



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2014-03

AGENDA ITEM: PH-1

PREPARED BY: Barbara Lynch
Senior Planner

MEETING DATE: March 12, 2014

SUBJECT: CUP2014-03
3331 South Peck Road

REQUEST: Operate a vehicle storage yard in the PD-21 (Planned Development-Area 21) Zone.

APPLICANT: Jorge's Get Around Transport, Inc.
5015 Tyler Avenue, Suite K
Temple City, CA 91780

ENVIRONMENTAL DETERMINATION: Categorical Exemption, (Class 1)

BACKGROUND: This application represents a request for a conditional use permit to use an existing yard for the overnight storage of approximately 30 vehicles. The yard was previously used for storing trucks, trailers and equipment used by Family Festival Productions while not in use at street fairs. The yard has been vacant for several months.

This application was reviewed by the Development Review Committee on February 5, 2014 and they have forwarded a recommendation of approval subject to the conditions outlined on Data Sheet 1.

In 1989, the Planning Commission and City Council adopted the Peck Road Specific Plan (PD-Area 21) which was designed to mitigate the land use compatibility problems that involved salvage and auto dismantling yards and established necessary site development standards which included provisions for appropriate site planning, performance standards and the use of landscaping, walls and other screening devices.

The Peck Road Specific Plan stipulates that a conditional use permit is required for new auto dismantling and salvage yards, custom manufacturing, general manufacturing and warehouse/storage uses. The Specific Plan area is bordered by residential lots along Lynd Avenue (County) on the west, commercial lots along Live Oak Avenue to the north, the Peck Road Spreading Grounds to the south and a gravel pit across the street on Peck Road to the east.

SUBJECT PROPERTY: The subject property is located on a portion of a 10.69 acre lot within the Peck Road Specific Plan. It is currently occupied by Dry Dock RV Storage, ABC Roofing and the vacant storage yard where Jorge's Get Around Transport is proposing to locate. All the businesses on the subject property have frontage on and take access from Peck Road.

The applicant's lease space is unpaved and totals 32,744 square feet in size. It is triangular in shape measuring 165' along the rear (west) property line and narrowing to 40' on the Peck Road easterly frontage. The lease space depth measures 355' on the north side and 379' on the south side. The space is fenced with sheet metal panels on the rear and south sides and chain link with slats on the north side. A 40' section of an existing wall which extends along several of the businesses on Peck Road was removed to provide access into the lease space when Family Festival Productions located to the site. A rolling wrought iron gate was also installed at that time.

DISCUSSION/ANALYSIS: The City records indicate that the subject property was part of a rock quarry operation until the early 1950's and then was part of an un-compacted landfill area into the early 1960's. Many of the businesses within the Specific Plan have office trailers and gravel lots due to the lack of compaction and methane gas seepage that still exists. When Family Festival Productions was approved to occupy the site they were required to pave the first 25' of the storage yard to control soil run-off onto Peck Road. The remainder of the property was required to be covered with gravel (minimum 4" deep).

Business Operation

The proposed use will utilize the site for vehicle overnight storage only. The office location for the business will remain in the City of El Monte. The fleet of vehicles will include mini-vans, vans, trucks and sedans. The majority of vehicles will leave the site by 6:00 AM and will return by 6:00 PM, Monday through Friday. The yard will not be open on weekends. The fleet of vehicles will primarily provide shuttle service for students with disabilities.

Storage Yard/Site Improvements

All parking spaces as indicated on the site plan will be delineated on the gravel surface with rope and pegs (similar to Dry Dock) and/or with wheel stops to insure that the driveway and turn-around area will remain clear as a fire lane.

At the time Family Festival Productions was considered their Engineer reviewed the Peck Road entrance (40' wide drive approach) to determine if the semi-truck/trailers could enter the yard without obstructing traffic flow. It was determined that the raised median in the street wouldn't interfere and that a semi-truck could enter from the slow (west) lane and wouldn't have to swing into the fast (east) lane to enter the site. The applicants vehicles are standard size and do not include semi-trucks and trailers. The 40' wide drive approach should provide easy site accessibility.

CONCLUSION: Since the site was previously upgraded to meet storage yard specifications the only required improvement for the proposed vehicle storage yard is to delineate the parking spaces. Peck Road is a primary arterial with an 84' wide roadway that can handle the added commercial traffic load that will be generated from the proposed use. The location is good because it is in the center of an industrial area with no residential nearby. This use is in compliance with the Peck Road Specific Plan.

RECOMMENDATION: The Development Review Committee and Staff recommend approval. If the Planning Commission concurs with this recommendation, then following the public hearing, 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, the Planning Commission in the exercise of its independent judgment finds that CUP2014-03 is categorically exempt from CEQA under Class 1.
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 in the exercise of its independent judgment hereby makes the findings listed on attached Data Sheet No. 3 for CUP2014-03, which are incorporated herein by this reference.
4. The Planning Commission approves CUP2014-03, subject to the attached Planning Conditions on Data Sheet No. 1 and recommendations in the Staff Report, all of which are incorporated herein by this reference.

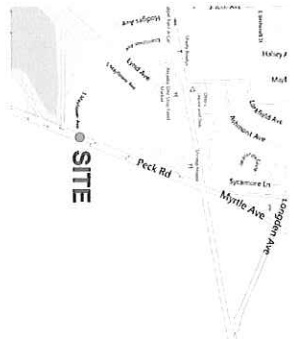
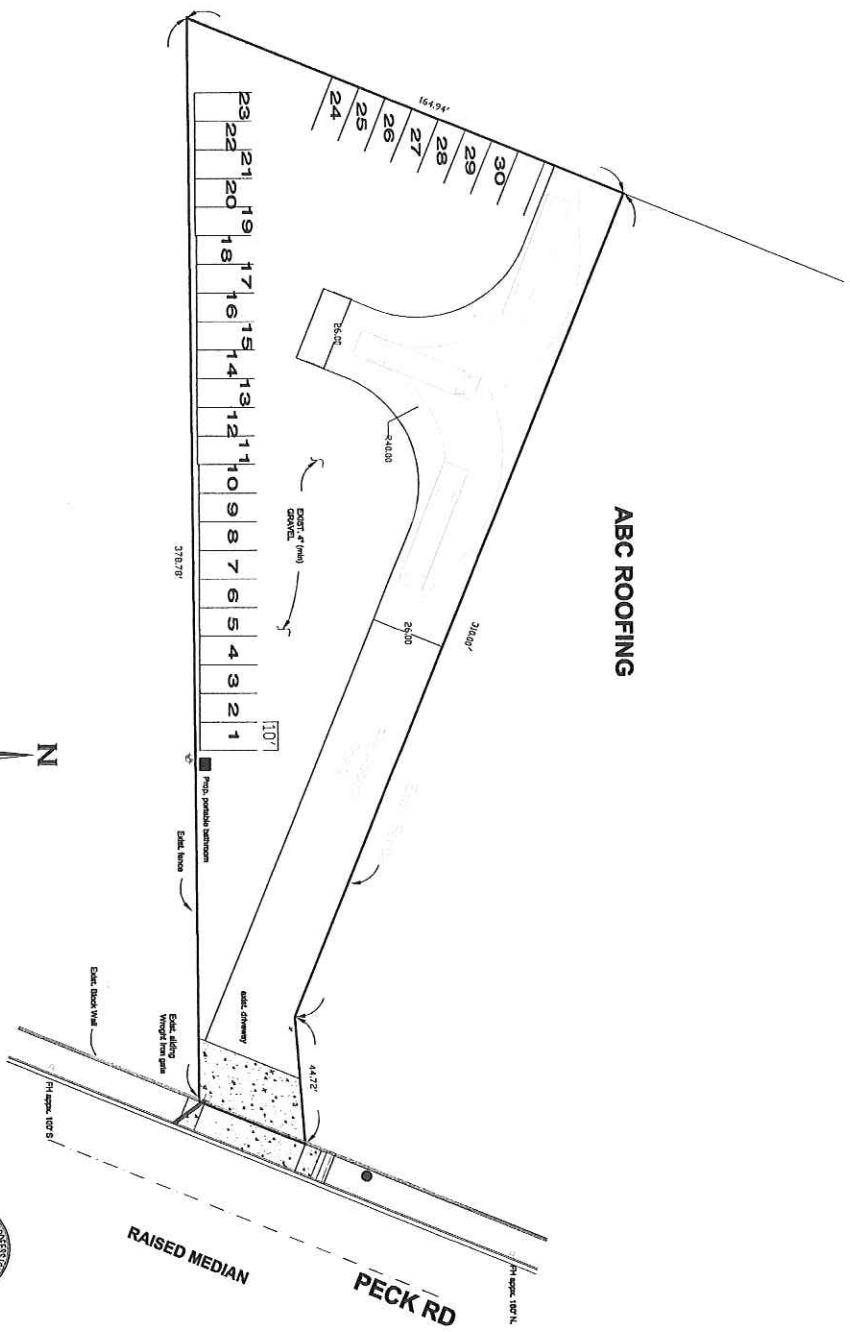
MOTION:

Close the public hearing and adopt the Resolution approving CUP2014-03 as presented in the Staff Report.

- LEGEND**
- ▲ Existing Structure
 - ◆ Intake Well
 - Well
 - Groundwater Table

NOTES

TOTAL SITE AREA: 32,344 SF
 LULAC AREA: 32,344 SF
 PRECINCT ZONING: PD



VICINITY MAP

PREPARED FOR:
 SERGIO LINNEZ
 350 S. PARK ROSS AVE
 MONROVIA, CA 91018
 626-358-6034

PREPARED BY:
 ELIAS SANYAL P.E.
 1120 ROYAL OAKS DRIVE
 MONROVIA, CA 91018
 626-9103-4879



DATE: 05/27/2010	PROJECT: ABC ROOFING
DRAWN BY: E.S.	CHECKED BY: E.S.
SCALE: AS SHOWN	DATE: 05/27/2010
SITE PLAN	
CITY OF MONROVIA PUBLIC WORKS DEPARTMENT - INSPECTING DIVISION	
PROJECT NO: 10187	SITE NO: 10187
DATE: 05/27/2010	SCALE: 1" = 20'
SHEET 1 OF 1	



DATA SHEET 1

Planning Conditions

CUP2014-03

3331 South Peck Road

Operations on the site must remain in substantial conformance at all times with the request and application forms and plans submitted by the applicant for CUP2014-03, allowing the overnight storage of vehicles at 3331 South Peck Road, as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this conditional use permit.

1. All vehicles owned, leased, rented or used by the Applicant and/or any business operating at the site shall be stored on the site when not in use, and shall not be parked on city streets between the hours of 6 PM and 6 AM. The site shall not be open for operation, and no vehicles shall leave or enter the site, on either Saturday or Sunday. Before any change is made in these hours or days of operation, approval by the Planning Division Manager must be obtained. Alternatively, the Planning Division Manager may refer the matter to the Planning Commission for its review, in which case no change in the hours or days of operation shall be made without Planning Commission approval.
2. The site shall be covered with a minimum 4 inches deep of gravel at all times and shall be kept free of weeds.
3. All parking spaces shall be clearly marked on the gravel surface using a system of ropes and pegs to delineate parking stalls and/or with wheel stops as indicated on the site plan. Prior to initial installation or subsequent replacement of ropes and pegs system, Applicant shall submit material samples for review and approval by the Planning Division Manager.
4. 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.
5. This CUP may be called for review, including modification or revocation, at any time by City Staff, the City Council, or Planning Commission if a violation of the approved conditions or the Monrovia Municipal Code (MMC) is alleged, or if it is alleged that the vehicle storage business is creating a public nuisance, and such violation or public nuisance is verified as valid by the Police Department, Code Enforcement, or other City department. In addition to any other remedy available to the City, security measures may be required.
6. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses, including, but not limited to, interest, attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or

proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.

7. The applicant shall, within 30 days after approval by the Planning Commission, submit to the Community Development Department his/her written acknowledgment of receipt of the decision approving the Conditional Use Permit and his/her written consent to all of the conditions of approval referenced in Data Sheet No. 1. This CUP shall be void and of no force or effect unless such written acknowledgment and consent is submitted to the City within the 30 day period.
8. The use or development associated with this CUP shall begin within one (1) year after its approval or it will expire without further action by the City.
9. All of the above conditions shall be complied with prior to commencement of the operation, unless an earlier compliance period is specified as part of a condition.



DATA SHEET 3

Findings

CUP2014-03

3331 South Peck Road

CONDITIONAL USE PERMIT

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting CUP2014-03 to allow the overnight storage of a vehicle fleet at 3331 South Peck Road is based on the following findings:

- A. The project site is adequate in size, shape and topography for the proposed overnight storage of a vehicle fleet. *The topography of this commercial storage yard is relatively flat, and the vehicles can be stored in such a way that a fire lane and turn-out can be provided.*
- 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 vehicle storage yard. *The proposed use is located in an industrial area, which is suited to support these types of uses and traffic loads and the site is designed with a 40' wide driveway approach allowing easy vehicle accessibility.*
- C. The proposed vehicle storage yard is compatible with the General Plan/Peck Road Specific Plan and will not adversely impact the objectives of the General Plan/Peck Road Specific Plan. *The proposed use is in an industrial area, which is suited to support these types of uses and traffic loads. Vehicles at the storage yard will not interfere with traffic flow on Peck Road, a primary arterial designed to handle commercial traffic loads.*
- D. The proposed vehicle storage yard will comply with the applicable provisions of the Zoning Ordinance. *There are no variances requested for this CUP.*
- E. The proposed location of the vehicle storage yard and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity, *in that the applicant will be required to adhere to the conditions of approval on Data Sheet No. 1 to safeguard the surrounding uses from any negative impacts.*



DATA SHEET 4

Surrounding Land Uses

CUP2014-03

3331 South Peck Road

Property Description:

The 32,744 square foot lease space is located on a 10.69 acre site. The site is occupied by Dry Dock RV Storage, ABC Roofing and a vacant storage yard. All businesses have frontage on Peck Road.

Zoning

Subject site: PD-Area 21 (Planned Development)

Surrounding pattern:

north: L. A County

south: P/Q (Public/Quasi Public)

east: PD-Area 22 (Planned Development)

west: L. A. County

Land Use

Subject site: RV storage yard, roofing company

Surrounding pattern:

north: Commercial retail

south: Auto dismantling yards/Peck Road Spreading Basin

east: Gravel pit

west: Auto dismantling yards

Environmental Determination: Categorical Exemption Class 1

Applicable Ordinance Regulations: MMC 17.52.020 Planning Commission Authority for CUP