



PLANNING COMMISSION STAFF REPORT

APPLICATION: GPC2014-02

AGENDA ITEM: AR-1

PREPARED BY: Ili Lobaco
Associate Planner

MEETING DATE: May 14, 2014

SUBJECT: General Plan Conformity GPC2014-02
302 East Foothill Boulevard

REQUEST: Find that a proposed dedication of property conforms with the provisions of the Monrovia General Plan

APPLICANT: City of Monrovia

ENVIRONMENTAL DETERMINATION: CEQA General Rule (14 CCR 15061(b)(3)) and Categorical Exemption (Class 1)

BACKGROUND: On December 11, 2013, the Development Review Committee approved the construction of a new, 2-story house with attached granny flat at 302 East Foothill Boulevard. The front property line currently extends to the curb. The property owner has offered to dedicate the front 10' of their property to conform with the right-of-way to the east of their property.

SUBJECT PROPERTY: The property is located on the south side of Foothill Boulevard on the southeast corner of Foothill and Canyon Boulevards. The rectangular shaped property has 75' of frontage on Foothill Boulevard and 150' of frontage on Canyon Boulevard. The parcel currently measures 11,250 square feet. The property to be dedicated to the City is a 10' x 75' strip as indicated on the attachments labeled "Exhibit A" and "Exhibit B".

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 before the City Council may accept the dedication. The Circulation Element has provisions and policies related to this request. The Planning Commission must consider the location, purpose and extent of the dedication, when it determines whether the dedication is in conformity with the General Plan.

The 10' by 75' dedication at the location described above is in conformity with the General Plan because Policy 2:13 of the Circulation Element requires future dedications for the widening of streets and alleys as new development occurs and this dedication will widen the right-of-way to conform to the pre-existing adjacent right-of-way to the east of the property. No physical change is planned at this time, as a sidewalk currently exists within the proposed dedication and would remain in place for the foreseeable future.

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 and independently, that the project is categorically exempt from CEQA under Class 1.
2. The Planning Commission hereby finds that the acceptance of the dedication of real property additional street right-of-way at 302 East Foothill Boulevard as discussed in the Staff Report, described on “Exhibit A” and depicted on “Exhibit B”, 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.

EXHIBIT "A"

LEGAL DESCRIPTION:

THE NORTH 10 FEET OF LOT 1 AND THE W'LY 25 FEET OF LOT 2 OF WILD ROSE TRACT, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 14 PAGE 120 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

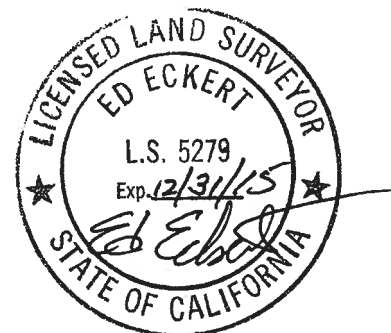


EXHIBIT "B"

