



PLANNING COMMISSION STAFF REPORT

APPLICATION: GPC2014-01

AGENDA ITEM: AR-1

PREPARED BY: Barbara Lynch
Senior Planner

MEETING DATE: February 12, 2014

SUBJECT: General Plan Conformity GPC2014-01
935-945 East Huntington Drive

REQUEST: Find that a proposed dedication of property for bus stop improvement purposes conforms with the provisions of the Monrovia General Plan

APPLICANT: City of Monrovia

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: On October 23, 2013 the Development Review Committee approved a new bus shelter design to be located in front of the Del Taco fast-food restaurant (currently under construction). The proposed bus stop improvements are partially on City right-of-way and partially on private property. In order to keep all bus stop improvements on City right-of-way the owner has offered to dedicate the portion that encroaches onto his property.

SUBJECT PROPERTY: The property is located on the north side of Huntington Drive between Mountain Avenue and the easterly City boundary. The irregularly shaped property has 534.45' of frontage on Huntington Drive, 175.28' of depth on the west side and 68' of depth on the east side. It is 75,488 square feet (1.73 acre) in size. The FAST5xpress Carwash and Del Taco restaurant are currently under construction on this site. The proposed bus stop is in front of the Del Taco restaurant, approximately 60' west of the most easterly driveway approach on the site. The property to be dedicated to the City is a 3' x 17.42' strip as indicated on the attachment labeled "Exhibit A".

DISCUSSION/ANALYSIS: Pursuant to Section 65402 of the Government Code, the Planning Commission must make a finding that the proposed dedication of real property conforms to the provisions of the City's General Plan. The Circulation Element has provisions and policies related to this request. Before the City Council accepts a dedication, the Planning Commission must first consider the location, purpose and extent of the dedication, and determine whether the dedication is in conformity with the General Plan.

The Circulation Element of the General Plan encourages public transportation and specifies that all public transportation facilities comply with the requirements of ADA (Americans with Disability Act). In order to accommodate the bus stop improvements which include a shelter, bench and trash receptacle and provide an adequate sidewalk width to meet ADA requirements with the proposed improvements an additional 3' x 17.42' is needed. This allows the improvements to be pushed back to ascertain the proper clearances for wheelchair access as well as passenger loading and unloading. The parkway width is currently only 8'.

The 3' x 17.42' dedication is in conformity with the General Plan because it will allow encouraged public transportation improvements that will comply with ADA requirements. Once the public transportation improvements are in place the bus stop (as are all the other bus stops in the City) will be maintained by the City.

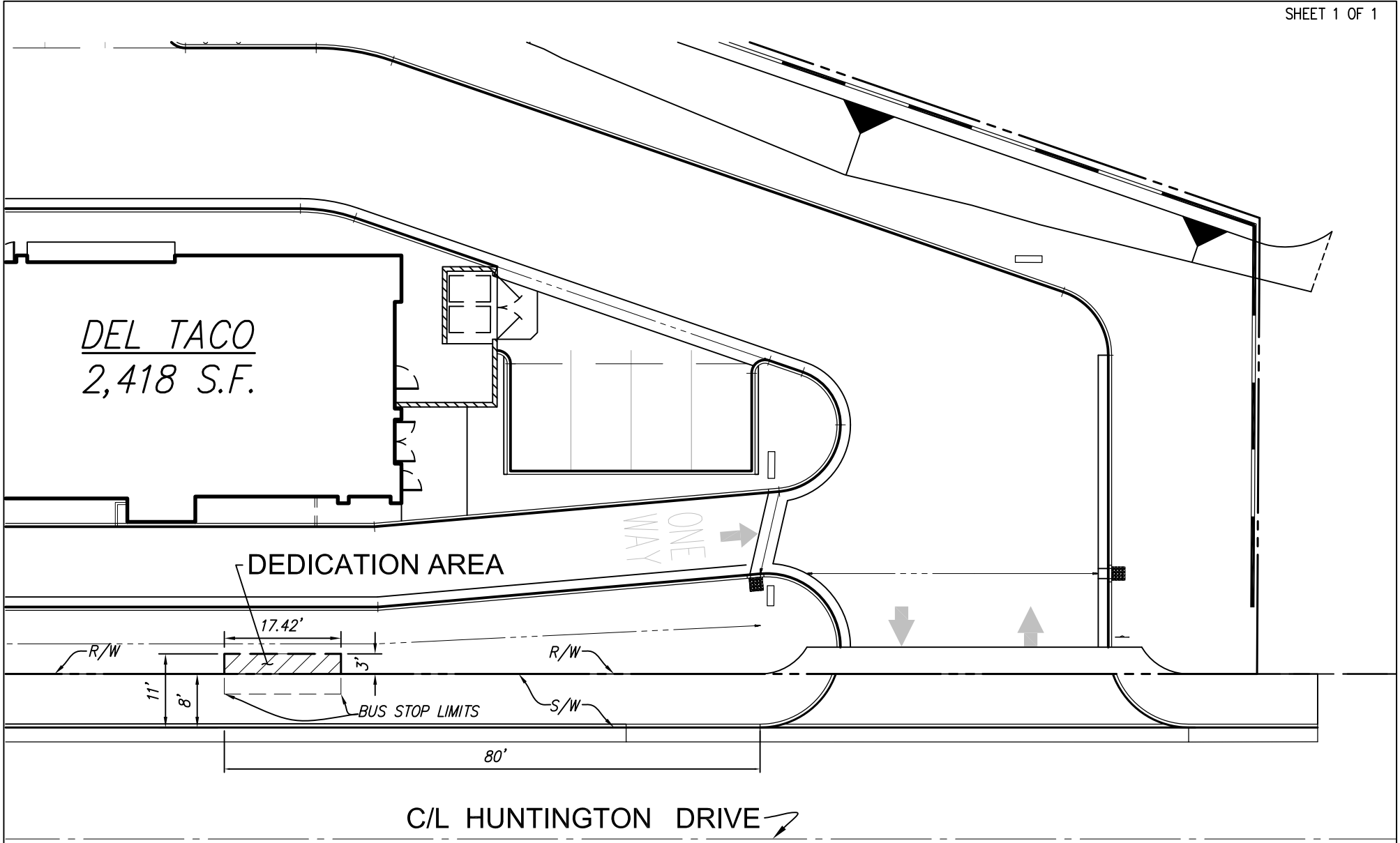
RECOMMENDATION: The proposed acquisition of the property complies with the stated provisions of the Monrovia General Plan and therefore Staff recommends that the Planning Commission find that the proposed dedication is in conformity with the General Plan. If the Planning Commission concurs with this recommendation, the adoption of the following resolution is appropriate.

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

1. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, there is no substantial evidence that proposed dedication of real property ("project") could have a significant effect on the environment. The project is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment (14 CCR 15061(b)(3)). The Planning Commission in its independent judgment finds that there is no possible significant effect directly related to the project because it will not cause any physical change in the environment, therefore no further action is required under CEQA.
2. The Planning Commission hereby finds that the acceptance of the dedication of real property for bus stop improvement purposes at 935-945 East Huntington Drive as discussed in the Staff Report and diagrammed on Exhibit A is in conformity with the City of Monrovia General Plan. This finding shall be reported to the City Council.
3. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California, 91016.

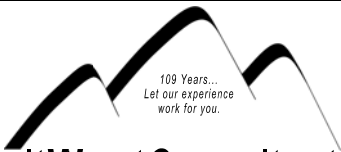
MOTION:

Adopt the Resolution finding that the proposed dedication is in conformity with the General Plan as presented in the Staff Report.



APPLICANT: GRAE RUGBY, LLC
 CONTACT: DAVID GILMORE

- * Civil Engineering
- * Surveying
- * Planning
- * NPDES/SWPPP



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PROPOSED BUS STOP DEDICATION
 945 E. HUNTINGTON DRIVE
 IN CONJUNCTION WITH
 CUP 2012-12