



PLANNING COMMISSION STAFF REPORT

APPLICATION: Arroyo at Monrovia Station Specific Plan **AGENDA ITEM:** PH-4
ZA2019-0005, SP2019-0004, TTM 82517,
CUP2019-0016, and GPC2019-0004

PREPARED BY: Sheri Bermejo **MEETING** **November 13, 2019**
Planning Division Manager **DATE:**

SUBJECT: Arroyo at Monrovia Station Specific Plan, Zoning Amendment ZA2019-0005/Ordinance No. 2019-11 (Planning Commission Resolution PCR2019-0016), Specific Plan SP2019-0016 (Planning Commission Resolution PCR2019-0017), Vesting Tentative Tract Map 82517; Conditional Use Permit CUP2019-0016; General Plan Conformity GPC2019-0004; Environmental Impact Report; Planning Commission Resolution 2019-0015

202, 206, 210, 212, 216, 220, 224, 228, 234, AND 238 West Evergreen Avenue, and 1551 South Primrose Avenue and 1610 South Magnolia Avenue (Assessor's Parcel Numbers [APN] 8507-002-011, -012, -014, -015, -017, -018, -019, -020, -022, -023, -036, -037)

REQUEST: Develop a 2.90-acre site with a transit-oriented, infill, mixed-use residential/commercial development to include: 302 residential units, including three live/work units and 15 affordable units for very low-income households, 7,080 square feet of ground floor commercial space, a parking structure containing 500 parking spaces, a leasing office, residential amenities including two courtyards and a roof deck, and public open space in the form of four plazas along the street frontage of West Pomona Avenue. This property is located in the PD-12 (Planned Development Area 12 – Station Square Transit Village) zone.

The development application includes an amendment to the City's 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 Arroyo at Monrovia Station Specific Plan to Section 17.04.035 of Title 17 (Zoning) of the Monrovia Municipal Code for the subject property, the adoption of the Arroyo at Monrovia Station Specific Plan, and the approval of a vesting tentative tract map for consolidation of twelve lots into one, and the approval of a conditional use permit to construct the development (collectively, the "proposed project").

APPLICANT: Evergreen Investment Partners, LLC C/O MW Investments Group, LLC
Matt Waken
27702 Crown Valley Pkwy, D4-197
Ladera Ranch, CA 92694

ENVIRONMENTAL DETERMINATION: Environmental Impact Report
(SHC No. 2019050016)

BACKGROUND:

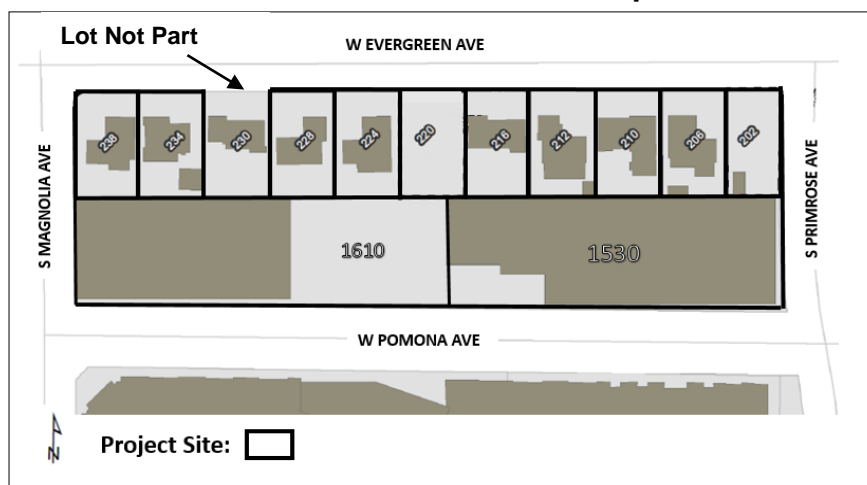
Monrovia’s Station Square Transit Village is an 80-acre planning area that was established for the return of mass transit to the City. It envisions the development of a high density residential transit village. The City’s key objective in establishing the Station Square Transit Village was to provide flexibility in land use types, location, and intensities that allows development to respond to changes in the marketplace over time. It is evident that this creative approach has facilitated the transition of this area from a light industrial neighborhood to a transit oriented community.

With the completion of the MODA apartments in January of 2019 (a 5-story multifamily transit community just north of the Metro Station containing 261 units), and the City Council’s recent approval of Station Square South Specific Plan (a plan for a six-story, 296-unt residential development that incorporates a new southern access point to the Metro station), three new high density residential projects have begun land use entitlement review. One of these projects includes the Arroyo at Monrovia Station Specific Plan development.

MW Investment Group, LLC has initiated the Arroyo at Monrovia Station Specific Plan to develop a 2.90-acre site with a transit-oriented, infill, mixed-use residential/commercial development in the heart of the City’s Station Square Transit Village. Its design includes a five-story (six-level) residential building containing 302 apartment units (including 15 units designated for very low income households and three live/work units), 7,080 square feet of ground floor commercial space, a seven-story (eight-level) parking structure containing 500 parking spaces, as well as a leasing office, several residential amenities including pool facilities, gyms, and a rooftop deck, and several public and private open space areas.

The project site is located just south of the I-210 Freeway and is bounded by West Evergreen Avenue to the north, West Pomona to the south, South Magnolia Avenue to the west, and South Primrose to the east. As illustrated in the location map below, it consists of twelve privately owned parcels that make up nearly an entire city block. What makes this project more challenging than the others the City has previously reviewed, is its irregular site configuration. Specifically, the development plan surrounds one single-family residential developed lot located at 230 West Evergreen on three sides.

FIGURE 1 – Location Map



Although the project would be most complete with the incorporation of this remaining residential parcel, the developer does not own it. MW Investment Group, LLC currently has purchase agreements with all of the property owners on the block, except for this owner. The property owner who currently resides at 230 West Evergreen Avenue is fully aware of the development proposal, and has not expressed any opposition to the development plan to date.

Addressing this design anomaly has been an important, key objective of the project. For this reason the specific plan incorporates Good Neighbor Features to both reduce impacts to the remaining property and its occupant(s) and enhance this property's connectivity with the overall development. The Good Neighbor Features are in the form of implemented site and building design strategies, and also contain provisions for the resident to obtain temporary offsite accommodations during demolition and project construction and the opportunity to share the development's private residential amenities.

The Arroyo at Monrovia Station has been in the planning review stage for over a year. Input received during a Public Outreach Meeting on November 28, 2018 was incorporated into the overall project design.

The 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. **Zoning Text and Map Amendment** to add "Arroyo at Monrovia Station 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). (PCR2019-0016/Ordinance No. 2019-11)
2. **Arroyo at Monrovia Station Specific Plan** adoption that establishes development standards, design guidelines and land use. (PCR2019-0016)
3. **General Plan Conformity Finding** that the proposed dedications of public right-of-way and easements conform to the provisions of the City's General Plan. (GPC2019-0004)
4. **Vesting Tentative Tract Map** to consolidate twelve parcels into one 2.90 (gross) acre parcel. (TTM 82517).
5. **Conditional Use Permit** to allow construction of a 5-story (6-level), 302-unit apartment complex and a 7-story, 8-level, 500 space parking structure. (CUP2019-0016)

Prior to making its recommendation on the above, the Commission must first consider and provide its recommendation on **Environmental Impact Report and Mitigation Monitoring and Reporting Program** for the proposed project pursuant to the California Environmental Quality Act (CEQA). (PCR2019-0015)

SUBJECT PROPERTY:

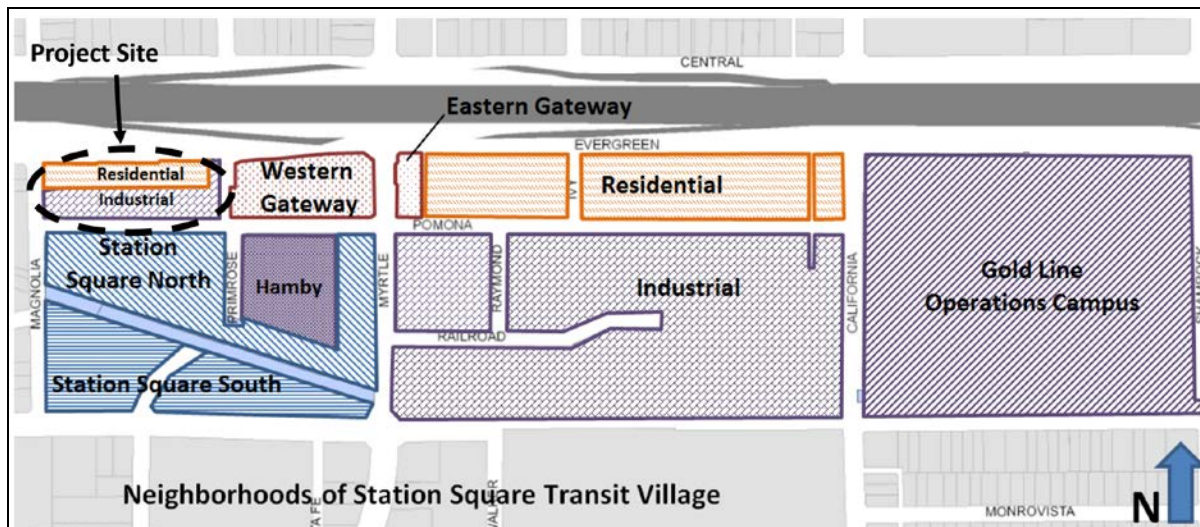
The property is currently developed with eight existing single-family homes totaling 7,612 square feet of building area (238, 234, 228, 224, 216, 212, 210, and 206 West Evergreen

Avenue), a vacant lot (220 W Evergreen Avenue), a surface parking lot (202 West Evergreen Avenue), and two industrial buildings (1610 South Magnolia and 1530 South Primrose) that total 39,500 square feet of building area. These existing structures would be demolished and the parcels would be merged for the proposed development.

Site and Surrounding Land Uses

The project site is designated Station Square Transit Village (Planned Development - Area 12) in the General Plan and is zoned PD-12. As shown in FIGURE - 2, the northern half of the development site is located within the Residential Neighborhood of Planned Development - Area 12 and the southern half is located within the Industrial Neighborhood.

FIGURE 2 – Neighborhoods of Station Square Transit Village



The site is surrounded by the following land uses.

North (Across West Evergreen Avenue):

General Plan: Interstate 210 Freeway
 Zoning: Interstate 210 Freeway
 Land Use: Interstate 210 Freeway

South (Across West Pomona Avenue):

General Plan: Planned Development - Area 12 (Station Square Transit Village)
 Zoning: The Parks at Station Square Specific Plan
 Land Use: Multifamily Residential Development (261 units)

East (Across South Primrose Avenue):

General Plan: Planned Development - Area 12 (Station Square Transit Village)
 Zoning: PD-12
 Land Use: Surface Parking Lot and Industrial Buildings
 ***Location of Proposed 123 Fifield Specific Plan (310 units)

West (Across South Magnolia Avenue):

General Plan: Manufacturing
 Zoning: M (Manufacturing)
 Land Use: Surface Parking Lot and Industrial Buildings
 ***Location of Proposed Alexan Foothills Specific Plan (436 units)

DISCUSSION/ANALYSIS:

The Applicant is proposing to develop a 2.90-acre site with a transit-oriented, infill, mixed-use residential/commercial development to include: 302 residential units (including 3 live/work units and 15 affordable units for very low-income households), 7,080 square feet of ground floor commercial space, a parking structure containing 500 parking spaces, a leasing office, residential amenities including two courtyards and a roof deck, and public open space in the form of four plazas along the street frontage of West Pomona Avenue.

Project Overview

The proposed project implements Monrovia's vision that was established several decades ago to attract vibrant transit-oriented development within walking distance of the Metro Gold Line Station. In addition to proposing attractive housing with a variety of amenities near transit, this project aims to provide important public benefits for the surrounding neighborhood. The Arroyo at Monrovia Station's public benefits include 15 affordable housing units which will be designated for very low income households for a minimum period of 55 years, 7,080 square feet of commercial space that is intended to provide neighborhood serving goods and services to the residents, 19 public parking spaces, and bicycle parking.

The project will enhance the surrounding streetscape by upgrading the physical condition of the adjacent public right-of-way, including undergrounding the existing overhead utility lines and installation of new decorative sidewalk and landscaping for the entire City block. The project has been designed with infrastructure improvements for water, sewer, storm drains, and utilities to sustain the development. Lastly, both the design of the buildings and placement of structures onsite were considered carefully to ensure neighborhood compatibility given that the project is located across the street from the MODA apartment community and also surrounds a single-family residential developed lot on three sides. The following sections describe the various components of the project.

Site Plan

As shown in FIGURE 3 - Conceptual Site Plan, all of the residential units are located within a single 5-story building, with the fifth level consisting of loft units that include interior mezzanines. The site plan layout features a courtyard residential design. The residential building wraps the parking garage on three sides, and the appearance of multiple smaller buildings is achieved, rather than a single building, with the integration of private and public open spaces throughout the development site. This design technique also allows for the project to engage with the surrounding neighborhood, as well as provide sizable landscape buffers between the mixed-use building and the adjacent residential land uses.

FIGURE 3 – Conceptual Site Plan



The commercial area wraps the corner of West Pomona and South Primrose Avenues on the first floor. The placement of the commercial component is intended to visually engage pedestrians traveling north on South Primrose Avenue from the Metro Gold Line station. Three live/work units are located adjacent to the commercial space and front South Primrose Avenue.

The project's primary vehicular access is on West Pomona Avenue with a secondary vehicular access on West Evergreen Avenue. Both entrances are accessible to residents, retail patrons, paid parking users, and visitors. Deliveries, move-in areas, refuse collection services and parking are provided within the parking structure.

Approximately 31,000 square feet of open space, including public open space, common residential open space, indoor recreational rooms, and landscaped areas have been carefully integrated into the project site. In summary, 4,654 square feet of public open space is planned in the form of open plazas along the West Pomona Avenue frontage. These plazas range in size between 437 and 1,972 square feet, and will be improved with terraced steps, sculptured seating, pendant lighting, bicycle racks, and decorative landscaping.

An 887 square foot retail patio is proposed in front of the commercial space which will allow for outdoor dining opportunities. Common-use open spaces for the project's residents include two courtyards (Resident Backyard/Courtyard 1 and The Resort – Courtyard 2), a roof deck, and a range of indoor recreational amenities totaling 25,646 square feet. The roof deck is located on the eighth-level of the parking garage, and will be improved with an outdoor kitchen, outdoor tables, a fire pit, a media wall, game tables, and soft seating. Courtyard 2 is located on the interior of the site and will provide direct access to pool facilities, a club room, and a bike room. Other creative amenities for the residents include a dog park, a dog spa, a gym, and virtual golf.

The site plan design incorporates several Good Neighbor Features that are intended to reduce light, noise, and odor impacts on the adjacent single-family residence located on West Evergreen Avenue. The first design strategy focused on incorporating a passive open space courtyard, rather than an active recreation space, adjacent to the single-family home. This courtyard wraps the adjacent residence on three sides, thus creating large setbacks (20' on the east, 22' on the south, and 40' on the west) around the single-family home. These setbacks are intended to create a buffer while allowing sunlight to shine on the adjacent residence and its yard. The open space area provided in this courtyard will be improved with dense landscaping and indirect lighting. Lastly, an 8-foot decorative masonry wall will be constructed at the property line between the adjacent single-family home and the project to further protect the single-family home's privacy from the adjacent open space.

Floor Plans

The residential unit types include studios, one-bedroom apartments, two-bedroom apartments, and live/work floor plans. The following is a breakdown of the number of units provided by unit type:

- **59 studios** ranging from 554 to 823 square feet
 - *Including 3 designated for very low income households.*
- **129 one-bedroom units** ranging from 706 to 894 square feet
 - *Including 7 designated for very low income households.*

- **96 two-bedroom units** ranging from 950 to 1,422 square feet
 - *Including 5 designated for very low income households and 3 live/work units.*

Private balconies are provided for all one bedroom and two bedroom units and some lofts, and range in size between 29 and 275 square feet. The residential units located immediately east of the remaining single-family residence will not have balconies in order to provide reduced privacy impacts.

Residents will access their unit from interior hallways that lead from the parking structure on every level within the residential building. In addition to this direct parking structure access, private pedestrian paths and five resident-only access points are provided throughout the development. The resident-only pedestrian access points are provided on West Evergreen Avenue and West Pomona Avenues.

In addition to the 2,380 square feet of nonresidential “work” space that is planned as part of the live/work units, the Arroyo at Monrovia Station Specific Plan allows for 7,080 square feet of general commercial space. In order to provide flexibility due to future market changes, the specific plan contains parameters that could allow up to 5,080 square feet of the designated commercial space to transition to live/work units upon the approval of the Development Review Committee. The parameters for this potential transition includes, but is not limited to, the submittal of a market study, a summary of the relator/leasing agents’ effort to lease the commercial space, and floor plans and elevations for the proposed live/work space. The Development Review Committee will ensure that the ground floor area remains commercial and visually appealing regardless of whether the units are operated as commercial storefronts or smaller “work” spaces associated with live/work units.

Building Elevations

Station Square Transit Village was envisioned to be a high density neighborhood that would follow *urban* design principles rather than a *suburban* model. However, consideration of neighborhood compatibility concepts is still a very important part of project review. This is especially true along the edges of development that interface with other residential properties. For this reason, the Arroyo at Monrovia Station Specific Plan includes several building design strategies, such as building massing that is set back on the top floor and graduated building heights, to achieve compatibility with surrounding improvements.

The building design incorporates many urban design principles that create varied and interesting streetscapes. The building height is approximately 84 feet along South Magnolia Avenue and 75 feet on South Primrose Avenue. As shown in FIGURE 4 - Project Rendering, the ground floor is visually distinct from the residential floors above. Instead of a box design, the elevation provides significant articulation through the use of façade plan changes, materials and colors.

FIGURE 4 – Project Rendering



Building elevations along street frontages are articulated to provide architectural interest and reduce large massing elements. It is also important to note that all building elevations are distinct. The elevations yield a residential feel through the use of natural materials, warm colors, and layered landscaping. Exterior materials include horizontal siding, smooth and coarse plaster finishes with score lines and reveals, brown and dark brick, and mesh metal railing on the balconies.

The streetscape along West Pomona Avenue provides a more urban feel and appearance. The building is proposed closer to the sidewalk. Distinct architectural building elements are incorporated into the building design to create unique focal points and inviting gateway entrances. The corner tower element serves as a predominant visual feature at the corner of West Pomona and South Primrose Avenues. As shown in FIGURE 5 - Promenade Plaza, a large, distinct canopy is used to highlight a public plaza and building entrance. Lastly, the back of the parking structure which is visible along the West Evergreen Avenue frontage showcases articulated openings and several locations for public art opportunities.

FIGURE 5 - Promenade Plaza



Affordable Housing Incentives

This project will provide 15 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.

The proposed “Arroyo at Monrovia Station Specific Plan” is based on the development parameters established by the Monrovia Land Use Element, which establishes 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. The overall Floor Area Ratio proposed across the entire development site is 2.66:1. Although there is not a Floor Area Ratio limit in the Residential Neighborhood, there is a Floor Area Ratio limit of 2.5 in the Industrial Neighborhood. The project is currently proposing a 3.31:1 Floor Area Ratio within this neighborhood.

This project qualifies for one concession since five percent of the total number of residential units, not including live/work units, will be set aside for very low income households. The 15

units equate to 5% of the total 299 traditional residential units. The applicant is requesting one concession to allow the 2.5 Floor Area Ratio limit to be exceeded up to a maximum 3.31:1 Floor Area Ratio in the Industrial Neighborhood.

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 406 parking spaces are required for the residential uses based on the bedroom count, and the project provides 429 spaces. This total number of residential parking includes 23 spaces for residential guests, which is not required by the State's affordable housing parking requirements.

Vesting Tentative Tract Map 82517 and General Plan Conformity GPC2019-0004

The proposal would consolidate twelve parcels of land into one parcel. 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 Tract 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.

Prior to considering the entire project the Planning Commission must first make a finding that the dedication of public right-of-way and public access easements across proposed public open space areas conform to the provisions of the City's General Plan pursuant to Section 65402 of the Government Code.

Dedication of public right-of-way is proposed at each of the four corners of the City block that makes up the Arroyo at Monrovia Station project for the purpose of providing improved public ADA access and crossings at the street intersections (West Evergreen and South Primrose Avenues, West Evergreen and South Magnolia Avenues, South Magnolia and West Pomona Avenues, and West Pomona and South Primrose Avenues). The dedication of public access easements across proposed public open space areas will ensure the public's ability to use these areas.

The public right-of-way and easement dedications 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.

Conditional Use Permit 2019-0016

The Conditional Use Permit 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 Text and Map Amendment

The Monrovia Municipal Code (MMC) must be amended to add “Arroyo at Monrovia Station 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 amendment to change the existing PD (Planned Development) zone to the SP (Specific Plan) zone. (PCR2019-0016/Ordinance No. 2019-11)

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 Arroyo at Monrovia Station 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 (Chapter 3 of the Specific Plan). The Arroyo at Monrovia Station 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.

Since the distribution of the hard copy of the Arroyo at Monrovia Station Specific Plan to the Planning Commission, staff has corrected several typographical errors within the document. The content substance did not change. Therefore, a revised draft document has been posted on the City’s website and can be found at the following link:

<https://www.cityofmonrovia.org/your-government/community-development/planning/development-spotlight>

Environmental Impact Report

Based on the information in the land use entitlement applications and accompanying technical reports for the Arroyo at Monrovia Station Specific Plan and associated development, an Environmental Impact Report (EIR) was prepared in accordance with California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines. An EIR is an informational document which provides detailed information about the effect that a proposed project is likely to have on the environment. It also identifies mitigation measures that will reduce the project’s potentially significant effects, as well as identifies potential unavoidable impacts and alternatives to the project.

The EIR prepared for the Arroyo at Monrovia Station Specific Plan identifies mitigation measures (MM) and standard conditions of approval (SC) to reduce and/or avoid impacts to the following environmental factor areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, Public Services, Tribal Resources, and Utilities and Service Systems.

- MM AES 1-3 would ensure that short-term impacts on visual character is minimized, that lighting is appropriately directed, and that use of materials causing glare is avoided.

- SC 1-3 and MM AIR 1-3 would ensure that the Project's construction and operational emissions would not exceed any South Coast Air Quality Management Department (AQMD) emissions thresholds, or exacerbate health risk associated with diesel particulate matter emissions, including emissions from the I-210.
- MM BIO-1: Requires pre-construction nesting surveys and construction monitoring and buffer zones to avoid impacts to nesting birds.
- MM CULT 1-5: Implements construction-phase procedures to be implemented in the event any important archaeological, paleontological, or Native American Tribal resources are discovered during grading operations.
- MM GEO 1 is designed to protect the population from geologic hazards and MM GEO 2-5 protect against inadvertent disturbance of paleontological resources.
- MM HAZ 1-2 would ensure that the project is in compliance with Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and the California Health and Safety Code that construction of the project would not increase the risk of exposure to hazardous substances detected onsite. MM HAZ-2 would ensure that any asbestos containing material and/or lead based paint in existing buildings would be abated prior to demolition.
- MM NOI-1-3: MM NOI-1 would ensure that interior and exterior noise standards are met, and acoustical analysis is performed to confirm. MM NOI-2 is recommended to reduce substantial permanent increases in ambient noise levels associated with the proposed project's recreational open space and amenity facilities. MM NOI-3 (i.e., temporary noise barriers) is recommended to reduce the magnitude of potential construction noise impacts associated with buildout of the project. It also includes provisions to relocate the resident at 230 West Evergreen Avenue during construction.
- SC PS 1-2 and MM PS 1 address the payment of fire, parkland, and school impact fees.
- MM UT-1 through MM UT-3 would ensure that can and will serve letters are obtained for water and wastewater service for the project and that the applicant will pay in lieu fees for minor improvements to water infrastructure in the area (new booster pump and 980 feet of pipeline). Standard condition SC UT-1 would ensure that applicants comply with the City of Monrovia's Construction and Demolition Disposal and Recycling Program.

Even with these implemented mitigation measures, the EIR identified one potentially significant and unavoidable environmental effect associated with noise impacts. The noise control requirements during construction, including noise barriers incorporated into the EIR mitigation measures MM NOI-3, would reduce construction noise levels, but not enough to reduce the level of impact to less than significant relative to the occupants at 230 West Evergreen Avenue. Although mitigation measure MM NOI-3 includes a provision to temporarily relocate the occupants of 230 West Evergreen Avenue during the project construction phase, this relocation would be subject to negotiation by and between the applicant and the occupant of 230 West Evergreen Avenue. Therefore, the applicant cannot guarantee the effectiveness or implementation of this mitigation at this time. Thus, this construction noise impact would remain significant and unavoidable even with the implementation of feasible mitigation measures.

Consistent with Section 15093 of the State of California CEQA Guidelines, prior to the approval of the project the City Council will need to consider the adoption of a Statement of Overriding Considerations if it finds that the benefits of adoption and implementation of the Arroyo at Monrovia Station outweigh the unavoidable environmental impact.

Staff and the Development Review Committee believes the proposed project will:

- a) Implement Monrovia's General Plan Vision helping the City attain a balanced mix of land use within the City, thereby providing residents with ready access to housing, employment, and commercial services;
- b) Contribute to attaining regional jobs/housing balance goals;
- c) Encourage private investment and redevelopment of property in the City;
- d) Ensure that residents from all income levels have access to decent, affordable housing;
- e) Revitalize specific areas of the City which could benefit from public and private redevelopment efforts;
- f) Create a City environment which makes Monrovia a pleasant place to live, work, shop, and do business; and
- g) Ensure development in Monrovia is sensitive to the City's existing architectural and natural/open space resources.

All noticing requirements specified by CEQA have been met or exceeded. This project required a minimum review period of 45 days for the subject EIR. The following noticing occurred:

- Notice of Preparation (NOP) was distributed to all responsible and trustee agencies and other interested parties for a 30-day public review period commencing on May 22, 2019 and ending on June 21, 2019.
- Notice of Completion (NOC) was distributed to agencies, interested organizations, and interested individuals, as well as filed with the State Clearinghouse and County Clerk, for a 45-day public review period on September 26, 2019 and ending on November 13, 2019 (The comment period ends at the Planning Commission meeting).
- September 26, 2019 – Publication of public notice in Monrovia Weekly and the EIR was posted on City's website.

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 becomes on November 16, 2019. The TIF program will apply to the Arroyo at Monrovia Station Development.

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 will 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 four public plazas totaling 4,654 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. 22 (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. 23 (Data Sheet 1).

Public Outreach

In order to solicit early input on the development, the Applicant held a community meeting on December 3, 2018 from 6:00 p.m. to 7:30 p.m. at the Knights of Columbus Hall in Hamby Park. The meeting was well attended and positive input was received that influenced the overall design of the project.

Over the past year, the City has provided ongoing status updates to the community, Commission and City Council on the various development applications to solicit additional input on proposed projects. This includes the City website, the City Manager's weekly update, City Council and Planning Commission meetings, community presentations including the MAP Neighborhood Conference.

Development Review Committee Review

At the DRC meeting held on October 23, 2019, the Committee was given a presentation on the proposed project. Courtesy notices were mailed to property owners to solicit additional feedback. Overall, the Committee was pleased with the project and felt that it addressed the community's vision for Station Square. Specifically, some additional site plan considerations were discussed including the need for a security plan, adequate lighting in public areas, and appropriate fire safety measures for the rooftop deck.

The applicant and one resident who resides at 216 West Evergreen spoke in favor. Although there were additional members of the public in attendance, no further testimony was provided during the public input portion of the meeting.

Conclusion

The proposed project implements the City of Monrovia vision that was established several decades ago to attract vibrant transit-oriented development adjacent to the Metro Gold Line Station. Significant public amenities in the form of affordable housing, public parking, and open space provisions are included to the project premiere. The design of the buildings, placement of structures, and the architecture have been carefully thought through to relate visually to adjacent neighborhoods and structures. Only minor infrastructure improvements are needed to support the development planned.

RECOMMENDATION: The Development Review Committee and Staff recommend approval of the application as presented in the Staff Report. If the Planning Commission concurs with Staff's recommendation then, following the public hearing, the appropriate actions would be to adopt Planning Commission Resolution Nos. PCR2019-0015, PCR2019-0016, PCR2019-0017 and approval of Tentative Tract Map No. 82517, Conditional Use Permit CUP2019-0016, and General Plan Conformity GPC2019-0004:

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 Environmental Impact Report and Mitigation Monitoring and Reporting Program that was prepared pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines and hereby finds that the benefits of adoption and implementation of the Arroyo at Monrovia Station Specific Plan outweigh the unavoidable environmental impact related to short term construction noise, and further makes a finding of adequacy with the Environmental Impact Report (EIR) and Mitigation Monitoring Program as the environmental clearance for the project (Zoning Amendment ZA2019-0005, Specific Plan SP2019-0004, Vesting TTM 82517, Conditional Use Permit CUP2019-0016, and General Plan Conformity GPC2019-0004), and therefore recommends that the City Council find that the EIR complies with CEQA and that the City Council certify the EIR and adopt the Mitigation Monitoring and Reporting Program, which is included in PCR2019-0015 Exhibit A, to mitigate or avoid significant effects of the Project on the environment to the extent feasible and to ensure compliance during project implementation, and recommend that the City Council adopt a statement of overriding considerations as to the one potential significant environmental impact relating to construction noise that cannot be mitigated to a level of insignificance as set forth in Planning Commission Resolution No. 2019-0015.
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 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 and easements as discussed in the Staff Report is in conformity with the City of Monrovia General Plan. This finding shall be reported to the City Council.
4. The Planning Commission in the exercise of its independent judgment hereby makes the findings listed on attached Data Sheet No. 3 for Vesting TTM 82517 and CUP2019-0016, which are incorporated herein by this reference.

5. The Planning Commission hereby recommends approval to the City Council of Zoning Amendment ZA2019-0005, Specific Plan SP2019-0004, General Plan Conformity GPC 2019-0004, Vesting TTM 82517, and CUP2019-0016 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. PCR2019-0015 recommending that the City Council find that the environmental impact report complies with CEQA and that the City Council certify the EIR and adopt the Mitigation Monitoring and Reporting Program, which is included in PCR2019-0015 Exhibit A, to mitigate or avoid significant effects of the Project on the environment to the extent feasible and to ensure compliance during project implementation, and recommend that the City Council adopt a statement of overriding considerations as to the one potential significant environmental impact relating to construction noise that cannot be mitigated to a level of insignificance.
- B. Find that the proposed dedications of public right-of-way and public access easements are in conformity with the General Plan as presented in the Staff Report.
- B. Adopt Planning Commission Resolution No. PCR2019-0016 recommending approval to the City Council of Zoning Amendment Ordinance No. 2019-11.
- C. Adopt Planning Commission Resolution No. PCR2019-0017 recommending approval to City Council of "Arroyo at Monrovia Station Specific Plan."
- D. Recommend to the City Council the approval of Vesting TTM 82517 and CUP2019-0016 as presented in the Staff Report.



DATA SHEET 1

Planning Conditions

**Vesting Tentative Tract Map 82517 and
Conditional Use Permit CUP2019-0016**

**202 W. Evergreen Avenue
206 W. Evergreen Avenue
210 W. Evergreen Avenue
212 W. Evergreen Avenue
216 W. Evergreen Avenue
220 W. Evergreen Avenue
224 W. Evergreen Avenue
228 W. Evergreen Avenue
234 W. Evergreen Avenue
238 W. Evergreen Avenue
1551 South Primrose Avenue
1610 South Magnolia 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 Vesting Tentative Tract Map TTM 82517 and Conditional Use Permit CUP2019-0016 for a new six-story (seven level) mixed-use residential/commercial development to include 302 apartment units (including 3 live/work units and 15 units designated affordable to very low income households), 7,080 square feet of ground-floor commercial space, and a seven-story (eight level) 500-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 City Council 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 "Arroyo at Monrovia Station 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, decorative concrete masonry unit (CMU) walls, metal panels, concrete textures, wood tile cladding, brick siding, metal mesh railing, metal canopies, window systems, color schemes, and exterior light fixtures.
3. The final decorative artwork element proposed on the north exterior wall of the parking structure 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 public plazas. If transformers are proposed within these areas they shall be vaulted and placed underground.
10. No exterior lighting shall be installed without the approval of the Planning Division Manager. All exterior lighting shall be designed, arranged, and installed so as to confine direct rays onto the premises and to direct light away from adjacent structures.
11. 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 fifteen (15) 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.

LANDSCAPING

12. 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.

13. Public Open Space Easement. Easements for the following public areas located on West Pomona Avenue shall be dedicated to the City for public access, to the satisfaction of the Community Development Director, City Engineer and City Attorney: the promenade plaza totaling 1,439 square feet, the refuge plaza totaling 437 square feet, the community plaza totaling 1,972 square feet, and the entry court plaza totaling 806 square feet. These public areas shall be constructed and maintained by the Applicant or its successors in interest.

14. 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

15. 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.

16. A minimum of 19 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.

17. Driveway ramps shall be a maximum 15% grade.
18. Storage for a minimum of 31 short-term bicycle parking spaces and 151 long-term bicycle parking spaces shall be provided onsite in a location that is satisfactory to the Director of Community Development.
19. 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 182 bicycles on the development site.
20. 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.

21. 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

22. 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 59,198 square feet of land, which was calculated by multiplying 130.68 square feet per resident by 453 residents. The number of residents was calculated based on a projected occupancy of 1.5 persons per bedroom. 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.
23. 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

24. 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.
25. 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.
26. 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.

GENERAL REQUIREMENTS

27. 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.
28. The mitigation measures and standard conditions identified in the Environmental Impact Report (SCH No. 2019050016) 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.
29. 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.
30. 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.
31. 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. Vesting Tentative Tract Map No. 82517 and Conditional Use Permit CUP2019-0016 shall be void and of no force

or effect unless such written consents are submitted to the City within the 30 day period.

32. The Final Tract Map for the proposed lot consolidation shown on this Vesting Tentative Tract Map No. 82517 must satisfy the requirements of Chapter 16 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 Vesting Tentative Tract Map was conditionally approved, or TTM 82517 and CUP2019-00016 will expire without further action by the City. The map expiration date may be extended as allowed by the Monrovia Municipal Code.
33. 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.
34. 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 proceedings 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 and from any claim or lawsuit against the City that includes an allegation of inverse condemnation relating to or arising from the approval of Vesting Tentative Tract Map No. 82517 and CUP2019-0016 or development of this 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

35. 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.
36. 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

37. Fire hydrants shall be provided along all public roads. Hydrants shall be within 120 feet of the structure and spaced at no more than 200 feet. The minimum fire flow shall be 2,000 gpm at 20 psi. Call out locations of all hydrants on Fire Access Plan.

38. 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.
39. An automatic fire sprinkler system and fire alarm as set forth by Fire Code 903 and 907.
40. Dwelling units and common areas shall be provided with visible alarm notification appliances.
41. 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.
42. 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.
43. A minimum of one rated stairwell shall extend to the roof for each building. Provide stairways to roof for west and east buildings.
44. For each building, at least one rated exit stairwell shall be accessible from the exterior on the ground level. 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.
45. All buildings shall have a minimum of one elevator capable of accommodating general stretcher dimensions.
46. 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.
47. Portable fire extinguishers shall be installed per the CFC.
48. An Emergency Responder Radio coverage system shall be provided for all buildings.
49. 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

**Tentative Tract Map
No. 82517**

**Arroyo at Monrovia Station,
Southeast Corner of S. Magnolia and W.
Evergreen Ave., 238-202 W. Evergreen 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 any development, the Applicant shall provide the following:

a) **Final Tract Map for the merger of existing parcels**

- i) The Applicant shall submit a Final Tract Map as required by the City's Municipal Code, Chapter 16 – Subdivisions
- ii) Prior to filing the Final Map with the Department of Public Services (Division of Public Works), the Applicant shall provide a current title report (Tract 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 they are needed.
- v) 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.
- vi) Prior to filing the Final Map 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.
- vii) Improvement plans and an engineer's estimate of the improvements, using the departments approved unit rates, along with the necessary letters of credit, cash and/or bonds to secure the construction of all public improvements shall be submitted and approved by the City Engineer prior to the recordation of the Final Map. No security or bond will be released in partial amounts. When the project has been

completed in full, the final punch list is complete, and the notice of completion filed with the appeal time frames expired, then and only then, will the bonds will be release with a formal request to the City Engineer, and processed though the City Clerk Office.

- viii) Prior to filing the Final Map for recordation the developer shall execute a subdivision agreement with the City of Monrovia and shall adhere to the requirements of this subdivision agreement including a 10% warranty bond for a period of 3 years from the date of completion and acceptance.
 - ix) Prior to filing the Final Map with the Department of Public Services (Public Works Division) for review and approval, the Applicant shall execute and record a covenant and agreement that shall bind the applicant and/or any subsequent property owner to provide street improvements adjacent to the proposed land division to the satisfaction of the City Engineer. The street improvements are to be constructed prior to Certificate of Occupancy (or any Temporary Certificate of Occupancy) and 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 property as directed by the Engineer.
- b) Site Plan showing: survey monuments, boundaries, easements and right-of-ways
- i) Submit existing site plan, topographic map of the project site, grading, drainage and utility plan to 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.
 - ii) 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, for the abandonment of existing water services at the main lines, and for

the construction, testing and inspection for the connections, hydrants and services.

- iii) The project water usage and standby charges will be per the newly adopted rate schedule: Monrovia ordinance 2018-01 (See attached).

d) Waste Water Improvements

- i) The Applicant shall install sanitary sewers to Monrovia's sewer system to serve the 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.
- 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 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, for the abandonment of existing sewer laterals at main lines, and for the construction, testing and inspection for the connections.
- v) The sewer is to be constructed through new or existing lateral(s) (sized per the feasibility study and engineered calculations, minimum 6 inches) with clean-out(s) at property line per City standard drawing S-215 and S-225. Cap off all abandoned laterals at the connection point from the main line to the satisfaction of the City Engineer.
- vi) 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 Public Services (Public Works Division) requesting to have the Public Works Inspector on-site to witness the inspection

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

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. Applicant shall obtain permits from the county for all connections or modifications to their system as needed. The outfall of this project after meeting LID standards shall either have direct connection to the County System or discharge to City streets or alleys satisfactory to the City Engineer. All connections to the County System shall be permitted by the county and evidence of this work permit shall be provided to the City of Monrovia.

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

h) Utility Coordination Plan

- i) Applicant shall submit a utility plan showing all proposed utility cuts for services such as Water, Sewer, Fire Department Stand Pipe, Gas, Edison, Telephone, Cable TV, etc. The Utility plan shall be submitted and approved prior to issuance of grading permits. Private utility plans including sewer, water, gas, including all abandoned, or to be removed facilities, etc. for the proposed development shall be submitted for review and approval by the City Engineer. Pay all applicable fees for Engineering Division services for issuance of Public Works permits.
- ii) Applicant shall underground all overhead utilities fronting this project site. Specifically on the east side of Magnolia Ave., the south side of Evergreen Ave., and the north side of Pomona Ave, all along the property frontages. And cooperate with adjacent developments doing the same.

- iii) A separate Composite Utility Plan for water and sewer connections and abandonments shall be prepared using the city's template notes and details. Obtain template file from Public Works. This plan shall be approved by Public Works for encroachment permit issuance for water and sewer installations and abandonments to be done by the developer with approved contractors.
- 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. Construct improvements as required, per City standard drawings to match existing improvements on adjacent properties. All ADA requirements shall be satisfied by the Applicant including the construction of ADA on street parking stalls as shown on the tentative map. All planters installed within the frontage shall maintain a clear distance of 48 inches behind the proposed planters and within the current city right of way. These conditions apply on public right-of-way along property frontage.
 - ii) All work such as but not limited to demolition, construction and improvements within the public right-of-way shall be subject to review and approval of the 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 over the entire frontage roads. Restoration of all street striping to be per City Engineers approval.
 - v) Pomona Ave., Magnolia Ave., and Primrose Ave. are under the City of Monrovia's no-cut moratorium and repairs to these streets will be per the moratorium policies.
 - 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) 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.

- ii) Project development to participate in the Station Square/Transit Village area traffic study, being performed by City Consulting Traffic Engineer. Project to participate in their fair share of the cost of the study, and the recommended specific impact improvement as identified for this project for the mitigation of the impacts. If an overall development fee is adopted for this area this project agrees to participate in these fees as it relates to this development.
- iii) City is currently studying and considering turning Evergreen Avenue into a two-way street from Magnolia Avenue to Primrose Avenue, with or without the installation of a traffic signal at Magnolia and Evergreen. If the city pursues this installation/modification, the project agrees to cooperate with the city and not protest this installation/modification.
- iv) 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.

l) 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.

m) 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, and grading permits will not be issued until the applicant provides copy of Air Quality Management District (AQMD) permit.

n) 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 Tract Map No.
82517 and Conditional Use Permit
CUP2019-0016 for the Arroyo at
Monrovia Station Specific Plan and
Development Project**

Findings

**202 W. Evergreen Avenue
206 W. Evergreen Avenue
210 W. Evergreen Avenue
212 W. Evergreen Avenue
216 W. Evergreen Avenue
220 W. Evergreen Avenue
224 W. Evergreen Avenue
228 W. Evergreen Avenue
234 W. Evergreen Avenue
238 W. Evergreen Avenue
1551 South Primrose Avenue
1610 South Magnolia Avenue**

VESTING TENTATIVE TRACT MAP

As required by Sections 66473.5 & 66474 of the California Government Code, the decision for recommending approval of Vesting Tentative Tract Map No. 82517 for a new five-story (6 level) mixed-use residential/commercial development to include 302 apartment units (15 units are designated affordable and 3 units are designated live/work), 7,080 square feet of ground-floor commercial space, and a seven-story (8-levels above ground and one level semi-subterranean) 500-space parking garage is based on the following findings:

- A. That the vesting tentative tract map consolidating the existing twelve parcels into one 2.90-acre parcel for the development of a transit-oriented mixed use complex consisting of 302 apartment units (15 units are designated affordable and 3 units are designated live/work), 7,080 square feet of ground-floor commercial space, a seven-story (8-levels above ground and one level semi-subterranean) 500-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 Planned Development - Area 12 (PD-12) Station Square Transit Village in that lot consolidation and mixed use projects are encouraged in the Industrial and Residential Neighborhoods on development sites that total a minimum of two acres in size. 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 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 "Arroyo at Monrovia Station 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 2.90-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 2.90-acre site. The proposed "Arroyo at Monrovia Station 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 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. The overall Floor Area Ratio proposed across the entire development site is 2.66:1. Although there is not a Floor Area Ratio limit in the Residential Neighborhood, there is a Floor Area Ratio limit of 2.5 in the Industrial Neighborhood. Since this limit would prevent development of the project, a concession is used through the State's Density Bonus Law to exceed that amount up to a maximum 3.31:1 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 upgraded 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 "Arroyo at Monrovia Station 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), environmental issues were fully analyzed in the Draft Environmental Impact Report (DEIR), which is a document that provides the public and decision makers with specific information regarding the environmental effects associated with the proposed project. The DEIR documents that the project site is almost entirely developed and provides very little biological resource value. Therefore, there would be very little impact on sensitive vegetation communities or sensitive species. However, the limited amount of native and non-native vegetation may provide habitat for nesting bird species. With the implementation of 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), environmental issues were fully analyzed in the Draft Environmental Impact Report (DEIR), which is a document that provides the public and decision makers with specific information regarding the environmental effects associated with the proposed project. With the implementation of mitigation measures, and payment of development impact fees by the Project applicant, or the establishment of a Communities Facilities District and

the approval of a special tax, impacts on public services would remain less than significant or reduced to less than significant.

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. 36) 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. 35) requires that the final parking structure design be submitted for the review and approval of the Chief of Police.

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.

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. To satisfy this mitigation measure the project proposes four passive open space areas along the West Pomona Avenue project frontage, totaling 4,654 square feet in area. Public access easements will be recorded against these areas.

Given the limited availability of land on the project site to satisfy the entire parkland dedication requirement, the Applicant proposes to pay an in-lieu fee or form a community facilities district as mitigation to fulfill the total parkland dedication requirement.

- 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 302 apartment units, including three live/work units and fifteen units that are restricted to very low 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 of Monrovia Public Services Department owns, operates, and maintains a sanitary sewer collection system including approximately 92 miles of City sewer lines with pipe sizes ranging in diameter from 6 to 24 inches. The City's two existing sewer main lines located near the Project (PSOMAS 2017, David Evans and Associates 2018) include: a 10-foot deep 24-inch Vitrified Clay Pipe (VCP) approximately six feet east of the center line of Mayflower Avenue, which drains south along Mayflower Avenue until a turn eastward on Duarte Road, a turn southward at Peck Road, and then connection to the 24-inch trunk sewer line, and an 8 to 10-foot deep 10-inch VCP sewer main approximately 10 feet west of the center line of Magnolia Avenue, which drains south along Magnolia Avenue until it connects to the 24-inch trunk sewer line.

The Project's anticipated population increase would cause an increase in the amount of wastewater delivered to the San Jose Creek Water Reclamation Plant. This wastewater amount represents less than one percent of the remaining capacity at the San Jose Creek Water Reclamation Plant and would not require the construction of new facilities. Therefore, the Project would have a less than significant impact on the San Jose Creek Water Reclamation Plant and would not exceed wastewater treatment requirements of the Regional Water Quality Control Board. The Project would not result in a determination by the wastewater treatment provider serving the Project area that it does not have adequate capacity to serve the Project's projected demand in addition to its existing commitments.

In addition, the City of Monrovia's Department of Public Works commissioned a wastewater capacity study to evaluate the cumulative impacts of proposed new developments in the Project area on the size capacity of the City's sewer lines adjacent to the Project (David Evans and Associates 2018). The study concluded that one small segment of the City's sewer line along Magnolia Avenue, and two small segments of the City's sewer line along Duarte Road, would slightly exceed the Los Angeles County Sanitation District's (LACSD) threshold for determining whether the capacity of a pipeline is full (i.e., the depth of flow over the pipe diameter), however, the remaining pipeline segments are projected to remain at capacity. Therefore, the City's wastewater capacity study does not recommend any additional wastewater infrastructure to serve the Project or other proposed projects in the area (David Evans and Associates 2019). Therefore, impacts of the Project on the capacity of the City's sewer lines would be less than significant.

However, a final determination by the City of Monrovia's Department of Public Works that it can provide wastewater service to the Project in compliance with LACSD requirements will be required prior to issuance of building permits or recordation of final maps for Arroyo at Monrovia Specific Plan as a mitigation measure. Therefore, with implementation of this mitigation measure, potentially significant impacts would be reduced to less than significant levels.

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. CUP2019-0016 for the construction for a new five-story (6-level) mixed-use residential/commercial development to include 302 apartment units (15 units are designated affordable and 3 units are designated live/work), 7,080 square feet of ground-floor commercial space, and a seven-story (8-levels above ground and one level semi-subterranean) 500-space parking garage is based on the following findings:

- A. The project site is adequate in size, shape and topography for a new five-story (6-level) mixed-use residential/commercial development to include 302 apartment units (15 units are designated affordable and 3 units are designated live/work), 7,080 square feet of ground-floor commercial space, and a seven-story (8-levels above ground and one level semi-subterranean) 500-space parking garage and meets the size and dimension requirements in the Zoning Ordinance and the Arroyo at Monrovia Station Specific Plan. The requirements of the "Arroyo at Monrovia Station 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 "Arroyo at Monrovia Station Specific Plan". Since the current Floor Area Ratio limit in the Industrial Neighborhood of 2.5 would be exceeded to accommodate the affordable housing component, a concession is used through the State's Density Bonus Law to exceed that amount up to a maximum 3.31:1 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 five-story (6-level) mixed-use residential/commercial development to include 302 apartment units (15 units are designated affordable and 3 units are designated live/work), 7,080 square feet of ground-floor commercial space, and a seven-story (8-levels above ground and one level semi-subterranean) 500-space parking garage on a 2.9-acre site. The site is bounded by four streets including: West Pomona Avenue, South Primrose Avenue, South Magnolia Avenue and West Evergreen Avenue which are all designated as collector streets in the Circulation Element with planned bikeway facilities. The primary street frontages are along West Pomona, South Magnolia, and South Primrose Avenues. West Pomona, South Magnolia, and South Primrose Avenue each have a 60-foot right-of-way width, and West Evergreen Avenue has a 50-foot right-of-way width. Vehicular access to the site for residents, commercial patrons, public parking, mail service, and trash hauling is through the parking garage entrance on West Pomona Avenue. A second vehicle access for residents, residential guests, public parking, and commercial patrons is also provided West

Evergreen Avenue. The project includes the dedication of public-right-of way to ensure that the sidewalks remain sufficient in width for 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 Arroyo at Monrovia Station Specific Plan. The proposed project involves the development of a five-story (six-level) mixed use building on a 2.9 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 the provision of 15 units that will be affordable for very low 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 Arroyo at Monrovia Station 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 "Arroyo at Monrovia Station Specific Plan." Since the Floor Area Ratio limit of 2.5 in the Industrial Neighborhood would be exceeded due to the provision of affordable housing, a concession is used through the State's Density Bonus Law to exceed that amount up to a maximum 3.31:1 Floor Area Ratio. No variances are requested for the proposed improvements.
- E. With the exception of potentially significant and unavoidable noise impacts to the property located at 230 West Evergreen Avenue resulting from the construction phase of the project, 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 Arroyo at Monrovia Station Specific Plan contains many good neighbor features that are intended to reduce light, noise, and odor impacts on the adjacent single-family residence located at 230 West Evergreen Avenue. These good neighbor features include sizeable setbacks adjacent to the single-family home, building massing that is stepped back on the top floors, and the use of dense landscaping, sound walls, and shielded light sources. The plan also provides the potential for the residents of the single-family home to use the project's private open space and recreational amenities. Furthermore, the specific plan will require new walkable street frontages with aesthetically pleasing streetscapes along the entire project

perimeter that will provide access to public plazas along West Pomona Avenue. The improved street frontages will enhance the visual quality of the neighborhood, including the view shed of the adjacent multifamily residences.

The approval of this mixed use project is subject to the conditions imposed by the City's Planning, Fire, and Public Works Departments. Furthermore, long-term operational impacts would be less than significant with the implementation of mitigation measures outlined in the Environmental Impact Report (EIR) that was prepared pursuant to CEQA guidelines. Compliance with the conditions of approval and the mitigation measures are necessary to protect the public's health, safety, and welfare. Therefore, the long-term operational impacts of 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.

The noise control requirements during construction, including noise barriers incorporated into the EIR mitigation measures MM NOI-3, would reduce construction noise levels at sensitive receptor locations to the maximum extent feasible; however, given the proximity of the occupants at 230 West Evergreen Avenue, project construction could increase hourly ambient noise levels by 10 dB or more for two or more hours per day, seven days a week, for a period of 12 months or more at this location. Although mitigation measure MM NOI-3 includes a provision to temporarily relocate the occupants of 230 West Evergreen Avenue, this relocation would be subject to negotiation by and between the applicant and the occupant of 230 West Evergreen Avenue. Therefore, the applicant cannot guarantee the effectiveness or implementation of this mitigation at this time. Thus, this construction noise impact would remain significant and unavoidable even with the implementation of feasible mitigation measures.

PLANNING COMMISSION RESOLUTION NO. 2019-0015

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE ENVIRONMENTAL IMPACT REPORT AND MAKE CERTAIN FINDINGS AS REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”), IN CONNECTION WITH THE APPROVAL OF ZONING AMENDMENT (ZA2019-0005) FOR THE NEW SPECIFIC PLAN DESIGNATION, THE ARROYO AT MONROVIA STATION SPECIFIC PLAN (SP2019-0004), VESTING TENTATIVE PARCEL MAP NO. 82517 (TPM2019-0005), A CONDITIONAL USE PERMIT (CUP2019-0016), AND GENERAL PLAN CONFORMITY FINDINGS FOR THE DEVELOPMENT OF A NEW FIVE-STORY (6-LEVEL) MIXED-USE RESIDENTIAL/COMMERCIAL DEVELOPMENT TO INCLUDE 302 APARTMENT UNITS (15 UNITS ARE DESIGNATED AFFORDABLE AND 3 UNITS ARE DESIGNATED LIVE/WORK), 7,080 SQUARE FEET OF GROUND-FLOOR COMMERCIAL SPACE, AND A SEVEN-STORY (8-LEVELS ABOVE GROUND AND ONE LEVEL SEMI-SUBTERRANEAN) 500-SPACE PARKING GARAGE ON A 2.9-ACRE SITE LOCATED AT 202, 206, 210, 212, 216, 220, 224, 228, 234, AND 238 W. EVERGREEN AVENUE; 1551 SOUTH PRIMROSE AVENUE; AND 1610 SOUTH MAGNOLIA AVENUE (ASSESSOR’S PARCEL NUMBERS [APN] 8507-002-011, -012, -014, -015, -017, -018, -019, -020, -022, -023, -036, -037)

RECITALS

(i) MW Investment Group, LLC has initiated an application to develop a 2.90-acre site with a transit-oriented, infill, mixed-use residential/commercial development to include: 302 residential units, including three live/work units and 15 affordable units for very low-income households, 7,080 square feet of ground floor commercial space, a parking structure containing 500 parking spaces, a leasing office, residential amenities including two courtyards and a roof deck, and public open space in the form of four plazas along the street frontage of West Pomona Avenue. The project is located at 202, 206, 210, 212, 216, 220, 224, 228, 234, and 238 W. Evergreen Avenue, and 1551 South Primrose Avenue and 1610 South Magnolia Avenue (Assessor’s Parcel Numbers [APN] 8507-002-011, -012, -014, -015, -017, -018, -019, -020, -022, -023, -036, and -037). The development application includes an amendment to the City’s 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 Arroyo at Monrovia Station Specific Plan to Section 17.04.035 of Title 17 (Zoning) of the Monrovia Municipal Code for the subject property (Ordinance No. 2019-11), adopt the Arroyo at Monrovia Station Specific Plan (SP2019-

0004), approve a vesting tentative tract map for consolidation of twelve lots into one (TTM82517), and approve a conditional use permit to construct the development (CUP2019-0016).

(ii) In compliance with California Environmental Quality Act (CEQA), the City of Monrovia as the lead agency, filed a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) with the State Clearinghouse, which assigned State Clearinghouse Number 2019050016. The NOP and was distributed to all responsible and trustee agencies and other interested parties for a 30-day public review period commencing on May 22, 2019 and ending on June 21, 2019. On September 26, 2019 a Notice of Completion (NOC) of the DEIR was filed with the State Clearinghouse and the DEIR was distributed to agencies, interested organizations, and interested individuals by the City. A 45-day public review period for the Draft EIR was established pursuant to state law, which commenced on September 26, 2019 and ended on November 13, 2019. During the review period, the Planning Commission conducted a public hearing to allow the public an opportunity to comment on the adequacy of the DEIR.

(iv) The Planning Commission has reviewed and considered the Draft Environmental Impact Report prepared for the project and the comments received thereon from public agencies and interested members of the public during the public review period and at the public hearing of November 13, 2019, as well as the City's and consultants' proposed responses to those comments.

(v) On November 13, 2019, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the application, pursuant to Section 17.52.090 of the Monrovia Municipal Code and the applicable provisions of State law. The Planning Commission received evidence, both written and oral. The Planning Commission is an advisory body for this application and for the purposes of the CEQA process.

(vi) 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.

(vii) 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. **Environmental Impact Report.** The EIR identifies one potentially significant environmental effect associated with the adoption of the Arroyo at Monrovia Specific Plan and associated mixed-use development project. Such effect and corresponding mitigation measures are identified in the DEIR, incorporated

herein by reference as Exhibit "A". The Project mitigation measures and mitigation monitoring program are listed in the EIR and other mitigation measures may be identified as the project is implemented which will further reduce the impacts identified. Except as determined below, all significant environmental effects have been reduced to an acceptable level in that all such effects that can feasibly be avoided have been avoided or reduced to a level of insignificance. The EIR identified the following significant impact on the environment that cannot be avoided or mitigated to a level of insignificance:

- a) *Noise*. The noise control requirements during construction, including noise barriers incorporated into the EIR mitigation measures MM NOI-3, would reduce construction noise levels at sensitive receptor locations to the maximum extent feasible. However, given the proximity of the occupants at 230 West Evergreen Avenue, project construction could increase hourly ambient noise levels by 10 dB or more for two or more hours per day, seven days a week, for a period of 12 months or more at this location. Although mitigation measure MM NOI-3 includes a provision to temporarily relocate the occupants of 230 West Evergreen Avenue during the project construction phase, this relocation would be subject to negotiation by and between the applicant and the occupant of 230 West Evergreen Avenue. Therefore, the applicant cannot guarantee the effectiveness or implementation of this mitigation at this time. Thus, this construction noise impact would remain significant and unavoidable even with the implementation of feasible mitigation measures, if the occupants at 230 West Evergreen Avenue do not wish to be relocated during construction.

3. The EIR found that the proposed project would result in significant and unavoidable adverse impacts in the area of noise. Consistent with Section 15093 of the State of California CEQA Guidelines, the Planning Commission recommends to the City Council that the Council adopt a Statement of Overriding Considerations and find that the benefits of approval and implementation of the Arroyo at Monrovia Station project outweigh the unavoidable environmental impact because the Planning Commission believes the proposed project will:

- a) Help the City attain a balanced mix of land use within the City, thereby providing residents with ready access to housing, employment, and commercial services that will be close to public transit;
- b) Contribute to attaining regional jobs/housing balance goals;
- c) Encourage private investment and redevelopment of property in the City;
- d) Ensure that residents from all income levels, including very low income households, will have access to decent, affordable housing;

- e) Revitalize and improve this area of the City;
 - f) Create a City environment which makes Monrovia a pleasant place to live, work, shop, and do business;
 - g) Encourage pedestrian activity, provide public open space and enhancing landscaping; and
 - h) Provide public automobile parking and bicycle parking for the public and for residents.
4. Consistent with Public Resources Code Section 21081.6, the Planning Commission recommends that the City Council adopt the Mitigation Monitoring and Reporting Program, which is included in Exhibit A, to mitigate or avoid significant effects of the Project on the environment to the extent feasible and to ensure compliance during project implementation.
5. The Planning Commission has considered a reasonable range of alternatives to the Project, or to its location, which could feasibly obtain the basic objectives of the Project, and that the Planning Commission has evaluated the comparative merits of the alternatives and determines the following:
- Alternative 1 (No Project Alternative) would result in the least environmental impacts. However, that Alternative would not provide any of the benefits of the Project, including Project Objective 2 (*Enhance the Station Square Transit Village by encouraging pedestrian activity, providing public open space and parking, and enhancing landscaping*), Project Objective 5 (*Provide attractive housing that offers a suite of residential amenities and increases Monrovia's housing options, including affordable housing for very low-income households*), and Project Objective 7 (*Provide public automobile parking and bicycle parking for the public and for residents*).
 - Alternative 2 (No Commercial Alternative) would result in equal impacts on most issue areas as the Project, with the exception of slightly less impacts on air quality, greenhouse gas emissions, noise, traffic, and utilities. However, Objective 6 (*Increase retail and commercial space in the Station Square Transit Village*) would not be met under Alternative 2.
 - Alternative 3 (Reduced Specific Plan Alternative) would reduce construction noise impacts on the resident at 230 West Evergreen Avenue and would have a slightly lower impact on public services, transportation, and utilities. Alternative 3 would be the Environmental Superior Alternative; however, Alternative 3 would be less effective at

meeting Project Objective 2 (*Enhance the Station Square Transit Village by encouraging pedestrian activity, providing public open space and parking, and enhancing landscaping*), Project Objective 5 (*Provide attractive housing that offers a suite of residential amenities and increases Monrovia's housing options, including affordable housing for very low-income households*), and Project Objective 7 (*Provide public automobile parking and bicycle parking for the public and for residents*).

- The Planning Commission also determines that none of the Alternatives would fully achieve the City's objectives, including the housing goals outlined in the General Plan Housing Element and the land use objectives outlined in the Station Square Transit Village land use plan. Alternatives 1 and 3 would have a greater impact on land use and planning and population and housing than the Project. Alternative 1 would not provide a diverse mix of housing in terms of affordability, tenure, density range and architectural styles that responds to changing market demands over time and that meets the needs of all income groups. Alternative 3 would not involve the addition of as many affordable housing units or public parking for the Monrovia Gold Line Station. Alternative 2 would not achieve commercial uses to meet the needs of local residents within Station Square Transit Village.
6. Consistent with Public Resources Code Section 21081.6, the Planning Commission recommends that the City Council adopt the Mitigation Monitoring and Reporting Program, which is included in Exhibit "A", to mitigate or avoid significant effects of the Project on the environment and to ensure compliance during project implementation.
 7. Based upon the findings and conclusions set forth above, the Planning Commission hereby recommends that the City Council Certify the Environmental Impact Report for Zoning Amendment 2019-0005 (Ordinance No. 2019-11), Arroyo at Monrovia Station Specific Plan SP2019-0004, Vesting Tentative Tract Map TTM82517, and Conditional Use Permit CUP2019-0016 and adopt the statement of overriding considerations set forth herein.
 8. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 13th day of November, 2019.

BY:

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

A copy of the Draft Environmental Impact Report is on file in the City Clerk's Office. An electronic copy is also located on the City of Monrovia's website at the following link:

<https://www.cityofmonrovia.org/your-government/community-development/planning/development-spotlight>

PLANNING COMMISSION RESOLUTION NO. 2019-0016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA, CALIFORNIA, RECOMMENDING TO CITY COUNCIL APPROVAL OF ORDINANCE 2019-11, WHICH INCLUDES ZONING ORDINANCE AND MAP AMENDMENT ZA2019-0005 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 ARROYO AT MONROVIA STATION SPECIFIC PLAN TO SECTION 17.04.035 OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE FOR PROPERTY LOCATED AT 202, 206, 210, 212, 216, 220, 224, 228, 234, AND 238 WEST EVERGREEN AVENUE, AND 1551 SOUTH PRIMROSE AVENUE AND 1610 SOUTH MAGNOLIA AVENUE (ASSESSOR'S PARCEL NUMBERS [APN] 8507-002-011, -012, -014, -015, -017, -018, -019, -020, -022, -023, -036, -037)

RECITALS

(i) MW Investment Group, LLC has initiated an application to develop a 2.90-acre site with a transit-oriented, infill, mixed-use residential/commercial development to include: 302 residential units, including three live/work units and 15 affordable units for very low-income households, 7,080 square feet of ground floor commercial space, a parking structure containing 500 parking spaces, a leasing office, residential amenities including two courtyards and a roof deck, and public open space in the form of four plazas along the street frontage of West Pomona Avenue. The project is located at 202, 206, 210, 212, 216, 220, 224, 228, 234, and 238 W. Evergreen Avenue, and 1551 South Primrose Avenue and 1610 South Magnolia Avenue (Assessor's Parcel Numbers [APN] 8507-002-011, -012, -014, -015, -017, -018, -019, -020, -022, -023, -036, and -037). 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 Arroyo at Monrovia Station Specific Plan to Section 17.04.035 of Title 17 (Zoning) of the Monrovia Municipal Code for the subject property (ZA2019-0005/Ordinance 2019-11).

(ii) On November 13, 2019, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the project, including Ordinance No. 2019-11, 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 Environmental Impact Report (EIR) was prepared in accordance with the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines. The EIR identified one potentially significant environmental effect associated with the adoption of the Arroyo at Monrovia Specific Plan and associated mixed-use development project, as well as implementing Ordinance No. 2019-11. Such effect and corresponding mitigation measures are identified in the EIR. Except for the area of noise, all significant environmental effects have been reduced to an acceptable level in that all such effects that can feasibly be avoided have been avoided or reduced to a level of insignificance.

(b) The Planning Commission has independently considered and reviewed the information in the Environmental Impact Report and Mitigation Monitoring and Reporting Program in making a recommendation on Ordinance No. 2019-11.

(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. With the exception of a potentially significant and unavoidable noise impact to the occupants of the property located at 230 West Evergreen Avenue during the construction phase, the adoption of Ordinance No. 2019-11 will not have a significant effect on the environment. The noise control requirements during construction, including noise barriers incorporated into the EIR mitigation measures MM NOI-3, would reduce construction noise levels at sensitive receptor locations to the maximum extent feasible. However, given the proximity of the occupants at 230 West Evergreen Avenue, project construction could increase hourly ambient noise levels by 10 dB or more for two or more hours per day, seven days a week, for a period of 12 months or more at this location. Although mitigation measure MM NOI-3 includes a provision to temporarily relocate the occupants of 230 West Evergreen Avenue, this relocation would be subject to negotiation by and between the applicant and the occupant of 230 West Evergreen Avenue. Therefore, the applicant cannot guarantee the effectiveness or implementation of this mitigation at this time. Thus, this

construction noise impact would remain significant and unavoidable even with the implementation of feasible mitigation measures.

3. The project is in conformance with the environmental goals and policies adopted by the City.
4. Ordinance No. 2019-11 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 450 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: 302 apartment units (including 15 designated affordable to very low income households and 3 designated as live/work units), 7,080 square feet of ground-floor commercial space, and a seven-story (8-levels above ground and one level semi-subterranean) 500-space parking garage which will be compatible with the surrounding mix of uses.
5. Ordinance No. 2019-11 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.
 - a) The Arroyo at Monrovia Station Specific Plan and development project, including revisions to the Zoning Ordinance will facilitate the development of a five-story (6-level) mixed use building on a 2.90 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. Therefore, the Specific Plan is consistent with the City of Monrovia General Plan Land Use Element goals and policies that are listed in Section 5.2 of the proposed Arroyo at Monrovia Station Specific Plan, which are incorporated herein by this reference.
 - b) The Arroyo at Monrovia Station project, including the revisions to the Zoning Ordinance, allows the development of a transit-oriented mixed-use residential and commercial development that implements the City's goals to support the use of public transportation, including light rail transit to provide mobility to all City residents and encourage the use of public transportation as an alternative to automobile travel. The project provides 31 short term bicycle storage spaces and 151 long term bicycle storage spaces dispersed throughout the site. The project will provide continuous sidewalks around the development,

including wheelchair ramps. The parking structure provides 500 vehicle parking spaces. Therefore, the Specific Plan is consistent with the City of Monrovia General Plan Circulation Element goals and policies that are listed in Section 5.3 of the Arroyo at Monrovia Station Specific Plan, which are incorporated herein by this reference.

- c) The Arroyo at Monrovia Station project, including the revisions to the Zoning Ordinance, is located within the PD-12 Station Square Transit Village, designated in the Housing Element as “Residential Growth Area,” with a realistic capacity to accommodate 2,064 residential units available from low to very low income households. The Arroyo at Monrovia Station project’s addition of 302 units implements the Housing Element requirements and objectives. Fifteen of the dwelling units are set aside as very low income housing that will be will deed restricted for 55 or more years consistent with the State Density Bonus Law. Therefore, the project and the proposed ordinance is consistent with the City of Monrovia General Plan Housing Element goals and policies that are listed in Section 5.4 of the proposed Arroyo at Monrovia Station Specific Plan, which are incorporated herein by this reference.
 - d) The Arroyo at Monrovia Station project, including the revisions to the Zoning Ordinance, increases the availability of usable public and private open space. Public open space includes 5,541 square feet of plaza areas located along the street frontage of West Pomona Avenue. Private amenities include courtyards, a pool, and common roof deck, for a total of 18,426 square feet. Therefore, the project and the proposed ordinance is consistent with the City of Monrovia General Plan Open Space Element goals and policies that are listed in Section 5.5 of the proposed Arroyo at Monrovia Station Specific Plan, which are incorporated herein by this reference.
 - e) The Arroyo at Monrovia Station project, including the revisions to the Zoning Ordinance, will incorporate the building code requirements to attenuate noises as required by the Noise Element. Therefore, the project and the proposed ordinance is consistent with the City of Monrovia General Plan Open Space Element goals and policies.
6. Ordinance No. 2019-11, as well as the associated Arroyo at Monrovia Station Specific Plan and development project, is appropriate to the public interest, in that it will help implement the General Plan, and protect, maintain and enhance the built environment and economy of City of Monrovia.
7. With the exception of the potentially significant and unavoidable noise impact to the property located at 230 West Evergreen Avenue resulting from the construction phase of the development project, Ordinance No. 2019-11 will not adversely affect the public health, safety, or welfare in that it will provide for orderly and consistent development in the City.

8. Based upon the findings and conclusions set forth above, the Planning Commission hereby recommends approval to the City Council of Ordinance No. 2019-11 as set forth in "Exhibit A", attached hereto and incorporated herein by this reference.
9. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 13th day of November, 2019.

BY:

Gary Schaeffler, Chair
Monrovia Planning Commission

ATTEST:

APPROVED AS TO FORM:

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission

Carol W. Lynch, Assistant City Attorney
City of Monrovia

EXHIBIT A

ORDINANCE NO. 2019-11

AN ORDINANCE OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING ZA2019-0005, 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 ARROYO AT MONROVIA STATION SPECIFIC PLAN TO SECTION 17.04.035 OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE FOR PROPERTY LOCATED AT 202, 206, 210, 212, 216, 220, 224, 228, 234, AND 238 W. EVERGREEN AVENUE, AND 1551 SOUTH PRIMROSE AVENUE AND 1610 SOUTH MAGNOLIA AVENUE (ASSESSOR'S PARCEL NUMBERS [APN] 8507-002-011, -012, -014, -015, -017, -018, -019, -020, -022, -023, -036, -037)

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

SECTION 1. MW Investment Group, LLC has initiated an application to develop a 2.90-acre site with a transit-oriented, infill, mixed-use residential/commercial development to include: 302 residential units, including three live/work units and 15 affordable units for very low-income households, 7,080 square feet of ground floor commercial space, a parking structure containing 500 parking spaces, a leasing office, residential amenities including two courtyards and a roof deck, and public open space in the form of four plazas along the street frontage of West Pomona Avenue. The project is located at 202, 206, 210, 212, 216, 220, 224, 228, 234, and 238 W. Evergreen Avenue, and 1551 South Primrose Avenue and 1610 South Magnolia Avenue (Assessor's Parcel Numbers [APN] 8507-002-011, -012, -014, -015, -017, -018, -019, -020, -022, -023, -036, and -037). 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 Arroyo at Monrovia Station Specific Plan to Section 17.04.035 of Title 17 (Zoning) of the Monrovia Municipal Code for the subject property.

SECTION 2. On November 13, 2019, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the project, including this Ordinance No. 2019-11, 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. PCR2019-0011 recommending approval of this Ordinance No. 2019-11.

SECTION 3. On _____, the City Council of the City of Monrovia conducted a duly noticed public hearing on the project, including this Ordinance No. 2019-11. 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. In accordance with California Environmental Quality Act (CEQA), a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) was filed with the State Clearinghouse, which assigned State Clearinghouse Number 2019050016. The NOP was distributed to all responsible and trustee agencies and other interested parties for a 30-day public review period commencing on May 22, 2019 and ending on June 21, 2019. On September 26, 2019 a Notice of Completion (NOC) of the DEIR was filed with the State Clearinghouse and the DEIR was distributed to agencies, interested organizations, and interested individuals by the City. A 45-day public review period for the Draft EIR was established pursuant to state law, which commenced on September 26, 2019 and ended on November 13, 2019. During the review period, the Planning Commission conducted a public hearing to allow the public an opportunity to comment on the adequacy of the DEIR.

SECTION 5. On _____, the City Council adopted a resolution (2019-XX) certifying the Final Environmental Impact Report for the proposed Arroyo at Monrovia Station Specific Plan and development project, adopting the Mitigation Monitoring Plan and making certain findings and facts as required by the California Environmental Quality Act ("CEQA"), adopting a Statement of Overriding Considerations.

SECTION 6. 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 7. All legal prerequisites to the adoption of the Ordinance have occurred.

SECTION 8. The Official Zoning Map for the City of Monrovia set forth in Title 17 (Zoning), Chapter 17.04 (General Provisions), Section 17.04.040 (Official Zoning Map) of the Monrovia Municipal Code, is hereby amended by changing the zoning designation of the property that is identified in Exhibit "A", attached hereto and incorporated herein by this reference, to SP (Specific Plan).

SECTION 9. 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:

“Arroyo at Monrovia Station.”

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

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

INTRODUCED this _____ day of _____, 2019.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2019.

Tom Adams, Mayor

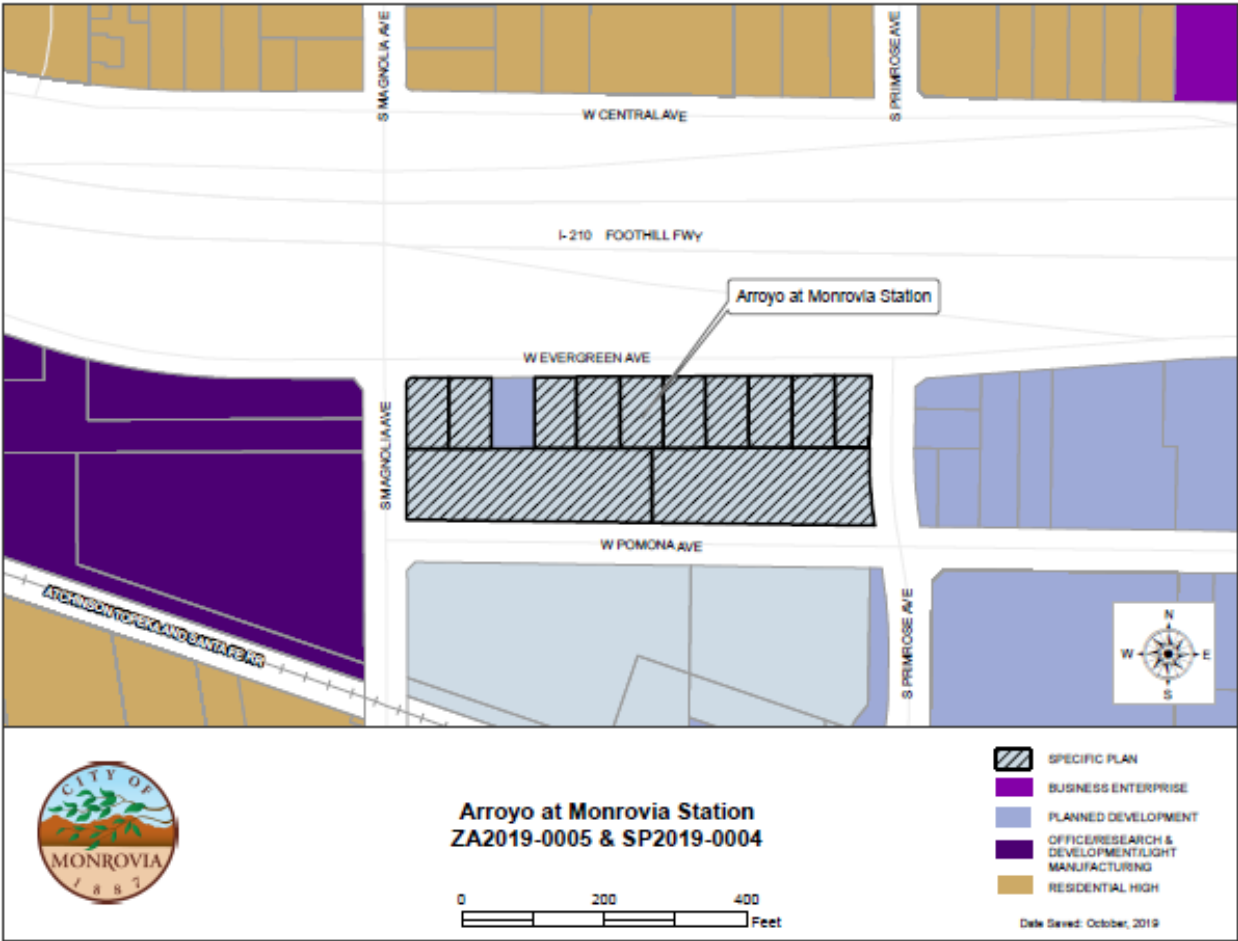
ATTEST:

APPROVED AS TO FORM:

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

Craig A. Steele, City Attorney
City of Monrovia

ORDINANCE 2019-19 - EXHIBIT A
Zoning Map Amendment



PLANNING COMMISSION RESOLUTION NO. 2019-0017

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE ARROYO AT MONROVIA STATION SPECIFIC PLAN

RECITALS

(i) MW Investment Group, LLC has initiated an application to develop a 2.90-acre site with a transit-oriented, infill, mixed-use residential/commercial development to include: 302 residential units, including three live/work units and 15 affordable units for very low-income households, 7,080 square feet of ground floor commercial space, a parking structure containing 500 parking spaces, a leasing office, residential amenities including two courtyards and a roof deck, and public open space in the form of four plazas along the street frontage of West Pomona Avenue. The project is located at 202, 206, 210, 212, 216, 220, 224, 228, 234, and 238 W. Evergreen Avenue, and 1551 South Primrose Avenue and 1610 South Magnolia Avenue (Assessor's Parcel Numbers [APN] 8507-002-011, -012, -014, -015, -017, -018, -019, -020, -022, -023, -036, and -037). 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 Arroyo at Monrovia Station Specific Plan to Section 17.04.035 of Title 17 (Zoning) of the Monrovia Municipal Code for the subject properties (ZA2019-0005/Ordinance No. 2019-11), the adoption of Arroyo at Monrovia Station Specific Plan (SP2019-0001), the approval of a vesting tentative tract map for consolidation of twelve lots (TPM 82517), and the approval of a Conditional Use Permit to construct the development (CUP2019-0016).

(ii) On November 13, 2019, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing regarding the Arroyo at Monrovia Station 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 Environmental Impact Report (EIR) was prepared in accordance with California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines. The EIR identified one potentially significant environmental effect associated with the adoption of the Arroyo at Monrovia Specific Plan and associated mixed-use development project. Such effect and corresponding mitigation measures are identified in the EIR. Except for the area of noise, all significant environmental effects have been reduced to an acceptable level in that all such effects that can feasibly be avoided have been avoided or reduced to a level of insignificance.

(b) The Planning Commission has independently considered and reviewed the information in the Environmental Impact Report and

Mitigation Monitoring and Reporting Program in making a recommendation on the adoption of the Arroyo at Monrovia Station 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. With the exception of a potentially significant and unavoidable noise impact to the occupants of the property located at 230 West Evergreen Avenue during the construction phase, the adoption of the Arroyo at Monrovia Station will not have a significant effect on the environment. The noise control requirements during construction, including noise barriers incorporated into the EIR mitigation measures MM NOI-3, would reduce construction noise levels at sensitive receptor locations to the maximum extent feasible. However, given the proximity of the occupants at 230 West Evergreen Avenue, project construction could increase hourly ambient noise levels by 10 dB or more for two or more hours per day, seven days a week, for a period of 12 months or more at this location. Although mitigation measure MM NOI-3 includes a provision to temporarily relocate the occupants of 230 West Evergreen Avenue, this relocation would be subject to negotiation by and between the applicant and the occupant of 230 West Evergreen Avenue. Therefore, the applicant cannot guarantee the effectiveness or implementation of this mitigation at this time. Thus, this construction noise impact would remain significant and unavoidable even with the implementation of feasible mitigation measures.
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 Arroyo at Monrovia Station Specific Plan will facilitate the development of a five-story (6-level) mixed use building on a 2.90 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. Therefore, the Specific Plan is consistent with the City of Monrovia General Plan Land Use Element goals and policies that are listed in Section 5.2 of the proposed Arroyo at Monrovia Station Specific Plan, which are incorporated herein by this reference.

- b. The Arroyo at Monrovia Station Specific Plan allows the development of a mixed-use residential and commercial development that implements the City's pedestrian, bicycle, and vehicle parking urban design and transportation and provides 31 short term bicycle storage spaces and 151 long term bicycle storage spaces dispersed throughout the site. The parking structured provides 500 vehicle parking spaces. Circulation improvements include sidewalks, and bicycle parking. Therefore, the Specific Plan is consistent with the City of Monrovia General Plan Land Use Element goals and policies that are listed in Section 5.3 of the Arroyo at Monrovia Station Specific Plan, which are incorporated herein by this reference.
 - c. The Arroyo at Monrovia Station Specific Plan is located within the PD-12 Station Square Transit Village, designated in the Housing Element as "Residential Growth Area," with a realistic capacity to accommodate 2,064 residential units available from low to very low income households. The Arroyo at Monrovia Station project's addition of 302 units implements the Housing Element requirements and objectives. Fifteen of the dwelling units are set aside as very low income housing that will be will deed restricted for 55 or more years consistent with the State Density Bonus Law. Therefore, the project and the proposed ordinance is consistent with the City of Monrovia General Plan Housing Element goals and policies that are listed in Section 5.4 of the proposed Arroyo at Monrovia Station Specific Plan, which are incorporated herein by this reference.
 - d. The Arroyo at Monrovia Station Specific Plan increases the availability of usable public and private open space. Public open space includes 5,541 square feet of plaza areas located along the street frontage of West Pomona Avenue. Private amenities include courtyards, a pool, and common roof deck, for a total of 18,426 square feet. Therefore, the project and the proposed ordinance is consistent with the City of Monrovia General Plan Open Space Element goals and policies that are listed in Section 5.5 of the proposed Arroyo at Monrovia Station Specific Plan, which are incorporated herein by this reference.
 - e. The Arroyo at Monrovia Station Specific Plan will incorporate the building code requirements to attenuate noises as required by the Noise Element. Therefore, the project and the proposed ordinance is consistent with the City of Monrovia General Plan Open Space Element goals and policies.
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 Arroyo at Monrovia Station 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 13th day of November, 2019.

Gary Schaeffler, Chair
Monrovia Planning Commission

ATTEST:

APPROVED AS TO FORM:

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission

Carol W. Lynch, Assistant City Attorney
City of Monrovia

EXHIBIT A
ARROYO AT MONROVIA STATION SPECIFIC PLAN

A copy of the Specific Plan is on file in the City Clerk's Office. Also, an electronic copy of the Arroyo at Monrovia Station 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>