant, MIG Inc. worked closely with City staff and compiled the necessary environmental analysis and prepared documentation in compliance with the California Environmental Quality Act (CEQA) for the proposed project. MIG identified certain environmental issue areas that needed further analysis in an Initial Study (IS). As a result, an MND was prepared. The IS/MND analyzed all of the possible environmental issues and it contains a series of mitigation measures that will reduce and/or eliminate the potential impacts.

Out of the 18 possible environmental issues areas, six of them were determined to be potentially significant including: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, and Noise. All six of those issue areas will require standard conditions and mitigation measures which will reduce the potential impacts down to the "less than significant" level. A list of the standard conditions and mitigation measures may be found in the IS/MND, pages 140 to 148

A 30-day public review period began on Monday, September 9, 2019 and ends on the night of the Planning Commission hearing, October 9, 2019. A Notice of Intent (NOI)/public hearing notice was prepared pursuant to the California Environmental Quality Act (CEQA). The purpose of the NOI was to inform the public that the environmental study (Initial Study) was completed. It was mailed to all the property owners within a 300-foot radius of the subject property, and anyone who requested notification about the project. The notice was published in the Monrovia Weekly on September 9, 2019. The notice provided a description of the project, the locations where the IS/MND may be reviewed, and it advertised the Planning Commission's October 9, 2019 public hearing.

### ***Traffic Impact Fee***

The City conducted an Area Traffic Study and devised a Traffic Impact Fee (TIF) program to address the cumulative traffic effects of proposed development in the vicinity of the Monrovia Gold Line Station. The TIF includes each project's fair share cost of the traffic study and any recommended mitigation measure identified for a project's specific impact. Based on a traffic study prepared for the proposed project, no specific mitigation measures were recommended. However, payment of the TIF will fully satisfy the project's mitigation obligation for the necessary improvements in the future. The City Council adopted the TIF on October 2, 2019 and it will become effective on November 16, 2019. All affected projects in the Study Area submitting into plan check after that date will be subject to the TIF.

### ***Open Space***

The City of Monrovia Land Use and Circulation Element EIR identified a potential impact on park resources associated with build-out of the greater Station Square Transit Village area and included a mitigation measure requiring projects with 200 or more residential units to dedicate three acres of parkland for every 1,000 residents. Given that no land is available for

dedication on the project site, the Applicant would be required to pay an in-lieu fee as mitigation as an alternative to the dedication of parkland.

The proposed public open space that is planned within the development, including the main public plaza (6,250 square feet), and the entry plaza facing Pomona Avenue (712 square feet) will count towards this requirement. At the time the plans are submitted for plan check, the final open space requirement will be determined as stated in Condition No. 26 (Data Sheet 1).

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 open space. If the Community Facilities District is formed and such special tax is approved, then this parkland dedication or in-lieu fee requirement would be satisfied.

### ***Monrovia Art in Public Places***

This residential project is subject to the City's Public Art Ordinance (MMC §15.44.050). One percent of the project cost is required to be applied to public art on the site or it can be placed in the City's Art in Public Places fund. Use of public art funds and proposed art work are approved by the Monrovia Art in Public Places Committee.

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. The public art requirement is addressed in Condition No. 27 (Data Sheet 1).

### ***Public Outreach***

On December 10, 2018, Fifield hosted a "Community Informational Meeting" event at the City Library. It allowed members of the public to learn more about the project, review renderings, and to ask questions of the developer. All of the property owners and occupants within a 300' radius of the site received an invitation to the meeting. There were approximately 40 people who attended. The Applicant answered questions and received comments about the project. Concerns from the public included: need for adequate parking, addressing construction-related impacts, and a demand for additional affordable housing.

Over the past year, the City has provided ongoing status updates to the community, Commission and City Council on the various development applications in order to solicit additional input on proposed projects. This includes the City's website ([Development Spotlight](#) page), the website BuildingMonrovia.com, and the City Manager's weekly updates.

As part of the Development Review Committee's (DRC) Advisory Review process, Staff mailed a courtesy notice to property owners within a 300 foot radius of the site on September 12, 2019. A courtesy notice was intended to encourage and allow public input regarding the project prior to the public hearings. All legally required public hearing noticing has occurred.

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

Staff presented the proposed project the DRC's public meeting held on September 25, 2019. The Fire Chief requested that the three rooftop decks meet all fire emergency escape requirements. There was no further public testimony provided at the meeting. Ultimately, the

DRC unanimously voted in favor of advising the Planning Commission to recommend approval of the project to the City Council.

### **Conclusion**

Over the past 25 years, the City has been planning for the development of a transit village next to the once abandoned Santa Fe Railroad Depot (now Monrovia Gold Line Station). Those planning efforts began with a General Plan designation that would allow residential, commercial, and retail activities around a mass transit system. Input from a panel of community leaders, local business leaders, development professionals, and other stakeholders evolved into a framework for development as articulated in a 2004 Urban Land Use Institute advisory report. The ULI report helped refine that vision by establishing guiding principles calling for a strong pedestrian-friendly “axis of opportunity” between Monrovia’s Old Town and a new Station Square Transit Village. The report describes the future of this new area as a pedestrian-oriented, walkable neighborhood with high-density, multifamily residential uses and neighborhood oriented services. The panel’s suggested design for Station Square was described as a new “power center” where the buildings are three to six stories tall with structured parking, housing, and retail uses at street level. The recommendations in the 2004 ULI study formed the foundation for the General Plan’s Station Square Transit Village development standards.

The proposed project involves the development of a seven-story mixed use building on a 1.83 acre site within the Station Square Transit Village. The project is consistent with the General Plan’s land use, urban design, and planning objectives. The building would complement the transit village setting and enhance the character of the area with “signature architecture”. Its height and unique architectural elements will create a highly recognizable landmark and orienting device that will help define the neighborhood. The site’s design features public open spaces with adequate amenities for comfortable social interaction and promotes an increased level of pedestrian activity. The project will also increase the variety and availability of housing within the City. The residents’ close proximity to the Monrovia Gold Line Station and the opportunities for services within the ground floor commercial space of the project will help promote walkability. Overall, the project will enhance the Station Square Transit Village by providing infill development that is architecturally compatible with existing and future development and will strengthen the character of this neighborhood.

**RECOMMENDATION:** The Development Review Committee and Staff recommend approval of the project applications as presented in this 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 No. 2019-003 (recommending approval of the MND); adopt Planning Commission Resolution No. 2019-004 (recommending approval of the Zoning Ordinance and Map Amendment); adopt Planning Commission Resolution No. 2019-005 (recommending approval of the 127 Pomona Specific Plan); and recommend approval of Tentative Parcel Map No. 82520, Conditional Use Permit CUP2018-0016, and General Plan Conformity GPC2019-0002.

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 (MND) that was prepared pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines and hereby makes a finding of adequacy with the MND and recommends that the City Council

adopt the Mitigated Negative as the environmental clearance for the project (Tentative Parcel Map No. 82520, Conditional Use Permit CUP2018-0016, Specific Plan SP2019-0001, Zoning Ordinance and Map Amendment ZA2018-0004, and General Plan Conformity (GPC2019-0002) as set forth in Planning Commission Resolution No. 2019-0003.

2. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding upon which this decision is based is with 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 dedication of public right of way as discussed in this 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 82520 and CUP2018-0016, which are incorporated herein by this reference.
5. The Planning Commission hereby recommends approval to the City Council of Tentative Parcel Map No. 82520, Conditional Use Permit CUP2018-0016, Specific Plan SP2019-0001, Zoning Ordinance and Map Amendment ZA2018-0004, 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. PCR2019-0003 recommending approval to the City Council of the Mitigated Negative Declaration.
- B. Find that the proposed street dedication of public right-of-way is in conformity with the General Plan as presented in the Staff Report.
- C. Adopt Planning Commission Resolution No. 2019-0004 recommending approval to the City Council of Zoning Ordinance and Map Amendment Ordinance No. 2019-10.
- D. Adopt Planning Commission Resolution No. 2019-0005 recommending approval to City Council of the "127 Pomona Specific Plan."
- E. Recommend to the City Council the approval of TPM 82520 and CUP2018-0016 as presented in the Staff Report.



# DATA SHEET 1

# Planning Conditions

**Tentative Parcel Map No. 82520 and  
Conditional Use Permit CUP2019-0005**

**123 West Pomona Avenue  
137 West Pomona Avenue  
141 West Pomona Avenue  
145 West Pomona Avenue  
1528 South Primrose Avenue  
1532 South Primrose Avenue**

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 TPM 82520 and Conditional Use Permit CUP2019-0005 for a new seven-story mixed-use residential/commercial development to include 310 apartment units (25 units are designated affordable), 10,000 square feet of ground-floor commercial space, and a three-level (two underground) 479-space parking garage submitted by the Applicant, as approved by the City Council 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 Director of Community Development to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property developer, the property owner, and all successors in interest to this Subdivision Map and Conditional Use Permit.

## DEVELOPMENT STANDARDS

1. The development shall comply at all times with all standards, regulations, requirements, guidelines and conditions set forth in "Station Square South Specific Plan."
2. All final building/architectural materials shall be submitted to the Planning Division Manager for review and approval prior to building permit issuance. The review of final materials shall include, but not be limited to, concrete masonry unit (CMU) walls, metal panels, concrete textures, metal screens, glass guard rails, metal canopies, wood tile cladding metal panel systems, vinyl windows systems, color schemes, and exterior light fixtures.
3. The final decorative artwork element proposed on the south exterior wall of the building and underneath the protruding metal panel systems (Material Legend Item No. 9 of the plans) shall be submitted to the Development Review Committee for review and approval. If this exterior wall feature is proposed as a public art piece, the final design details shall be submitted to the Art and Public Places Committee for review and approval. The Community Development Director shall determine the appropriate body to review and approve the design.
4. Placement and design of mailboxes shall be reviewed and approved by both the U.S. Postal Service and the Planning Division prior to installation and shall not be placed in the public right-of-way.

5. All roof mounted mechanical equipment shall be completely screened from street view adjacent to the site by perimeter parapet walls, subject to review and approval by the Community Development Director.
6. Ground level mechanical equipment shall be screened through the use of landscaping or enclosures. Final screening method is subject to review and approval by the Community Development Director.
7. All roof and balcony drainage shall be directed to an internal collection system.
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 and provided to each unit.
9. All utilities and structures such as gas meters, electrical meters, and telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, or other potential obstructions shall be noted on the plans in locations that will not impair public access and in compliance with the Americans With Disabilities Act with provisions for appropriate screening to the satisfaction of the Community Development Director. These structures shall be incorporated into the building design whenever possible so as not to be visible from the public right-of-way. Any equipment in the landscaped areas shall be noted on the landscape/hardscape plan with provisions for appropriate screening. Electrical transformers shall not be located in front of or within the main public plaza (facing Pomona and Primrose Avenues) or the entry plaza to the lobby (facing Pomona Avenue). If transformers are proposed within these areas they shall be vaulted and placed underground.
10. Comprehensive Lighting Plan. Prior to issuance of a building permit, the project developer shall submit a comprehensive lighting plan for review and approval by the City Community Development Director, or designee. The lighting plan shall be prepared by a qualified engineer (i.e., an engineer who is an active member of the Illuminating Engineering Society of North America [IESNA]) and shall be in compliance with applicable standards of the City's Municipal Code. The lighting plan shall address all aspects of lighting, including infrastructure, onsite driveways, recreation, safety, signage, and promotional lighting, if any. The lighting plan shall include the following in conjunction with other measures, as determined by the illumination engineer:
  - Exterior onsite lighting shall be shielded and confined within site boundaries.
  - No direct rays or glare shall be permitted to shine onto public streets or adjacent sites.
  - Lighting fixtures that blink, flash, or emit unusual high intensity or brightness shall not be permitted.
  - The site shall not be excessively illuminated based on the illumination recommendations of the IESNA.

The Lighting Plan shall be reviewed and approved prior to issuance of building permits. Monitoring: The City's Community Development Director, or designee, shall review and approve the lighting plan prior to issuance of building permits.

11. 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.
12. Reflective glass, metallic, and other highly reflective and glare producing materials shall not be used in new building construction. This Condition shall be printed on all construction drawings.
13. Prior to issuance of any construction permits, the City of Monrovia Community Development Director, or designee, shall verify that all construction plans include the following note: "During construction, the construction contractor shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways are maintained in a visually attractive manner. In the event that unauthorized materials or markings are discovered on any temporary construction barrier or temporary pedestrian walkway, the Construction Contractor shall remove such items within 48 hours." This Condition shall be printed on all construction drawings.
14. Prior to issuance of a building Certificate of Occupancy, Deed restrictions and an Affordable Housing Agreement and Covenant in a form approved by the City Attorney must be recorded against the thirteen (13) affordable apartment units for 55 years that meet all of the requirements for affordability for very-low income families and meet all other criteria outlined in Government Code Section 65915.
15. Prior to issuance of building Certificate of Occupancy, Deed restrictions and an Affordable Housing Agreement and Covenant in a form approved by the City Attorney must be recorded against the twelve (12) affordable apartment units that meet all of the requirements for affordability for moderate income families for 55 years and meet all other criteria outlined in Government Code Section 65915.

## **LANDSCAPING**

16. A Landscape and Irrigation Plan prepared by a licensed Landscape Architect shall be submitted to the Planning Division for plan check showing the size, type, and location of all planting areas and shall incorporate the following conditions of approval:
  - a. Landscaping shall be a combination of 24" and 36" box trees, shrubs, groundcover, and turf except on the rooftop decks where 15 gallon trees can be planted.
  - b. All landscaping, including the landscaping located within the public open space and amenity areas, shall be maintained by the applicant and shall include a permanent automatic irrigation sprinkler system.



- c. Any unimproved City right-of-way contiguous with the property shall be landscaped and maintained by the Applicant and shall be incorporated into the required landscape plan.
- d. Hardscape improvements shall be provided in all common areas. The common areas shall incorporate amenities for residents of the development to the satisfaction of the Community Development Director. The improvements shall be indicated on the final landscape/hardscape plan.
- e. A landscape documentation package that complies with the requirements of the Model Water Efficient Landscape Ordinance and 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.

17. Public Open Space Easement. Easements for the following public areas shall be dedicated to the City, to the satisfaction of the Community Development Director, City Engineer and City Attorney: a main public plaza totaling 6,250 square feet located at the northeast corner of South Primrose Avenue and Pomona Avenue and the entry plaza facing Pomona Avenue that totals 712 square feet.. These public areas shall be constructed and maintained by the Applicant or its successors in interest.

18. A Public Open Space and Amenity Plan shall be prepared in coordination with the Landscape and Irrigation Plan showing the amenities proposed within the public open space and amenity areas to the satisfaction of the Community Development Director. The amenity improvements shall include, at a minimum, decorative permanent seating, trash receptacles, and decorative hardscape.

## **PARKING**

19. The parking structure driveway entrance shall be surfaced with Portland cement concrete (3 1/2" minimum), interlocking pavers, or other suitable materials, which shall be submitted to the Planning Division Manager and Public Works Department prior to installation for review and approval.

20. A minimum of 50 public parking spaces shall be provided. The public parking spaces shall be clearly marked and shall be open and accessible to the public from 6:00 AM to 12:00 AM. Before any change is made in these hours, approval shall be obtained from the Development Review Committee. No resident parking shall be permitted in the designated public parking spaces in front of the gate. Signage shall be provided to advise residents of this restriction.

21. Driveway ramps shall be a maximum 15% grade.

22. Storage for a minimum of 31 short-term bicycle parking spaces and 163 long-term bicycle parking spaces shall be provided onsite in a location that is satisfactory to the Director of Community Development.
23. A final parking management plan shall be submitted to the Planning Division for the review and approval of the Planning Division Manager. In addition to identifying how the private residential parking area and the paid public parking area will be managed separately and securely from each other, the parking management plan shall also identify the location of the residential, residential guest, commercial, public paid parking, Electrical Vehicle charging station, United States Postal Service (USPS), and Americans with Disabilities Act (ADA) parking stalls within the parking structure, as well as identify the location of the bicycle storage areas for the 163 bicycles on the development site.
24. To prevent potential spillover parking impacts from the project into surrounding residential neighborhoods, the Applicant shall prepare and submit a "Parking and Circulation Management Plan" to the Director of Community Development (the "Parking Plan") for review and approval prior to issuance of a certificate of occupancy. The Parking Plan shall identify various strategies and commitments by the Applicant to prevent spillover parking impacts to nearby residential neighborhoods caused by future project tenants, employees and patrons. At minimum, the Parking Plan shall require the following:
  - a. A provision in the Rules and Regulations of all residential and commercial leases prohibiting tenants and employees from parking on surrounding residential streets.
  - b. A prohibition on tenants applying for neighborhood permit parking passes should they become available.
  - c. A requirement to conduct a parking utilization study one year from issuance of the project's certificate of occupancy. The utilization study must demonstrate that on-site parking is adequate to meet project demand. If the study shows project parking demand exceeds the supply of off-street parking within the project, the Applicant shall propose measures to reduce spillover parking impacts, subject to review and approval by the Director of Community Development. Such parking reduction strategies may include, but are not limited to, (i) valet parking for commercial tenants, (ii) provision of transit passes and/or ride-share subsidies for tenants who contractually commit not to own or lease a single occupancy vehicle and (iii) demonstration of best efforts by the applicant to lease off-site parking spaces for project tenants and commercial employees within the vicinity of the project site.

25. To address potential spillover parking impacts from the project into the surrounding residential neighborhoods, Applicant shall also prepare and submit a "Parking Violation Eviction Program" to the Community Development Director for review and approval prior to issuance of a certificate of occupancy. The Parking Violation Eviction Program shall layout a review and determination process that will result in the identification and eviction of any of the Applicant's residential and / or commercial tenants for violation of the parking regulations contained in the Applicant's lease Rules and Regulations, as outlined above. Furthermore, the Parking Violation Eviction Program shall contain provisions which allow the City to initiate a review, and to participate in the adjudication process.

## **DEVELOPMENT IMPACT FEES**

26. Open Space. The Applicant shall enter into an agreement with the City, which must meet with the approval of the City Manager or his/her designee, and be acceptable in form and substance to the City Attorney, to provide Open Space pursuant to the requirements of the Land Use Element of the General Plan. The agreement shall require the Applicant to provide land dedicated for Open Space or an in-lieu fee to cover either the purchase of land for Open Space or the maintenance of the Open Space. The Open Space land dedication and/or in-lieu fee is determined based upon 3.0 acres of land per 1,000 residents (130.68 square feet per resident) potentially generated by the development. Required open space shall be 74,488 square feet of land, which was calculated by multiplying 130.68 square feet per resident by 570 residents. The number of residents was calculated based on a projected occupancy of 1.5 persons per bedroom (371 bedrooms). The in lieu fee shall be calculated by multiplying the required open space by the Fair Market Value of the land as determined by an appraisal. 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 open space. If the Community Facilities District is formed and such special tax is approved, then this parkland dedication or in-lieu fee requirement would be satisfied.

27. 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.

## **CONSTRUCTION SITE REQUIREMENTS**

28. A Construction Impact Mitigation Plan shall be submitted to the Planning Division for review and approval and must be approved prior to the start of any demolition or construction.

29. The Applicant shall 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.

30. One waterproof sign (36" x 48") in both English and Spanish noting construction hours and a phone number for contact shall be posted on each street frontage prior to grading or construction.
31. The applicant shall comply with the South Coast Air Quality Management (SCAQMD) District Rule 403, Fugitive Dust requirements by incorporating the best available control measures during construction. This standard condition shall be printed on construction drawings and included as a requirement in the construction contract.
32. The applicant shall comply with the SCAQMD Rule 1113 to reduce VOC emissions from architectural coating applications. Prior to the issuance of a building permit for the Project, the Applicant shall submit, to the satisfaction of the Planning Division, a Coating Restriction Plan (CRP), consistent with South Coast Air Quality Management District (SCAQMD) guidelines. The Applicant shall include in any construction contracts and/or subcontracts a requirement that Project contractors adhere to the requirements of the CRP. The CRP shall include a requirement that all interior and exterior residential and non-residential architectural coatings used in Project construction meet the SCAQMD "super compliant" coating Volatile Organic Compounds (VOC) content standard of less than 10 grams of VOC per liter of coating. The Coating Restriction Plan CRP shall also specify the use of high-volume, low pressure spray guns during coating applications to reduce coating waste. The applicant shall receive Planning Division approval of a CRP prior to receipt of building permits.

## **GENERAL REQUIREMENTS**

33. 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 the Fire Department that are directly applicable to the project.
34. 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.
35. 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.

36. The Applicant shall submit the required filing fee for submittal of the Notice of Determination to the Los Angeles County Clerk and for submittal of the Mitigated Negative Declaration to the State Department of Fish and Wildlife one day after final approval of the project. The applicant may request that the City file a fee exemption request with the State Department of Fish and Wildlife, provided, however, the Applicant deposits with the City the required filing fee one day after final approval of the project. In the event the State Department of Fish and Wildlife grants the exemption, the unused portion of the filing fee shall be refunded to the Applicant.
37. The Applicant shall, within 30 days after approval by the City Council, 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. Tentative Parcel Map No. 82520 and Conditional Use Permit CUP2019-0005 shall be void and of no force or effect unless such written consents are submitted to the City within the 30 day period.
38. The Final Parcel Map for the proposed lot consolidation shown on this Tentative Parcel Map No. 82520 must satisfy the requirements of Section 16.20.010 et seq. of the Monrovia Municipal Code and be filed with and deemed a complete filing by the City Engineer. The development to which the Conditional Use Permit applies must begin, within twenty-four months after the Tentative Parcel Map was conditionally approved, or TPM 82520 and CUP2019-0005 will expire without further action by the City. The map expiration date may be extended as allowed by the Monrovia Municipal Code.
39. All of the above conditions shall be complied with prior to issuance of the Certificate of Occupancy, unless an earlier compliance period is specified as part of a condition.
40. Indemnification. As a condition of approval, the 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 in accordance with the Subdivision Map Act and from choosing counsel to defend the City.

## **PUBLIC SAFETY CONDITIONS**

41. The final parking garage design, and related pedestrian walkways that connect to the main plaza areas, shall be reviewed and approved by the Chief of Police prior to the issuance of building permits. The final design shall incorporate safety measures and design details to deter loitering within the parking garage stairwells.

42. Security Management Plan. Prior to the issuance of a certificate of occupancy, the Applicant shall submit a Site Security Management Plan for approval by the Chief of Police, which shall incorporate features such as lighting, gating and recorded video surveillance within all public open space areas, including the parking garage.

## **FIRE DEPARTMENT CONDITIONS**

43. Fire hydrants shall be provided along the street frontage and spaced at no more than 200 feet. The minimum fire flow shall be 1,750 gpm at 20 psi. Call out locations of all hydrants on Fire Access Plan.

44. A Class I standpipe system shall be provided in all stairwells on all levels including the roof as set forth by Building Code and Fire Code 905.

45. An automatic fire sprinkler system and fire alarm as set forth by Fire Code 903 and 907 shall be provided.

46. Dwelling units and common areas shall be provided with visible alarm notification appliances.

47. Smoke alarms shall be provided in each room for sleeping purposes and at a point centrally located in the corridor or area giving access to each separate sleeping area.

48. Carbon monoxide alarms shall be provided either within all sleeping units or else the dwelling units shall be provided with a carbon monoxide alarm system that protects all common areas per Fire Code 915.

49. Knox boxes shall be provided adjacent to all exit stairwell exterior doors at approved locations. A Knox box shall also be provided adjacent to the main entrance of all buildings at an approved location.

50. All buildings shall have a minimum of one elevator capable of accommodating general stretcher dimensions.

51. An approved number or address shall be provided on all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall be a minimum of 6-inch high by ½-inch stroke and be a contrasting background.

52. Portable fire extinguishers shall be installed per the CFC.

53. An Emergency Responder Radio coverage system shall be provided for all buildings.

54. A minimum of one standpipe system for use during construction shall be provided. Such standpipe shall be installed when the progress of construction is not more than 40 feet in height above the lowest level of fire department access.



# DATA SHEET 2

# Public Works Conditions

## Vesting Tentative Parcel Map

No. 82520

Conditional Use permit

CUP 2018-0016

## Fifield Development Project West Pomona Transit District

123 West Pomona Ave.

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 Public 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 the approval of the tentative map**, the Applicant shall agree to the conditions as outlined herein and provide the following:
  - a) Provide "Will Serve" letters from all utilities proposing to serve this development. Indicating the feasibility and conditions of providing service to the development.
  - b) Identify and show on tentative map the proposed layout and design of the development and how it will accomplish the conditions as outlined herein.
  
- 2) **Prior to any permitting of development**, except for those conditions where improvements are bonded per Section 16 of the City Municipal Code, 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 Public 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 recorded and accounted for at the time of the Final Map approval.
    - iv) Applicant shall dedicate additional rights of way if determined in the review of the improvement plans if they are needed (i.e. Utility backflow devices, traffic control appurtenances, street light foundations, street light pedestal foundations, storm drain encroachments, ADA sidewalk and driveway push backs from obstructions in street right of way.)
    - v) Applicant shall dedicate a half width of 30 feet for Primrose and Evergreen Avenue along their entire frontage. Additional dedications are needed at the corners for ADA Ramps: at the South West corner of Evergreen Avenue and Primrose Avenue, and at the North East corner of Pomona Avenue and Primrose Avenue.

- vi) 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 Public Services (Public Works Division) for review and approval and processed through the City Engineer prior to being filed with the Los Angeles County Recorder.
- vii) Prior to filing the Final Map (or after filling financial surety or bonds) with the Department of Public 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, or bond for these monuments per Section 16 of the City Municipal Code.
- viii) Improvement plans and an engineer's estimate of the improvements, using the departments approved unit rates, shall be submitted to the City Engineer for approval, once approved the applicant shall provide the required improvements or bonding for improvements per Section 16 of the Municipal Code 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.
- ix) Prior to filing the Final Map and obtaining financial surety or bonds 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.
- x) Prior to filing the Final Map with the Department of Public Services (Public Works Division) for review and approval the applicant shall provide street improvements per the approved off-site encroachment plans for this project, or bond for these improvements per Section 16 of the City Municipal Code. 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 existing right-of-way along the frontage of this project property, or any damage due to construction of this project to the satisfaction of the City 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 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; or pay fair share "fee-in-lieu-of" the needed improvements, or install and convey needed improvements as outlined in the feasibility study. Applicant shall reimburse the City for all consultant fees for the feasibility study and all City of Monrovia incurred installation costs.

Water demand information to include:

- (1) Fire flow demand (GPM) and duration for this project as dictated by the California Fire and Building Code and City of Monrovia Fire Department.
- (2) Location of all proposed fire hydrants to meet the fire flow demand.
- (3) Location of fire sprinkler connections with the demand flows.
- (4) Domestic Demand (GPM) and connection locations.
- (5) Indication of all private lines and backflow connections.

Contact Consulting City Engineer, Brad Merrell for coordination of this feasibility study.  
[bmerrell@ci.monrovia.ca.us](mailto:bmerrell@ci.monrovia.ca.us) Phone 760-900-7526

- ii) All water lines within the project site shall be a private systems maintained by the project and not the City of Monrovia's responsibility. The project shall provide adequate backflow at the transition from right of way to the private/public utility easement. The City of Monrovia shall not be responsible for the any utility within the easement after the backflow and meters.
- iii) All backflow devices will be reduced pressure double check valves from the state approved list. Developer/owner will provide testing of all state approved devices prior to operation and on an annual basis. If testing is not provided, city has the right to test at the owner's expense for said testing. If test fails owner shall replace approved device at their cost with approval from city water personnel.
- iv) The applicant will be responsible for all costs to connect to the City water system and installation of all new fire hydrants off the City system. The developer shall prepare engineered plans, approved by the City Engineer, and pay for all construction, equipment, testing and inspection for the connections, hydrants and services. These plans to be on separate improvement plans and submitted to Public Works for approval and construction/encroachment permits
- v) 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 entire 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.

Waste Water Flow information to include:

- (1) Location, design flow and size of all waste water lateral connections to main lines that are needed.
- (2) Location of any lift stations and force lateral connections (if needed).
- (3) Indication of all private lines on-site that will be designed using public works standards (Green book) and not designed using the California Plumbing Code. Any waste water lines using manholes and slopes less than 2.0 percent.

Contact Consulting City Engineer, Brad Merrell for coordination of this feasibility study.  
[bmerrell@ci.monrovia.ca.us](mailto:bmerrell@ci.monrovia.ca.us) Phone 760-900-7526

**ii) The applicant shall provide evidence of payment and approval for connection of units to LA County Waste Water System.**

iii) All sewer/waste water laterals extending to the mainline in the public right of way to be the maintenance responsibility of the project. The prevention of root intrusion at connection and within the on-site system shall be the projects responsibility.

iv) The applicant will be responsible for all costs to connect to the City waste water system. The developer shall prepare engineered plans, approved by the City Engineer, and pay for all construction, equipment, testing and inspection for the connections. These plans to be on separate improvement plans and submitted to Public Works for approval and construction/encroachment permits

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/infiltration testing for Low Impact Design (LID) standards and avoid areas of infiltration around building foundations and subterranean walls.

ii) The geotechnical engineers for the project shall sign a title block on the Grading and LID plans stating that the recommendations of the project geotechnical report have been followed in the approved plans that he or she is signing.

**iii) Prior to issuance of a grading permit or encroachment permit, applicant shall provide method of shoring for approval by the city engineer. Any tie-back within the city right of way shall be remove prior to backfill, if it is shallower than 20 feet in depth from the finished pavement surface.**

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 City/County Storm Drain System and not be directed to City of Monrovia streets.

All connections to the City/County System shall be permitted by the County and City and evidence of the County work permit and completion provided to the City of Monrovia prior to final acceptance of

the project.

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 increase and thereby not impacting off-site drainage structures.
- v) Grading plan to provide a scaled detail cross 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 must be submitted and approved prior to issuance of encroachment permits for off-sites improvements. 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) Any existing city sewer or water line connection to be abandon, due to non-use, shall be abandon at the main line in the street and not at the curb or right of way line.
- iii) Applicant shall underground all overhead utilities fronting this project site. Specifically on the North side of Pomona Avenue along the project frontage. And (if any exist) on the south side of Evergreen and the east side of Primrose Avenue along the property frontage.

i) Off-site Street Improvement Plans

- i) The project development shall 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 along the frontage of this project, or in conjunction with any utility work serving this project. All ADA requirements shall be satisfied by the Applicant. This condition applies on public right-of-way along property frontages on Evergreen, Primrose, and Pomona Avenues.
- 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 Public Works Division, and will require construction and encroachment permit from the City's 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 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. Pomona and Primrose Avenue have been newly restored and falls within our “No-Cut Moratorium” attached. Evergreen Avenue needs reconstruction and will be require as part of the improvements from the center of the intersection at Primrose along this project frontage.**

j) 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.

k) 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, or areas that facilitate maintenance that may require disturbances, 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 at the main line in the street and not at the curb or right of way 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 Public 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.

l) Traffic Engineering Conditions

i) Prepare a Traffic Impact Analysis (TIA) for the proposed development. Scope of TIA as approved by the City Consulting Traffic Engineer. The project development shall support the recommendations of their own developed approved traffic impact analysis. When traffic issues arise from unexpected shifts in traffic patterns or road hazard due to the recommendations of the analysis, the project shall cooperate and participate in the additional corrective actions needed to improve the traffic concerns

of the traveling public, local residents and the city. If needed the owner/manager of project will participate in traffic committee concerns and recommendations as the need arise

- ii) The City conducted an Area Traffic Study and the City Council adopted a Traffic Impact Fee (TIF) program to address the cumulative traffic effects of proposed development in the vicinity of the Monrovia Gold Line Station. The TIF includes each project's fair share cost of the traffic study and any recommended mitigation measure identified for a project's specific impact. Payment of the TIF will fully satisfy the project's mitigation obligation for the necessary improvements in the future. This fee shall be paid prior to the map recording or a bond equal to the determined amount.
- 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.

m) 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 following shall be incorporated into the project application:

The applicant shall be responsible for the following when applicable in the code:

- ii) 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 (California Public Resources Code Section 21100), Section 13369 of the California Water Code, Sections 319, 402(p), and 404 of the Clean Water Act, Section 6217(g) of the Coastal Zone Act Reauthorization Amendments, Section 7 of the Environmental Protection Act, and local governmental ordinances.
- iii) The applicant shall provide in a table on the title sheet of the approved grading plans for the project the following information :
  - 1. The drainage area addressed by the project in Acres
  - 2. The total BMP retention capacity of the project in Acre-Feet
  - 3. The estimated total runoff volume to be retained on-site for a typical year.

n) Demolition of Existing Structures

- i) The project demolition activities shall comply with the City's Construction and Demolition Recycling Program (C&D Recycling Program) by filing an application and submitting a deposit to Public Works Environmental Services prior to issuance of permits. Building, demolition, and grading permits will not be issued until the applicant provides the City with the required forms and the waste management plan has been reviewed and approved by the Environmental Services. If the Applicant chooses not to participate in the C&D Recycling Program, then the hauler must be identified on the demolition, building and grading plans.
- ii) Building demolition permits will not be issued until the applicant provides copy of Air Quality

Management District (AQMD) permit.

o) 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.



# DATA SHEET 3

**Vesting Tentative Parcel Map No. 82520 and Conditional Use Permit CUP2018-0016 for the 127 Pomona Specific Plan and Development Project**

# Findings

**123 West Pomona Avenue  
137 West Pomona Avenue  
141 West Pomona Avenue  
145 West Pomona Avenue  
1528 South Primrose Avenue  
1532 South Primrose**

## TENTATIVE PARCEL MAP

As required by Sections 66473.5 & 66474 of the California Government Code, the decision for recommending approval of Tentative Parcel Map No. 82520 for a new seven-story mixed-use residential/commercial development to include 310 apartment units (25 units are designated affordable), 10,000 square feet of ground-floor commercial space, and a three-level (two underground) 479-space parking garage is based on the following findings:

- A. That the tentative parcel map consolidating the existing seven parcels into one 1.83-acre parcel for the development of a transit-oriented mixed use complex consisting of 310 apartment units (25 units are designated affordable), 10,000 square feet of ground-floor commercial space, a three-level (two underground) 479-space parking garage, and public open spaces, together with the provisions for the subdivision's design and improvement, are consistent with the Monrovia General Plan, and satisfy the requirements of the Map Act and of the Municipal Code. This project will be consistent with the General Plan in that it meets the requirements of the General Plan land use designation of the PD-Area 12 Station Square Transit Village in that lot consolidation and mixed use projects are encouraged in the Western Gateway neighborhood. The lot consolidation will facilitate a project that will meet the goals of the Land Use and Housing Elements in providing additional housing opportunities in Monrovia including housing that is affordable to very low income and moderate income households. Thus, it is compatible with the objectives, policies, general land uses, and programs specified in the General Plan. This project will conform to the "Station Square South Specific Plan" providing a transit-oriented development with an attached parking structure and public open space.
- B. That the site is physically suitable for this type of development, in that it is relatively flat in topography and has adequate access to public streets and is developed at a density permitted on a 1.83-acre site. The setbacks and height of the development are consistent with the requirements set forth in the PD-Area 12 Station Square Transit Village development guidelines. No variances are requested for the proposed improvements.
- C. That the site is physically suitable for the proposed density of development, specifically the 1.83-acre site. The proposed "127 Pomona Specific Plan" is based on the development parameters established by the Monrovia Land Use Element, which establish maximum caps and minimum requirements for various types of development in the Station Square Transit Village Planned Development Area 12

(PD-12) on an area-wide basis. The transit-oriented mixed use complex was planned at a high density, which is encouraged for transit-oriented development. Since the current Floor Area Ratio limit of 2.5 would physically preclude development of the project, a waiver is used through the State's Density Bonus Law to exceed that amount up to a maximum 3.8:1 Floor Area Ratio. Although portions of the site's boundaries encroach into the City's public rights-of-way, those areas will be dedicated to the City for roadway and sidewalks that will be improved to meet Public Works street standards. In accordance to MMC §17.04.035 the proposed development will meet all of the development standards as outlined in the "127 Pomona Specific Plan" and no variances are requested for the proposed improvements.

- 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 located within an urbanized area with no natural habitat. With mitigation, the project would not significantly impact any sensitive plants, plant communities, fish or wildlife habitat or any sensitive species.

- 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 with the incorporation of mitigation measures.

The Monrovia Police Department, located at 140 East Lime Avenue, provides law enforcement and police protection services within the City. The Monrovia Police Department provides a full range of programs, including Community Activist Policing, Neighborhood Partnerships, Drug Abuse Resistance Education (DARE), Parenting Workshops, and Safe City, Safe Campus. Data Sheet 1 (Condition of Approval No. 41) requires the submittal of a security plan for the entire development for the review and approval of the Chief of Police prior to the issuance of a Certificate of Occupancy. Data Sheet 1 (Condition of Approval No. 40) requires the final parking structure design be submitted for the review and approval of the Chief of Police. Data Sheet 1 (Condition of Approval No. 10) further requires the approval of a comprehensive lighting plan to ensure public areas are well lit, and that lighting does not spill on to adjacent properties.



The City of Monrovia's Fire and Rescue provides full-service fire protection and emergency medical services to all properties in the City. The Fire Department is responsible for 13.7 square miles of residential, commercial, and industrial uses, as well as open space brush area. Two fire stations (Fire Stations 101 and 102) each house an engine company and paramedics services, with one station housing the ladder truck and division chief (shift chief). These facilities are equipped to serve a resident population of over 40,000. For the Specific Plan project site, emergency first response is expected to come from Fire Station 102 (2055 South Myrtle Avenue) located less than one-quarter mile from the project site.

- 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.

There are currently no existing or proposed public easements to provide access through or use of the property. Therefore, the design of the subdivision will not conflict with any public easements for access through, or use of the property within the proposed subdivision.

- 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 development will not significantly increase the demands on available fiscal and environmental resources. The housing needs will be improved in the region by the addition of the 310 apartment units and twenty-five units that are restricted to very low income and moderate income households.

- 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. The City provides local sewage collection service via in-street lines that connect to regional trunk lines. Sufficient capacity exists within the conveyance system to accommodate the proposed 310 residential units. A sewer line point-of-connection on Pomona Avenue serves the project and connects to other sewer pipelines on adjacent streets before entering the main collection system on Magnolia Avenue and Myrtle Avenue. Data Sheet 2 (Condition No. 2.d.i.) requires that the applicant install sanitary sewers (minimum six inches) to Monrovia's sewer system to serve the entire development. David Evans & Associates conducted a sewer capacity analysis to evaluate the feasibility and potential impact of connecting the project to the City's existing sanitary sewer collection system. Based on these findings, the study concluded that existing City sewers have sufficient capacity to convey additional wastewater from the project.

The Project will connect to the City's existing stormwater system and will comply with the City's Stormwater Management Regulations (Chapter 12.36 of the Municipal Code) and implement Low Impact Development (LID) standards.

## **CONDITIONAL USE PERMIT**

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision recommending approval of Conditional Use Permit No. CUP2018-0016 for the construction of a new 7-story mixed-use residential/commercial development to include 310 apartment units (25 designated affordable), 10,000 square feet of ground-floor commercial space, and a three-level (two underground) 479-space parking garage is based on the following findings:

- A. The project site is adequate in size, shape and topography for a seven-story mixed-use residential/commercial development that includes 310 apartment units (25 designated affordable), 10,000 square feet of ground-floor commercial space, and a three-level (two underground) 479-space parking garage and meets the size and dimension requirements in the Zoning Ordinance and the 127 Pomona Specific Plan. The requirements of the “127 Pomona Specific Plan” are based on the development parameters permitted through the State’s Density Bonus Law and Monrovia’s General Plan Land Use Element. The project complies with the established maximum caps and minimum requirements for various types of development within the parameters of the “127 Pomona Specific Plan”. Since the current Floor Area Ratio limit of 2.5 would physically preclude development of the project, a waiver is used through the State’s Density Bonus Law to exceed that amount up to a maximum 3.8:1 Floor Area Ratio. The property is also relatively flat in topography and will accommodate the proposed development without variances from the Monrovia Municipal Code.
- 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 mixed use project consisting of a new 7-story mixed-use residential/commercial development to include 310 apartment units, 10,000 square feet of ground-floor commercial space, and a three-level (two underground) 479-space parking garage on a 1.83-acre site. The site is bounded by three streets including: Pomona Avenue, Primrose Avenue, and Evergreen Avenue all designated as collector streets in the Circulation Element with planned bikeway facilities. The primary street frontages are along Pomona and Primrose Avenues; each one has a 60-foot right-of-way width. Vehicular access to the site, including passenger and loading, is through the parking garage entrances: one on Primrose Avenue to access the residential parking spaces underground, and a second on Pomona Avenue to access the commercial and public parking spaces and loading area. The project includes the dedication of public-right-of way to ensure that the streets and sidewalks remain sufficient in width for traffic and pedestrians. The project improvements include expanded sidewalks, a parking garage, and bicycle parking and storage. The project is consistent with the General Plan’s goals and policies that support the use of public transportation, including light rail transit, and the use of public transportation as an alternative to automobile travel.
- C. The proposed use is compatible with the General Plan and the 127 Pomona Specific Plan. The proposed project involves the development of a seven-story mixed use building on a 1.83 acre site within the Station Square Transit Village. The project is consistent with the General Plan’s land use, urban design, and planning objectives.

The building would complement the transit village setting and enhance the character of the area with “signature architecture”. Its height and unique architectural elements will create a highly recognizable land mark and orienting device that will help define the neighborhood. The site’s design features public open spaces with adequate amenities for comfortable social interaction and promotes an increased level of pedestrian activity. The project will also increase the variety and availability of housing within the City, including providing twenty-five units that are affordable for very low income and moderate income households. The residents’ close proximity to the Monrovia Gold Line Station and the opportunities for services within the ground floor commercial space of the project will help promote walkability. Overall, the project will enhance the Station Square Transit Village by providing infill development that is architecturally compatible with existing and future development and will strengthen the character of this neighborhood. The mixed use project will not adversely impact the objectives General Plan and the 127 Pomona Specific Plan.

- D. The project will comply with the applicable provisions of the zoning ordinance, specifically MMC §17.04.035. The development will comply with the development standards set forth in the “Station Square South Specific Plan.” Since the current Floor Area Ratio limit of 2.5 would physically preclude development of the project, a waiver is used through the State’s Density Bonus Law to exceed that amount up to a maximum 3.8:1 Floor Area Ratio. No variances are requested for the proposed improvements.
- E. The proposed location of the use and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The approval of this mixed use project is subject to the conditions imposed by the City’s Planning, Fire, and Public Works Departments. Furthermore, mitigation measures were prepared for the environmental issues that were deemed potentially significant in the Mitigated Negative Declaration. Compliance with the conditions of approval and the mitigation measures are necessary to protect the public’s health, safety, and welfare. Therefore, the mixed use project and improvements will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

## PLANNING COMMISSION RESOLUTION NO. 2019-0003

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE DECLARATION AND MAKING CERTAIN FINDINGS AS REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA"), IN CONNECTION WITH THE APPROVAL OF THE 127 POMONA SPECIFIC PLAN AND DEVELOPMENT PROJECT, TENTATIVE PARCEL MAP NO. 82520, CONDITIONAL USE PERMIT (CUP2018-0016), AND ZONING ORDINANCE AND MAP AMENDMENT (ZA2018-0004) FOR DEVELOPMENT OF A 1.83-ACRE SITE WITH A TRANSIT-ORIENTED MIXED-USE RESIDENTIAL/COMMERCIAL DEVELOPMENT TO INCLUDE: 310 APARTMENT UNITS (25 DESIGNATED AFFORDABLE), 10,000 SQUARE FEET OF GROUND-FLOOR COMMERCIAL SPACE, AND A THREE-LEVEL (TWO UNDERGROUND) 479-SPACE PARKING GARAGE LOCATED AT 123 WEST POMONA AVENUE (APN: 8507-002-034 AND 8507-002-035), 137 WEST POMONA AVENUE (APN: 8507-002-033), 141 WEST POMONA AVENUE (APN: 8507-002-039), 145 WEST POMONA AVENUE (APN: 8507-002-038), 1528 SOUTH PRIMROSE AVENUE (APN: 8507-002-907), AND 1532 SOUTH PRIMROSE (APN: 8507-002-908).**

### RECITALS

(i) Fifield Development Corporation has initiated an application to develop a 1.83-acre site with transit-oriented mixed-use residential/commercial development to include: 310 apartment units (25 designated affordable), 10,000 square feet of ground-floor commercial space, and a three-level (two underground) 479-space parking garage located at 123 West Pomona Avenue (APN: 8507-002-034 and 8507-002-035), 137 West Pomona Avenue (APN: 8507-002-033), 141 West Pomona Avenue (APN: 8507-002-039), 145 West Pomona Avenue (APN: 8507-002-038), 1528 South Primrose Avenue (APN: 8507-002-907), and 1532 South Primrose (APN: 8507-002-908). The development application includes an amendment to the City's Official Zoning Map changing the PD (Planned Development) Zone designations to the SP (Specific Plan) Zone and a request to amend the text of the Zoning Ordinance to add 127 Pomona Specific Plan to Section 17.04.035 of Title 17 (Zoning) of the Monrovia Municipal Code for the subject properties (Ordinance No. 2019-10/ZA2018-0004), adopt 127 Pomona Specific Plan (SP2019-0001), approve a parcel map for the consolidation of seven lots (TPM 82520), and approve a Conditional Use Permit to construct the development (CUP2018-0016).

(ii) On October 9, 2019, 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 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) 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 September 9, 2019 and ends at the conclusion of the public hearing on the date of the Planning Commission meeting on October 9, 2019.

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

(d) As required by CEQA, the Mitigation Measures for the project have been prepared and are contained within the MND attached hereto and incorporated herein by reference as Exhibit "A". 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 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 Initial Study and MND, and all comments received regarding the MND , and based upon the whole record of the proceedings before it, finds that the MND was 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 takes all necessary actions to adopt the Mitigated Negative Declaration for the Project.
- 7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** this 9<sup>th</sup> day of October, 2019.

\_\_\_\_\_  
Gary Schaeffler, Chair  
Monrovia Planning Commission

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Craig Jimenez, AICP, Secretary  
Monrovia Planning Commission

\_\_\_\_\_  
Craig Steele, City Attorney  
City of Monrovia

**Exhibit "A"**  
**Mitigated Negative Declaration**

A copy of the Mitigated Negative Declaration is on file in the City Clerk's Office. Also, an electronic copy of the Mitigated Negative Declaration is located on the City of Monrovia's website at the following link: <http://www.cityofmonrovia.org/your-government/community-development/planning/development-spotlight>

## **PLANNING COMMISSION RESOLUTION NO. 2019-0004**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA, CALIFORNIA, RECOMMENDING TO CITY COUNCIL APPROVAL OF ORDINANCE 2019-10, WHICH INCLUDES ZONING ORDINANCE AND MAP AMENDMENT ZA2018-0004 AMENDING THE OFFICIAL ZONING MAP TO CHANGE PD (PLANNED DEVELOPMENT) ZONE TO THE SP (SPECIFIC PLAN) ZONE DESIGNATION AND AMENDING THE ZONING ORDINANCE TO ADD THE 127 POMONA SPECIFIC PLAN TO SECTION 17.04.035 OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE FOR PROPERTY LOCATED AT 123 WEST POMONA AVENUE (APN: 8507-002-034 AND 8507-002-035), 137 WEST POMONA AVENUE (APN: 8507-002-033), 141 WEST POMONA AVENUE (APN: 8507-002-039), 145 WEST POMONA AVENUE (APN: 8507-002-038), 1528 SOUTH PRIMROSE AVENUE (APN: 8507-002-907), AND 1532 SOUTH PRIMROSE (APN: 8507-002-908).**

### **RECITALS**

(i) Fifield Realty Corporation has initiated an application to develop a 1.83-acre site with transit-oriented mixed-use residential/commercial development to include: 310 apartment units (25 designated affordable), 10,000 square feet of ground-floor commercial space, and a three-level (two underground) 479-space parking garage located at 123 West Pomona Avenue (APN: 8507-002-034 and 8507-002-035), 137 West Pomona Avenue (APN: 8507-002-033), 141 West Pomona Avenue (APN: 8507-002-039), 145 West Pomona Avenue (APN: 8507-002-038), 1528 South Primrose Avenue (APN: 8507-002-907), and 1532 South Primrose (APN: 8507-002-908). The development application includes a request for an amendment to the Official Zoning Map changing the PD (Planned Development) Zone designation to the SP (Specific Plan) Zone and a request to amend the text of the Zoning Ordinance to add 127 Pomona Specific Plan to Section 17.04.035 of Title 17 (Zoning) of the Monrovia Municipal Code for the subject property (ZA2018-0004).

(ii) On October 9, 2019, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the project, including Ordinance No. 2019-10, 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 Initial Study and Mitigated Negative Declaration and has found that with the recommended mitigation measures imposed on the proposed development, the project will not have a significant effect on the environment, in making its recommendation on Ordinance No. 2019-10.

(iv) The custodian of records for all materials that constitute the record of 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. 2019-10, with the recommended 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. 2019-10 is consistent and compatible with existing land uses in the environs, in that the surrounding land uses include a mix of multiple residential, commercial, and light industrial uses and is within 400 feet of the Monrovia Gold Line Station. The amendments to the Official Zoning Map and Zoning Ordinance will facilitate a transit-oriented mixed-use residential/commercial development to include: 310 apartment units (25 designated affordable), 10,000 square feet of ground-floor commercial space, and a three-level (two underground) 479-space parking garage which will be compatible with the surrounding mix of uses.
5. Ordinance No. 2019-10 is consistent with, and necessary to carry out General Plan goals and policies set forth in the Land Use and Housing Elements, and other Elements of the General Plan, and to guide and direct orderly development of the City and the respective neighborhoods. The ordinance will facilitate the development of a seven-story mixed use building on a 1.83 acre site within the Station Square Transit Village. The project is consistent with the General Plan’s land use, urban design, and planning objectives. The building would

complement the transit village setting and enhance the character of the area with “signature architecture”. Its height and unique architectural elements will create a highly recognizable land mark and orienting device that will help define the neighborhood. The site’s design features public open spaces with adequate amenities for comfortable social interaction and promotes an increased level of pedestrian activity. The project will also increase the variety and availability of housing within the City, including providing twenty-five units that are affordable for very low income and moderate income households. The residents’ close proximity to the Monrovia Gold Line Station and the opportunities for services within the ground floor commercial space of the project will help promote walkability. Overall, the project will enhance the Station Square Transit Village by providing infill development that is architecturally compatible with existing and future development and will strengthen the character of this neighborhood.

6. Ordinance No. 2019-10 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. 2019-10 as set forth in “Exhibit A”, 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 9<sup>th</sup> day of October, 2019.

BY:

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Gary Schaeffler, Chair  
Monrovia Planning Commission

ATTEST:

APPROVED AS TO FORM:

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Craig Jimenez, AICP, Secretary  
Monrovia Planning Commission

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Craig Steele, City Attorney  
City of Monrovia

Exhibit "A"  
PROPOSED ORDINANCE No. 2019-10

**ORDINANCE NO. 2019-10**

**AN ORDINANCE OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING ZA2018-0004, A ZONING ORDINANCE AND MAP AMENDMENT AMENDING THE OFFICIAL ZONING MAP SET FORTH IN SECTION 17.04.040 TO CHANGE PD (PLANNED DEVELOPMENT) TO THE SP (SPECIFIC PLAN) ZONE DESIGNATION AND AMENDING THE ZONING ORDINANCE TO ADD THE 127 POMONA SPECIFIC PLAN TO SECTION 17.04.035 OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE FOR PROPERTY LOCATED AT 123 WEST POMONA AVENUE (APN: 8507-002-034 AND 8507-002-035), 137 WEST POMONA AVENUE (APN: 8507-002-033), 141 WEST POMONA AVENUE (APN: 8507-002-039), 145 WEST POMONA AVENUE (APN: 8507-002-038), 1528 SOUTH PRIMROSE AVENUE (APN: 8507-002-907), AND 1532 SOUTH PRIMROSE (APN: 8507-002-908).**

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

**SECTION 1.** Fifiield Realty Corporation has initiated an application to develop a 1.83-acre site with a transit-oriented mixed-use residential/commercial development to include: 310 apartment units (25 designated affordable), 10,000 square feet of ground-floor commercial space, and a three-level (two underground) 479-space parking garage located at 123 West Pomona Avenue (APN: 8507-002-034 and 8507-002-035), 137 West Pomona Avenue (APN: 8507-002-033), 141 West Pomona Avenue (APN: 8507-002-039), 145 West Pomona Avenue (APN: 8507-002-038), 1528 South Primrose Avenue (APN: 8507-002-907), and 1532 South Primrose (APN: 8507-002-908). The development application includes a request to amend the City's Official Zoning Map changing the PD (Planned Development) Zone designation to the SP (Specific Plan) Zone and amend the text of the Zoning Ordinance to add the 127 Pomona Specific Plan to Section 17.04.035 of Title 17 (Zoning) of the Monrovia Municipal Code for the subject property.

**SECTION 2.** On October 9, 2019, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the project, including this Ordinance No. 2019-10, which incorporates the amendment to the 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. Following the close of the public hearing, the Planning Commission adopted Resolution No. PCR2019-0004 recommending approval of this Ordinance No. 2019-10.

**SECTION 3.** On \_\_\_\_\_, the City Council of the City of Monrovia conducted a duly noticed public hearing on the project, including this Ordinance No. 2019-10. 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**

(c) 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 with the imposition of mitigation measures. Therefore, a Mitigated Negative Declaration was prepared, pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines.

(d) The City Council has adopted Resolution No. 2019-61 adopting the Mitigated Negative Declaration for the project.

(e) The City Council has independently considered and reviewed the information in the Mitigated Negative Declaration in its decision to adopt this Ordinance No. 2019-10.

**SECTION 5.** The custodian of records for all materials that constitute the record of 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.** 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 SP (Specific Plan).

**SECTION 8.** Title 17 (Zoning), Chapter 17.04 (General Provisions), Section 17.04.035 (Relationship to Specific Plans), is hereby amended by adding the following at the end of the list of Specific Plans:

“127 Pomona Specific Plan.”

**SECTION 9. 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 10.** 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 \_\_\_\_\_, 2019.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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Tom Adams, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

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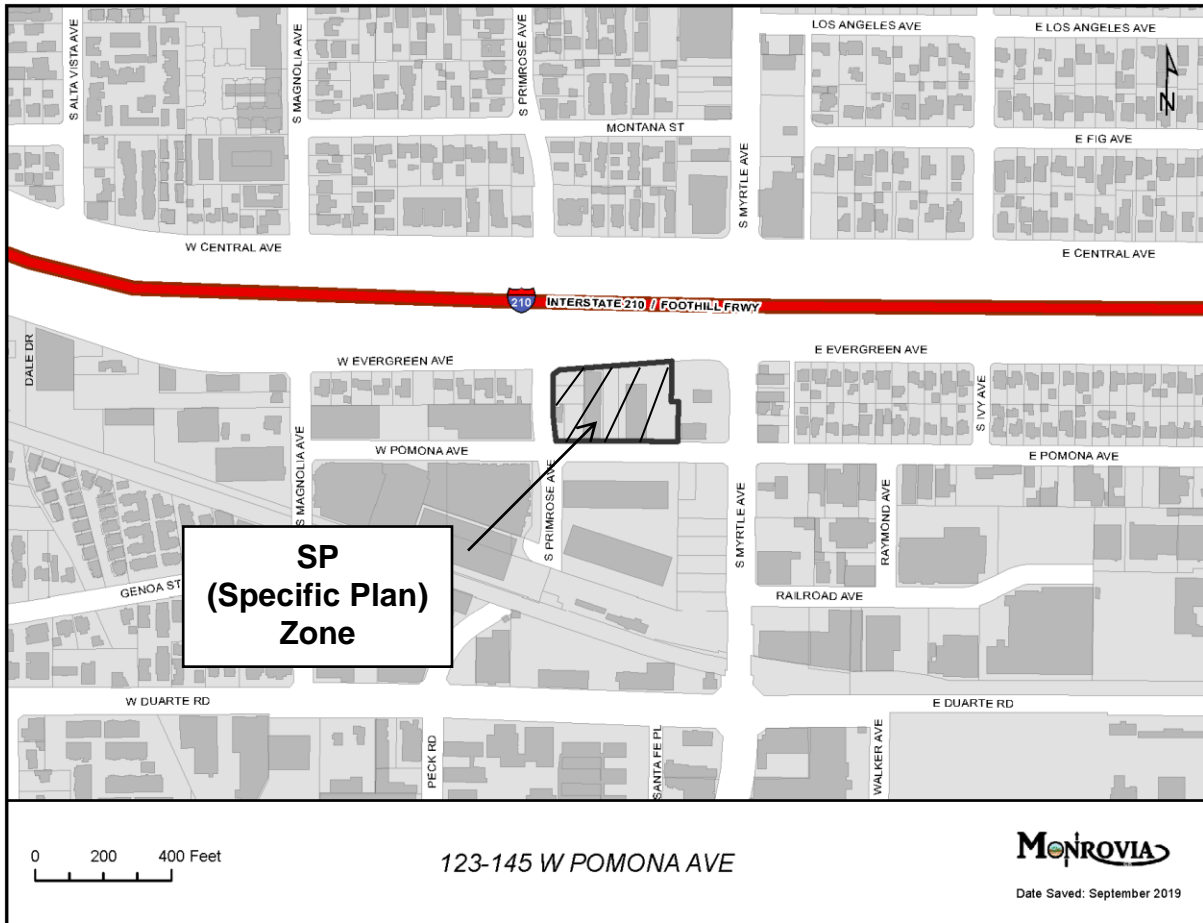
Alice D. Atkins, CMC, City Clerk  
City of Monrovia

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Craig A. Steele, City Attorney  
City of Monrovia

# EXHIBIT A

## Zoning Map Amendment



## ORDINANCE NO. 2019-10

**AN ORDINANCE OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING ZA2018-0004, A ZONING ORDINANCE AND MAP AMENDMENT AMENDING THE OFFICIAL ZONING MAP SET FORTH IN SECTION 17.04.040 TO CHANGE PD (PLANNED DEVELOPMENT) TO THE SP (SPECIFIC PLAN) ZONE DESIGNATION AND AMENDING THE ZONING ORDINANCE TO ADD THE 127 POMONA SPECIFIC PLAN TO SECTION 17.04.035 OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE FOR PROPERTY LOCATED AT 123 WEST POMONA AVENUE (APN: 8507-002-034 AND 8507-002-035), 137 WEST POMONA AVENUE (APN: 8507-002-033), 141 WEST POMONA AVENUE (APN: 8507-002-039), 145 WEST POMONA AVENUE (APN: 8507-002-038), 1528 SOUTH PRIMROSE AVENUE (APN: 8507-002-907), AND 1532 SOUTH PRIMROSE (APN: 8507-002-908).**

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

**SECTION 1.** Fifiield Realty Corporation has initiated an application to develop a 1.83-acre site with a transit-oriented mixed-use residential/commercial development to include: 310 apartment units (25 designated affordable), 10,000 square feet of ground-floor commercial space, and a three-level (two underground) 479-space parking garage located at 123 West Pomona Avenue (APN: 8507-002-034 and 8507-002-035), 137 West Pomona Avenue (APN: 8507-002-033), 141 West Pomona Avenue (APN: 8507-002-039), 145 West Pomona Avenue (APN: 8507-002-038), 1528 South Primrose Avenue (APN: 8507-002-907), and 1532 South Primrose (APN: 8507-002-908). The development application includes a request to amend the City's Official Zoning Map changing the PD (Planned Development) Zone designation to the SP (Specific Plan) Zone and amend the text of the Zoning Ordinance to add the 127 Pomona Specific Plan to Section 17.04.035 of Title 17 (Zoning) of the Monrovia Municipal Code for the subject property.

**SECTION 2.** On October 9, 2019, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the project, including this Ordinance No. 2019-10, which incorporates the amendment to the 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. Following the close of the public hearing, the Planning Commission adopted Resolution No. PCR2019-0004 recommending approval of this Ordinance No. 2019-10.

**SECTION 3.** On \_\_\_\_\_, the City Council of the City of Monrovia conducted a duly noticed public hearing on the project, including this Ordinance No. 2019-10. 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 indentified potentially significant effects; however, those impacts could be mitigated to a level of less than significant with the imposition of mitigation measures. 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. 2019-61 adopting the Mitigated Negative Declaration for the project.

(c) The City Council has independently considered and reviewed the information in the Mitigated Negative Declaration in its decision to adopt this Ordinance No. 2019-10.

**SECTION 5.** The custodian of records for all materials that constitute the record of 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.** 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 SP (Specific Plan).

**SECTION 8.** Title 17 (Zoning), Chapter 17.04 (General Provisions), Section 17.04.035 (Relationship to Specific Plans), is hereby amended by adding the following at the end of the list of Specific Plans:

"127 Pomona Specific Plan."

**SECTION 9.** 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 10.** 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 \_\_\_\_\_, 2019.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.



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Tom Adams, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

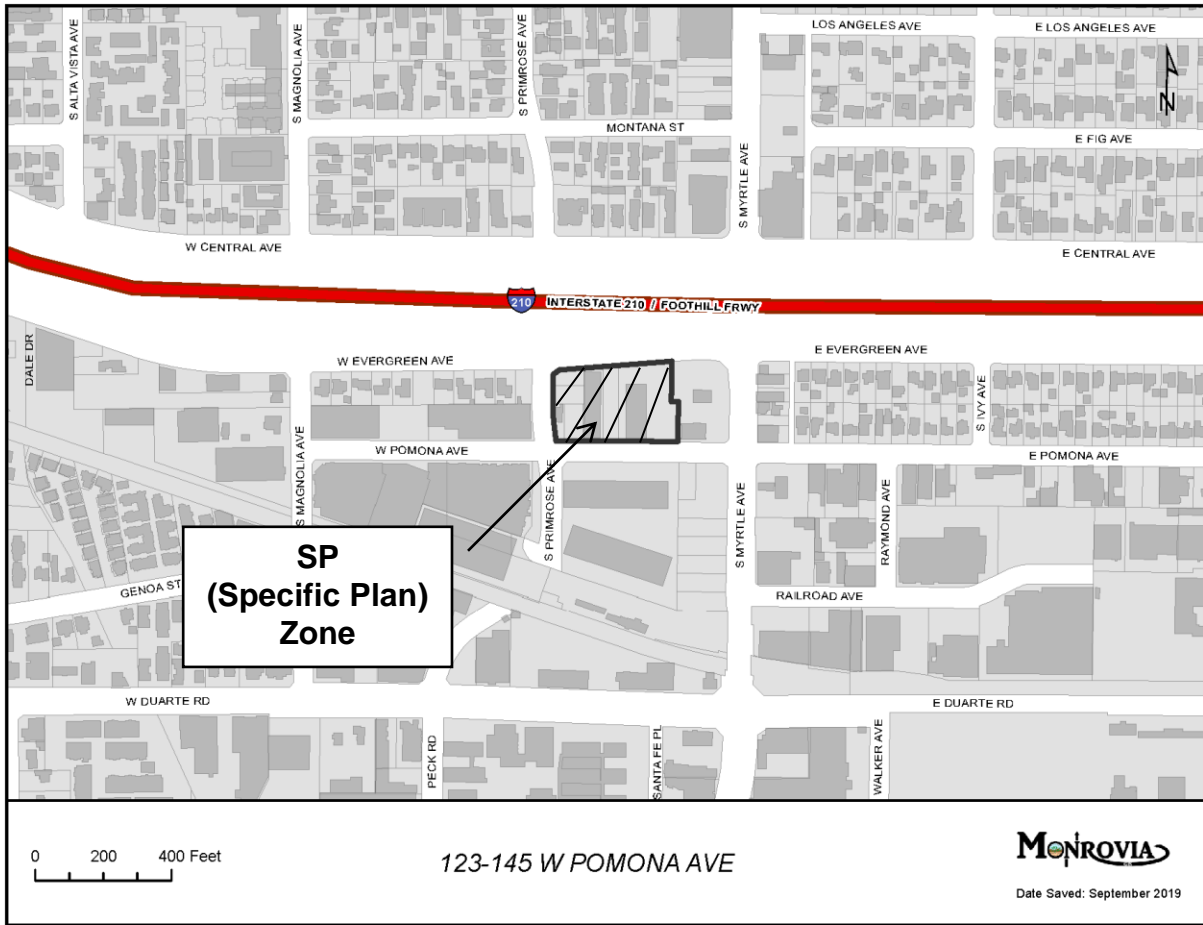
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Alice D. Atkins, CMC, City Clerk  
City of Monrovia

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Craig A. Steele, City Attorney  
City of Monrovia

**EXHIBIT A**  
**Zoning Map Amendment**



## PLANNING COMMISSION RESOLUTION NO. 2019-0005

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE 127 POMONA SPECIFIC PLAN

#### RECITALS

(i) Fifield Development Corporation has initiated an application to develop a 1.83-acre site with transit-oriented mixed-use residential/commercial development to include: 310 apartment units (25 designated affordable), 10,000 square feet of ground-floor commercial space, and a three-level (two underground) 479-space parking garage located at 123 West Pomona Avenue (APN: 8507-002-034 and 8507-002-035), 137 West Pomona Avenue (APN: 8507-002-033), 141 West Pomona Avenue (APN: 8507-002-039), 145 West Pomona Avenue (APN: 8507-002-038), 1528 South Primrose Avenue (APN: 8507-002-907), and 1532 South Primrose (APN: 8507-002-908). The development application includes an amendment to the City's Official Zoning Map changing the PD (Planned Development) Zone designations to the SP (Specific Plan) Zone and a request to amend the text of the Zoning Ordinance to add 127 Pomona Specific Plan to Section 17.04.035 of Title 17 (Zoning) of the Monrovia Municipal Code for the subject properties (Ordinance No. 2019-10/ZA2018-0004), adopt 127 Pomona Specific Plan (SP2019-0001), approve a parcel map for consolidation of seven lots (TPM 82520), and approve a Conditional Use Permit to construct the development (CUP2018-0016).

(ii) On October 9, 2019, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing regarding the 127 Pomona Specific Plan. 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 in making its recommendation on the 127 Pomona Specific Plan.

(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 127 Pomona Specific Plan, with the mitigation measures imposed on the proposed development, will not have a significant effect on the environment.
3. The proposed Specific Plan is consistent with the objectives, policies, general land uses, and programs of the City of Monrovia General Plan, and adopted goals and policies of the City.
  - a. The 127 Pomona Specific Plan implements the City's vision for the Station Square Transit Village by allowing a transit-oriented, infill, mixed-use development with 25 units set-aside for very-low-income and moderate-income households. The project adds to the mixed-use and urban character that is planned for the Station Square Transit Village by adding ground-floor commercial space, public plazas, and parking areas. Common and private recreation areas are provided at all residential levels. The Gold Line Monrovia station is approximately 400 feet to the south, and the project takes full advantage of this ready transit access by orienting the development toward the station, providing commercial services to commuters and local residents and public parking.

The land use and design regulations that apply to the specific plan are wholly contained within the Land Use Element's Station Square Transit Village Vision Statement and Objectives and the PD- 12 Development Guidelines, including provisions specific to the Western Gateway neighborhood. The specific plan describes and establishes the design objective criteria for the project as stipulated in the provision of the Western Gateway neighborhood calling for building design to represent "signature architecture." Therefore, the Specific Plan is consistent with the City of Monrovia General Plan Land Use Element goals and policies that are listed in Chapter 3, Section 3.2 (Land Use Element) of the proposed 127 Pomona Specific Plan, which are incorporated herein by this reference.

- b. The 127 Pomona Specific Plan allows a mixed-use development that implements the City's pedestrian, bicycle, and vehicle parking urban design and transportation objectives. Improvements include expanded sidewalks; a three-level 479-space, parking garage, and bicycle parking and storage for 31 bicycles (short term) and 163 bicycles (long term). Therefore, the Specific Plan is consistent with the City of Monrovia General Plan Circulation Element goals and policies that are listed in Chapter C, Section 3.3 (Circulation Element) of the proposed 127 Pomona Specific Plan, which are incorporated herein by this reference.

- c. The Station Square Transit Village is designated in the 2014-2021 Housing Element as a “Residential Growth Area,” with a realistic capacity to accommodate 2,064 residential units available for low- to very-low-income households. The area provides for a range of housing types, with a minimum of 1,400 units and a maximum of 3,600 units, and no density cap on individual parcels. The 127 Specific Plan's 25 affordable dwelling units set aside for very-low-income and moderate-income households contribute to the City's progress towards meeting its goals to construct 166 affordable units for very-low-income and moderate-income households as identified in the Housing Element 2014-2021. As of 2019, the project's 310 units and other approved and pending residential projects in Station Square will total approximately 1,448 units. Station Square Specific Plan, which was repealed in 2014, was approved for 700 residential units.

Under State and City regulations and policies, transit-oriented, infill, mixed-use, and/or affordable housing projects are given development and procedural relief and protection to expedite construction. Therefore, the Specific Plan is consistent with the City of Monrovia General Plan Housing Element goals and policies that are listed in Chapter 3, Section 3.4 (Housing Element) of the proposed 127 Pomona Specific Plan, which are incorporated herein by this reference.

- d. The 127 Specific Plan complements the city's park and recreational facilities through its addition of new common and private recreational areas. Residents of the project are within walking distance of 2.5 acres of parks within Station Square Transit Village. The project is adjacent to Station Square Park and within 0.5-miles from Evergreen Park. It provides public plazas that are designed and oriented towards the station. The walking and biking experience around the station is greatly improved by the project's streetscape design, accommodation of wider sidewalks, and provisions for bike parking. Therefore, the 127 Pomona Specific Plan is consistent with the Open Space Element goals and policies that are listed in Chapter 3, Section 3.4 (Open Space Element) of the proposed 127 Pomona Specific Plan, which are incorporated herein by this reference.
  - e. The 127 Pomona Specific Plan allows a mixed-use development of residential and commercial uses. The development will incorporate building code requirements to attenuate interior noise. Compliance with the City's noise ordinance (MMC Chapter 9.44) will be required. Therefore, the 127 Pomona Specific Plan is consistent with the Noise Element goals and policies that are listed in Chapter 3, Section 3.5 (Noise Element) of the proposed 127 Pomona Specific Plan, which are incorporated herein by this reference.
4. The proposed Specific Plan would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

5. The subject property is physically suitable for the requested land use designation and the anticipated land use development.
6. The proposed Specific Plan shall ensure development of desirable character, which will be compatible with existing and proposed development in the surrounding neighborhood.
7. Based upon the findings and conclusions set forth above, the Planning Commission hereby recommends approval of the 127 Pomona Specific Plan to the City Council as set forth in "Exhibit A" 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 9<sup>th</sup> day of October, 2019.**

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Gary Schaeffler, 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**  
**127 POMONA SPECIFIC PLAN**

A copy of the Specific Plan is on file in the City Clerk's Office. Also, an electronic copy of the 127 Pomona Specific Plan is located on the City of Monrovia's website at the following link: <https://www.cityofmonrovia.org/your-government/community-development/planning/development-spotlight>