



PLANNING COMMISSION STAFF REPORT

APPLICATION: GPA2014-02/ZC2014-01 **AGENDA ITEM:** PH-1
Station Square SP (repeal)

PREPARED BY: Craig Jimenez **MEETING DATE:** June 11, 2014
Planning Division Manager

SUBJECT: General Plan Amendment GPA2014-02/Planning Commission Resolution No. PCR2014-03; Repeal Station Square Specific Plan/Planning Commission Resolution No. 2014-05; Zoning Ordinance Text Amendment and Zone Change ZC2014-01/Planning Commission Resolution No. PCR2014-04/Ordinance No. 2014-03

REQUEST: Amend the text to the Land Use Element of the General Plan modifying the "Station Square Transit Village" section and the guidelines for PD-12 Station Square Transit Village regarding land use, goals and policies, including reduction of the minimum development size from three (3) acres to two (2) acres; repeal the Station Square Specific Plan, which covers approximately 25 acres in the Station Square Transit Village area; amend the Zoning Ordinance to remove the Station Square Specific Plan from Section 17.04.035 of the Monrovia Municipal Code; and a Zone Change to the official zoning map changing part of the SP (Specific Plan) designation within Station Square Transit Village area to PD-12 (Planned Development-Area 12)

APPLICANT: City of Monrovia

ENVIRONMENTAL DETERMINATION: Environmental Impact Report certified in 2008 (SCH #2007021135)

BACKGROUND: In 1993, with the adoption of the City's General Plan, the area around the proposed station on South Myrtle Avenue was designated as Planned Development Area 12. These guidelines provided broad direction to encourage transit related development around the future light rail stop.

By the mid-2000's, as the extension of the Gold Line was coming closer to fruition, the Urban Land Institute (ULI) was invited to provide their expertise in the planning of a transit village around the proposed light rail station. Ultimately, ULI's report on the entire South Myrtle Avenue Corridor was published and the name "Station Square Transit Village" was coined to identify the entire 80 acre planning area bordered by Evergreen, Magnolia and Shamrock Avenues and Duarte Road. The ULI recommendations formed the foundation for the update of the Land Use and Circulation Elements adopted in 2008. Later that year, the Station Square Specific Plan was adopted for the 25-acres anticipated to be Phase 1 of the Station Square Transit Village development. In addition to the adoption of the Specific Plan, the entitlements for the associated projects were also approved.

Since the adoption of the Station Square Specific Plan, the development landscape has changed dramatically. Although the impact of the Great Recession affected the timing of the development, the greatest impact was felt through the elimination of the redevelopment agencies statewide. This left the area covered by a Specific Plan that had little possibility to come to fruition. Therefore, the previous project applicant has requested that the Specific Plan be rescinded.

Additionally, the two sections of the Land Use Element related to Station Square Transit Village were conceived and adopted during a period when redevelopment agencies would be able to assist with acquisition and consolidation of property and to enter into development agreements.

Recently, a proposed development (addressed in PH-2 on this agenda) provided Staff the opportunity to reevaluate the existing regulations and rework them for a new reality. These are realized in the amendments to the Station Square Transit Village Vision Statement and Objectives and Area PD-12 Development Guidelines in the General Plan.

The existing Zoning Ordinance is consistent with the proposed changes to the Land Use Element of the General Plan.

SUBJECT PROPERTY: Station Square Transit Village is an approximately 80 acre area bounded by Evergreen Avenue on the north, Magnolia Avenue on the west, Shamrock Avenue on the east, and Duarte Road on the south.

The area covered by Station Square Transit Village Specific Plan is an area that is approximately 25 acres, bounded by Evergreen Avenue on the north, Magnolia Avenue on the west, Myrtle Avenue on the east, and Duarte Road on the south.

ANALYSIS: There are three components of this request, all of which will result in recommendations to the City Council:

- General Plan Amendment (GPA2014-02) which amends the text of the Land Use Element pertaining to the Station Square Transit Village Vision Statement and Objectives and the Development Guidelines for Planned Development Area PD-12. The following documents are attached to the Staff Report:
 - Attachment A – Proposed Station Square Transit Village: Vision Statement and Objectives
 - Attachment B – Proposed Area PD-12 Station Square Transit Village Development Guidelines
 - Attachment C – 2008 adopted Station Square Transit Village (vision statement)
 - Attachment D – 2008 adopted Area PD-12 Station Square Transit Village Development Guidelines
- Repeal of the Station Square Specific Plan
- Ordinance No. 2014-03 returns the majority of the properties within the Station Square Specific Plan area to their previous zoning designation of PD-12 (ZC2014-01) as well as removing the specific plan from the list of plan areas in the Zoning Ordinance of the Monrovia Municipal Code (MMC).

General Plan Amendment

In 2008, the City adopted a comprehensive update to the Land Use and Circulation Elements of the Monrovia General Plan. The primary impetus was to put a plan in place for Station Square Transit Village (SSTV). The resulting vision and guidelines were in a large part based on the ability of the Monrovia Redevelopment Agency to assist developers with the acquisition and consolidation of properties. Although the process began with the entitlement of the first phase of Station Square, the recession slowed new development. The dissolution of redevelopment agencies added another obstacle to progress.

In reviewing the goals, objectives and guidelines for SSTV, it became clear to Staff that they would need to be reworked to address the new reality of a post-redevelopment world. One of the challenges with the regulations as they currently exist is that they are geared to accommodate primarily larger projects through the specific plan process that rely a great deal on the efforts of the redevelopment agency. Understanding that future development will be driven by private developers responding to the demands of the marketplace, the City's primary role will be to provide clear development guidelines and direction. Without redevelopment, one of the strongest tools for economic development is through the City's regulations for development.

The City's vision for SSTV is contained in the General Plan which makes the Land Use Element the primary planning document for this area. As stated in the current Land Use Element:

“The City’s key objective in establishing the Station Square Transit Village is to provide flexibility in land use types, location, and intensities that will allow development to respond to changes in the marketplace over time.”

With this as the main goal, Staff used the following principles in creating the updated provisions for SSTV:

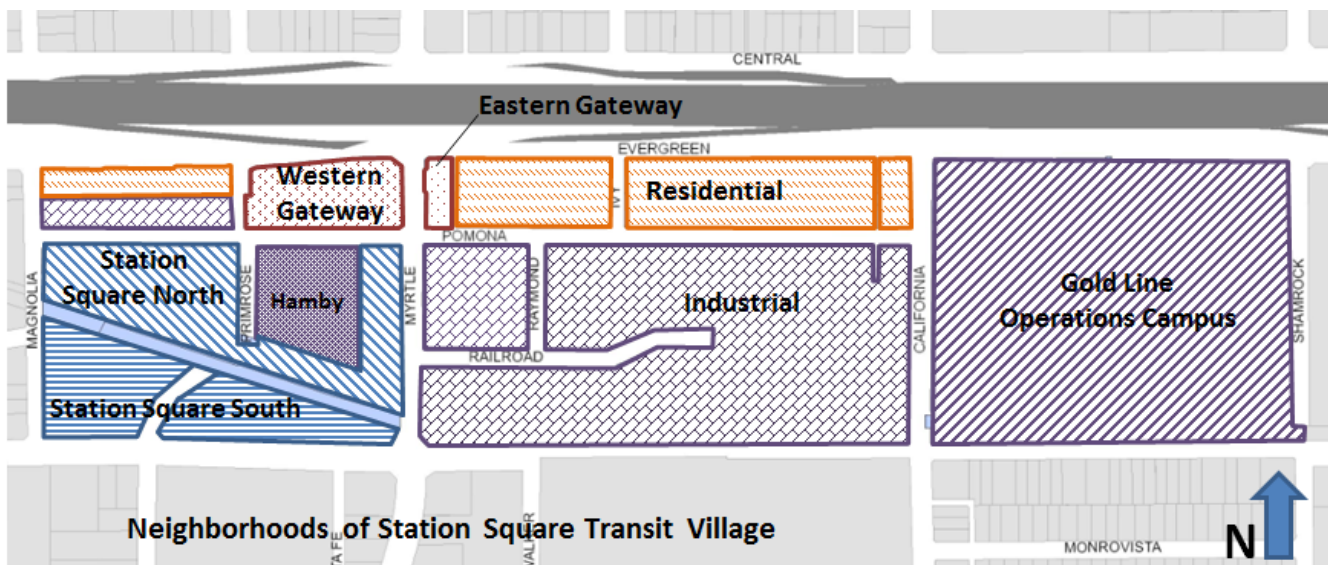
1. Maintain the overall vision and objectives for the future of Station Square Transit Village. The focus should be on the approach to realize the vision.
2. Maintain the established density caps (parameters).
3. Provide some clarity and certainty to property owners of what is allowable giving them control of their options for the future.
4. The provisions should be consolidated and clearly stated.
5. Establish defined land use mechanisms and urban design principles that will allow individual development projects to move forward consistent with the vision.
6. Do not increase the number of nonconforming uses.

There are two components of the proposed amendment to the General Plan as they pertain to SSTV: modification of Vision Statement and Objectives, and the update of the Area PD-12 Guidelines.

The Station Square Transit Village: Vision Statement and Objectives have been streamlined to provide clarity on the vision for the area as it relates to current conditions. This section of the Land Use Element contains clear direction and emphasizes the area that will continue to offer a mix of uses. The framework continues to be broad enough to respond to the demands of the market.

In addition, the Urban Design Objectives have been clarified to provide general guidance on design and aesthetics and address the fact that this area will evolve over a considerable amount of time. It encourages the compatibility between new development within the existing development patterns. This is addressed both through general concepts and more detailed direction by land use. Although this section has been significantly condensed, it does not change the vision or development capacity for SSTV.

Area PD-12 Development Guidelines. Creating a one-size-fits-all set of development guidelines for an 80 acre area presents a challenge. Therefore, instead of looking at the area as a whole, Staff identified seven distinct neighborhood units within SSTV and reworked and refined the guidelines that could function within the entire framework of SSTV and also respond to the context and individuality of the existing neighborhood patterns. The proposed Development Guidelines identify the following seven neighborhoods of Station Square Transit Village:



- **Residential Neighborhoods.** These two neighborhoods on East Evergreen Avenue and East Pomona Avenue, and West Evergreen Avenue are primarily developed as single family. The PD-

- 12 Development Guidelines allow for graduated residential densities based on lot size.
- **Hamby Park.** An industrial condominium complex at the southeast corner of Pomona and Primrose Avenues that will continue to provide space for small businesses and also allow for opportunities for incidental retail of products produced on site.
 - **Station Square North.** This area includes the Park and Ride Lot, Station Square open space (including the historic depot), Metro Gold Line parking structure and a site for high density residential directly adjacent to Gold Line station.
 - **Station Square South.** This area (south of the Gold Line ROW) is a mix of commercial and industrial uses. The PD-12 Development Guidelines encourage the transition of the area to mixed use, high density residential and/or commercial uses.
 - **Western and Eastern Gateways.** Flanking either side of Myrtle Avenue, just south of the Foothill Freeway (I-210), this area is a mix of commercial and light industrial buildings. As the northern entry point into Station Square Transit Village, the PD-12 Development Guidelines encourage a mix of commercial uses and “signature architecture” to provide an entry statement at the north anchor of Station Square.
 - **Industrial Neighborhoods.** This area is primarily on the east side of Myrtle Avenue, but includes the industrial block on the north side of West Pomona Avenue, and consists of mostly older but established industrial uses. The PD-12 Development Guidelines reinforce the importance of industrial uses in maintaining a varied economy by identifying legal industrial in these neighborhoods as conforming. Incentives for commercial/industrial densification are provided to encourage redevelopment. Mixed uses that include a residential component may occur in appropriate locations.
 - **Gold Line Operations Campus.** This area is the easternmost block of Station Square Transit Village that contains the Gold Line facility as well as a remaining privately owned industrial parcel.

The proposed Development Guidelines for Area PD-12 contain General Provisions that are applicable to the entire area and more specific guidelines for each of the neighborhoods.

The General Provisions allow for the expansion of conforming uses and buildings, encourage mixed uses, and guide lot consolidation. Additionally, in response to the Housing Element work program, a provision has been added that allows the City to provide deviations to development standards as incentive for the creation of affordable residential units (#6).

The Development Guidelines as proposed do not introduce new concepts or uses, however attempt to respect the existing neighborhoods within the context of SSTV and rely on development standards that are already familiar and successful in Monrovia. Some of the highlights of the proposed neighborhood concepts are that:

- Existing legal uses will be considered conforming.
- Each neighborhood refers to one or more existing zoning districts that will be used to determine allowable uses and development standards.
- Several of the neighborhood guidelines include an incentive to encourage higher density development by allowing an increase in the Floor Area Ratio from .75 to 2.5 if structured or underground parking is part of a new development.

Regulations pertaining to Specific Plans. One of the primary tools that provide flexibility in allowing development is the use of the specific plan. This allows an applicant to prepare a plan that is generally *specific* to a development proposal for consideration by the City. This has been a very successful tool for Monrovia. Both Paragon and the 5th & Huntington projects were approved through the specific plan process.

Currently, the provisions for SSTV allow for the use of specific plans however, the General Plan requires that the plan area be a minimum of three acres. Staff is proposing that this requirement be reduced to two acres.

In other areas of the City where specific plans are encouraged (Old Town Extension, West Huntington Drive), the minimum area required for specific plans is two acres. The reduction from a three acre to a two

acre minimum is consistent with the rest of the City. A smaller area would also result in increased development opportunities, especially without the aid of redevelopment. Lastly, smaller development sites typically result in development that will be more in scale with the existing development patterns of the neighborhoods.

Staff recommends that the Planning Commission adopt Planning Commission Resolution No. PCR2014-03 recommending approval of General Plan Amendment GPA 2014-02 to the City Council.

Repeal of the Station Square Specific Plan

In 2008, the City Council adopted the Station Square Specific Plan and entitlements for what was then referred to as Phase I. The project was never constructed and the applicant has requested that the City rescind the Specific Plan. The Plan area is bounded by Evergreen Avenue on the north, Magnolia Avenue on the west, Myrtle Avenue on the east, and Duarte Road on the south. The specific plan provides the development standards for a specific project. The applicant has stated that this project will not be constructed, therefore, the request was made to repeal the plan. Additionally, all other entitlements will be rescinded.

Staff recommends that the Planning Commission adopt Planning Commission Resolution No. PCR2014-05 recommending that the City Council repeal the Station Square Specific Plan.

Ordinance No. 2014-03

This action is tied to the repeal of the Station Square Specific Plan. When a specific plan is adopted, the zoning designation of the affected properties is changed to SP (Specific Plan) indicating that a specific plan has been adopted. Without any further action by the City, the repeal of the specific plan would leave these properties with an SP zoning designation without any development standards. With the exception of the proposed "The Parks at Station Square" project site, Staff is proposing that the remaining properties be rezoned to their previous designation of PD-12 (Planned Development Area-12). This is represented by Zone Change ZC2014-01. Zone Changes, as well as amendments to the text of the Zoning Ordinance, are adopted by Ordinance.

Additionally, a technical clean up item is included in Ordinance No. 2014-03 that amends the text of the Zoning Ordinance by removing Station Square Specific Plan from the list of adopted specific plan areas.

Staff recommends that the Planning Commission adopt Planning Commission Resolution No. 2014-04 which contains the Planning Commission's recommendation on Ordinance No. 2014-03.

Environmental Review

A program level Environmental Impact Report (EIR) was prepared for the 2008 update of the Land Use and Circulation Elements of the General Plan. The EIR analyzed the adoption and implementation of the proposed Land Use and Circulation Elements, including the Vision Statement and Area PD-12 Development Guidelines for SSTV. The 2008 EIR was approved by the Planning Commission at the time and later certified by the City Council as meeting the requirements of the California Environmental Quality Act (CEQA).

The proposed General Plan Amendment discussed in this staff report provides updated language for the Land Use Element. However, it does not alter the vision, development capacity, intensity or density allowed in the area. The proposed General Plan Amendment would not allow development density above what is currently in the Element. Therefore, Staff has determined that the circumstances of the "project" are essentially the same as what was analyzed under the previously certified EIR.

From the perspective of CEQA, the original "project" in this case was the adoption of the Land Use Element in 2008. Pursuant to CEQA, since Staff has determined that the 2008 Final EIR is still relevant and the circumstances are essentially unchanged, Staff is recommending that the EIR be used for the environmental determination for this action. As part of the decision on the proposed General Plan Amendment, repeal of the Station Square Transit Village Specific Plan, and the Ordinance (collectively, this is the "project"), the Planning Commission will need to determine that the circumstances of the project are substantially the same as the previously analyzed project (2008 GPA).

The Planning Commission is not being asked to reapprove or reevaluate the previous EIR, only to confirm that the circumstances of this “project” (primarily, the amended guidelines) are the same as the previous “project” (current guidelines).

It is important to restate that the previous EIR for the General Plan was programmatic and not tied to a specific development. Therefore, future projects will be evaluated individually pursuant to CEQA to analyze potential impacts.

An electronic copy of the Final EIR was provided for the review of the Planning Commission. The Environmental Review section in each of the Planning Commission Resolutions provide the specific language, reasoning and findings for this determination.

Public Outreach

Although the overall vision for SSTV was not changing, Staff felt that it was important to reach out to the neighborhood. On the evening of May 8, 2014, an open house was held at the Knights of Columbus hall in Hamby Park. Incorporating the theme, “What does Station Square mean to me?”, the purpose of the meeting was to provide some preliminary information on the direction of the proposed changes to the General Plan, the proposed development and to solicit input.

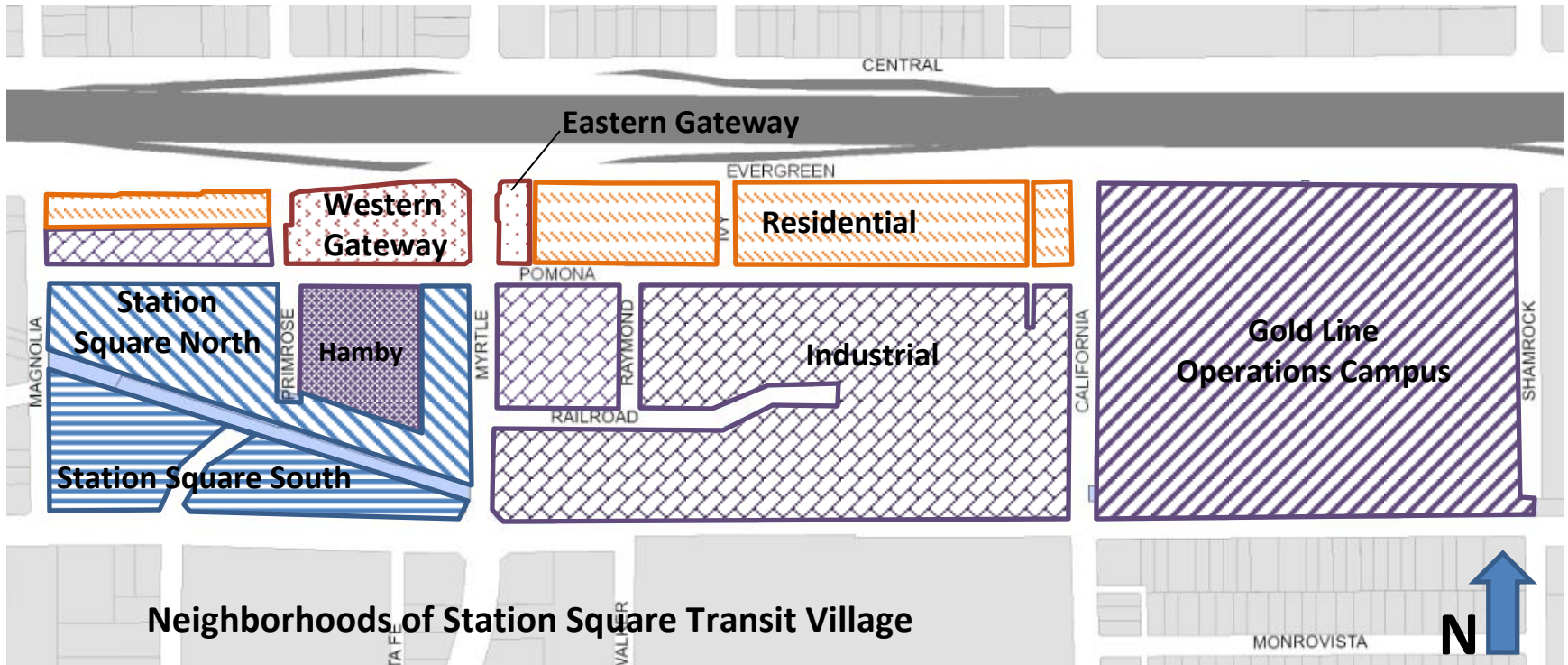
Approximately 280 invitations were mailed to residents, property owners and businesses. Additionally, MAP leaders were invited via email and the open house was advertised on the City’s webpage. From Staff’s perspective, the event was a success. About 40 people attended both residents and business owners from the area. Several of the City’s departments were represented as well as a representative from the Gold Line. The open house format allowed attendees to have one-on-one discussions with City Staff and the developer. The response from the community was mostly positive and appreciative of the effort. Additionally, feedback received was utilized to fine tune the draft provisions.

Conclusion

The proposed changes to the Land Use Element of the General Plan continue to emphasize the long time vision for this area as “a dynamic, mixed-use, transit oriented community.” The text of the Land Use Element has been streamlined and consolidated to provide clearer direction for the residents, property owners, developers and Staff. The single proposed policy change, the reduction in the minimum specific plan area, should result in development that is more in scale with the existing neighborhoods. The PD-12 guidelines clearly address the unique opportunities of each of the neighborhoods of Station Square Transit Village and encourage development that is appropriate to the location.

RECOMMENDATION: The Development Review Committee and Staff recommend approval of General Plan Amendment GPA2014-02 (PCR No. 2014-03); Zone Change ZC2014-01 (PCR No. 2014-04) and rescinding the Station Square Specific Plan (PCR No. 2014-05). If the Planning Commission concurs with this recommendation then, following the public hearing, the following motions are appropriate:

- A. Close the public hearing and adopt Planning Commission Resolution No. PCR2014-03 recommending approval to the City Council of General Amendment GPA2014-02.**
- B. Adopt Planning Commission Resolution No. PCR2014-05 recommending to the City Council the repeal of the Station Square Specific Plan.**
- C. Adopt Planning Commission Resolution No. PCR2014-04 recommending approval to the City Council of Ordinance No. 2014-03.**



PLANNING COMMISSION RESOLUTION NO. 2014-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA, CALIFORNIA, RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT GPA2014-02 AMENDING THE TEXT OF THE LAND USE ELEMENT OF THE GENERAL PLAN AND THE AREA PD-12 DEVELOPMENT GUIDELINES PERTAINING TO STATION SQUARE TRANSIT VILLAGE

RECITALS

(i) City Staff has initiated an application to amend the text of the Land Use Element of the General Plan (“project”). The project includes a request to amend the Station Square Transit Village Vision Statement and Objectives and the development guidelines for Area PD-12 (Planned Development – Area 12). The proposed amendment to the text of the Land use Element is contained in General Plan Amendment GPA2014-02.

(ii) On June 11, 2014, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the project, including General Plan Amendment GPA2014-02. 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) Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, the City certified an Environmental Impact Report (EIR) in connection with the City’s approval of the Monrovia General Plan Proposed Land Use and Circulation Elements (SCH 2007021135) on January 15, 2008 (the “2008 EIR”). Pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR or Negative Declaration is required in connection with subsequent discretionary approvals of the same project unless: (i) substantial changes are proposed to the project that will involve new or more severe impacts on the environment; (ii) substantial changes have occurred in the circumstances under which the project was previously reviewed that will involve new or more severe environmental impacts; or (iii) new important information shows the project will have new or more severe impacts than previously considered; or (iv) additional mitigation measures are now feasible to reduce impacts or different mitigation measures can be imposed to substantially reduce impacts. City Staff determined that, based on the criteria in CEQA Guidelines Section 15162, that no additional environmental review is required pursuant to CEQA in connection with the City’s consideration of General Plan Amendment GPA2014-02.

(b) The Planning Commission independently finds, in connection with General Plan Amendment GPA2014-02, that substantial changes to the project or the circumstances surrounding the project have not occurred which would create new or more severe impacts than those evaluated in the previously certified EIR. The regulations on use types, development standards and density contained in the proposed amendment to the Land Use Element of the General Plan, as well as the development parameters for Area PD-12 Station Square Transit Village, are the same as those analyzed in the 2008 EIR. The Planning Commission further independently finds that the project will not have one or more significant effects not discussed in the previously certified EIR, not have more severe effects than previously analyzed, and that additional or different mitigation measures are not required to reduce the impacts of the project to a level of less than significant, as the types and intensities of allowable densities are not being altered. Additionally, as the 2008 EIR was programmatic, future development proposals will be analyzed and evaluated individually as part of the entitlement process for those projects.

(c) Based on these findings and all evidence in the record, the Planning Commission concurs with the staff determination that no additional environmental review is required pursuant to CEQA in connection with the City's consideration of General Plan Amendment GPA2014-02.

(d) The Planning Commission has independently considered and reviewed the information in the 2008 EIR in making its recommendation on General Plan Amendment GPA2014-02.

(iv) The custodian of records for all 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.

(v) All legal prerequisites to the adoption of this Resolution have occurred.

RESOLUTION

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

1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct.
2. Adoption of General Plan Amendment GPA2014-02 will not have a significant effect on the environment.
3. The project is in conformance with the environmental goals and policies adopted by the City.
4. General Plan Amendment GPA2014-02 is consistent and compatible with existing land uses in the environs. Station Square Transit Village is a mixture of residential, commercial, industrial and institutional uses. The proposed amendments to the Land Use Element will allow development of projects that are compatible with existing uses. The reduction of the specific plan minimum property size from three acres to two acres will encourage new development that will be closer in scale and compatibility to the existing development patterns.
5. General Plan Amendment GPA2014-02 is consistent with, and necessary to carry out General Plan goals and policies set forth in the Land Use and Housing Elements, and other Elements of the General Plan, and to guide and direct orderly development of the City and the respective neighborhoods. The proposed amendments to the Land Use Element clarify but do not alter the goals and objectives previously established in the Land Use Element for Station Square Transit Village, with the exception of the reduction in specific plan minimum property size. The reduction of the specific plan minimum property size from three acres to two acres will encourage new development that will be closer in scale and compatibility to the existing development patterns, and thus guide and direct orderly development of the area.
6. With the concurrent approval of Zone Change ZC2014-01, the zoning regulations for Station Square Transit Village will be consistent with General Plan Amendment GPA2014-02. Station Square Transit Village is designed Area PD-12 (Planned Development-Area 12) and will be regulated, consistent with the

General Plan, through the Area PD-12 Guidelines, the Monrovia Municipal Code (Zoning) or a specific plan.

7. General Plan Amendment GPA2014-02 will not adversely affect the public health, safety, or welfare in that it will provide for the orderly and consistent development in the City.
8. Based upon the findings and conclusions set forth above, the Planning Commission hereby recommends approval of General Plan Amendment GPA2014-02 to the City Council which replaces the Station Square Transit Village: Vision Statement and Objectives and the Area PD-12 Development Guidelines in their entirety 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 11th day of June 2014.

Carlos Parrague, Chair
Monrovia Planning Commission

ATTEST:

APPROVED AS TO FORM:

Steve Sizemore, Secretary
Monrovia Planning Commission

Gena M. Stinnett, Assistant City Attorney
City of Monrovia

Exhibit "A"

General Plan Amendment GPA2014-02

PLANNING COMMISSION RESOLUTION NO. 2014-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA, CALIFORNIA, RECOMMENDING APPROVAL OF ORDINANCE 2014-03, WHICH INCLUDES ZONE CHANGE ZC2014-01 AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE SP (SPECIFIC PLAN) ZONE DESIGNATION TO PD-12 (PLANNED DEVELOPMENT AREA 12) AND AMENDING THE ZONING ORDINANCE TO REMOVE STATION SQUARE SPECIFIC PLAN FROM SECTION 17.04.035 OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE FOR SPECIFIED PROPERTIES IN THE STATION SQUARE TRANSIT VILLAGE

RECITALS

(i) In 2008, the City Council of the City of Monrovia adopted the Station Square Specific Plan for the area bounded by Evergreen Avenue, Myrtle Avenue, Magnolia Avenue, and Duarte Road. The project associated with the Specific Plan was not constructed. On behalf of the applicant of the previously entitled project within the Specific Plan Area, The Parks at Station Square, LLC has requested that the Station Square Specific Plan be repealed. The repeal of the Station Square Specific Plan requires an amendment to the City's Official Zoning Map (ZC2014-01) changing the SP (Specific Plan) Zone designation to the previous zone designation of PD-12 (Planned Development Area 12) Zone for specified properties depicted on the revised Zoning Map, and an amendment of the Zoning Ordinance to remove the Station Square Specific Plan from the list of specific plan areas in Section 17.04.035 of the Monrovia Municipal Code. Both amendments are set forth in Ordinance No. 2014-03.

(ii) On June 11, 2014, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on Ordinance No. 2014-03, which incorporates the amendments to the Official Zoning Map and the text of the Zoning Ordinance. 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) Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City certified an Environmental Impact Report (EIR) in connection with the City's approval of the Monrovia General Plan Proposed Land Use and Circulation Elements (SCH 2007021135) on January 15, 2008 (the "2008 EIR"). Pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR or Negative Declaration is required in connection with subsequent discretionary approvals of the same project unless: (i) substantial changes are proposed to the project that will involve new or more severe impacts on the environment; (ii) substantial changes have occurred in the circumstances under which the project was previously reviewed that will involve new or more severe environmental impacts; or (iii) new important information shows the project will have new or more severe impacts than previously considered; or (iv) additional mitigation measures are now feasible to reduce impacts or different mitigation measures can be imposed to substantially reduce impacts. City Staff determined that, based on the criteria in CEQA Guidelines Section 15162, that no additional environmental review is required pursuant to CEQA in connection with the City's consideration of Ordinance No. 2014-03.

(b) The Planning Commission independently finds, in connection with Ordinance No. 2014-03, that substantial changes to the project or the circumstances

surrounding the project have not occurred which would create new or more severe impacts than those evaluated in the previously certified EIR. The regulations on use types, development standards and density contained in the proposed ordinance, as well as the development parameters for the PD-12 Zone are the same as those analyzed in the in the 2008 EIR. The Planning Commission further independently finds that the project will not have one or more significant effects not discussed in the previously certified EIR, not have more severe effects than previously analyzed, and that additional or different mitigation measures are not required to reduce the impacts of the project to a level of less than significant, as the types and intensities of allowable densities are not being altered. Additionally, as the 2008 EIR was programmatic, future development proposals will be analyzed and evaluated individually as part of the entitlement process for those projects.

(c) Based on these findings and all evidence in the record, the Planning Commission concurs with the staff determination that no additional environmental review is required pursuant to CEQA in connection with the City's consideration of Ordinance No. 2014-03.

(d) The Planning Commission has independently considered and reviewed the information in the 2008 EIR in making its recommendation on Ordinance No. 2014-03.

(iv) The custodian of records for all 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.

(v) All legal prerequisites to the adoption of this Resolution have occurred.

RESOLUTION

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

1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct.
2. Adoption of Ordinance No. 2014-03 will not have a significant effect on the environment.
3. The project is in conformance with the environmental goals and policies adopted by the City.
4. Ordinance No. 2014-03 is consistent and compatible with existing land uses in the environs, in that the area is a mixture of residential, commercial, industrial and institutional uses, and will continue to be developed in accordance with the Station Square Transit Village Vision Statement and Objectives, and PD-12 Development Guidelines, as set forth in the General Plan. The proposed Zone Change (ZC2014-01) contained in Ordinance No. 2014-03 make the General Plan and Zoning designations consistent.
5. Ordinance No. 2014-03 is consistent with and necessary to carry out General Plan goals and policies set forth in the Land Use and Housing Elements, and other

Elements of the General Plan, and to guide and direct orderly development of the City and the respective neighborhoods. The General Plan's Station Square Transit Village Vision Statement and Objectives, and PD-12 Development Guidelines, will guide and direct the orderly development of the re-zoned area.

6. Ordinance No. 2014-03 will not adversely affect the public health, safety, or welfare in that it will provide for orderly and consistent development in the City.
7. Based upon the findings and conclusions set forth above, the Planning Commission hereby recommends approval to the City Council of Ordinance No. 2013-03 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 11th day of June, 2014.

BY:

Carlos Parrague, Chair
Monrovia Planning Commission

ATTEST:

APPROVED AS TO FORM:

Steve Sizemore, Secretary
Monrovia Planning Commission

Gena M. Stinnett, Assistant City Attorney
City of Monrovia

Exhibit "A"

Ordinance No. 2014-03

ORDINANCE NO. 2014-03

AN ORDINANCE OF CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING ZONE CHANGE ZC2014-01 AMENDING THE OFFICIAL ZONING MAP SET FORTH IN SECTION 17.04.040 OF THE MONROVIA MUNICIPAL CODE TO CHANGE THE SP (SPECIFIC PLAN) ZONE DESIGNATION TO PD-12 (PLANNED DEVELOPMENT AREA 12) AND AMENDING THE ZONING ORDINANCE TO REMOVE STATION SQUARE SPECIFIC PLAN FROM SECTION 17.04.035 OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE FOR SPECIFIED PROPERTIES IN THE STATION SQUARE TRANSIT VILLAGE

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

SECTION 1. In 2008, the City Council of the City of Monrovia adopted the Station Square Specific Plan for the area bounded by Evergreen Avenue, Myrtle Avenue, Magnolia Avenue, and Duarte Road. The project associated with the Specific Plan was not constructed. On behalf of the applicant of the previously entitled project within the Specific Plan area, The Parks at Station Square, LLC has requested that the Station Square Specific Plan be repealed. The repeal of the Station Square Specific Plan requires an amendment to the City's Official Zoning Map (ZC2014-01) changing the SP (Specific Plan) Zone designation to the previous zone designation of PD-12 (Planned Development Area 12) for specified properties depicted on the revised Zoning Map, and an amendment of the Zoning Ordinance to remove the Station Square Specific Plan from the list of specific plan areas in Section 17.04.035 of the Monrovia Municipal Code.

SECTION 2. On June 11, 2014, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on Ordinance No. 2014-03, which incorporates the amendments to the Official Zoning Map and text of the Zoning Ordinance. 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. PCR2014-04 recommending approval of this Ordinance No. 2014-03.

SECTION 3. On _____, the City Council of the City of Monrovia conducted a duly noticed public hearing on Ordinance No. 2014-03. At the hearing, all interested persons were given an opportunity to be heard. The City Council received and considered the staff report and all the information, evidence, and testimony presented in connection with this project.

SECTION 4. Environmental Review

(a) Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City certified an Environmental Impact Report (EIR) in connection with the City's approval of the Monrovia General Plan Proposed Land Use and Circulation Elements (SCH 2007021135) on January 15, 2008 (the "2008 EIR"). Pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR or Negative Declaration is required in connection with subsequent discretionary approvals of the same project unless: (i) substantial changes are proposed to the project that will involve new or more severe impacts on the environment; (ii) substantial changes have occurred in the circumstances under which the

project was previously reviewed that will involve new or more severe environmental impacts; or (iii) new important information shows the project will have new or more severe impacts than previously considered; or (iv) additional mitigation measures are now feasible to reduce impacts or different mitigation measures can be imposed to substantially reduce impacts. City Staff determined that, based on the criteria in CEQA Guidelines Section 15162, that no additional environmental review is required pursuant to CEQA in connection with the City's consideration of Ordinance No. 2014-03. The Planning Commission concurred with the staff determination.

(b) The City Council independently finds, in connection with Ordinance No. 2014-03, that substantial changes to the project or the circumstances surrounding the project have not occurred which would create new or more severe impacts than those evaluated in the previously certified EIR. The regulations on use types, development standards and density contained in the proposed ordinance, as well as the development parameters for the PD-12 Zone are the same as those analyzed in the 2008 EIR. The City Council further independently finds that the project will not have one or more significant effects not discussed in the previously certified EIR, not have more severe effects than previously analyzed, and that additional or different mitigation measures are not required to reduce the impacts of the project to a level of less than significant, as the types and intensities of allowable densities are not being altered. Additionally, as the 2008 EIR was programmatic, future development proposals will be analyzed and evaluated individually as part of the entitlement process for those projects.

(c) Based on these findings and all evidence in the record, the City Council concurs with the determination of the Planning Commission that no additional environmental review is required pursuant to CEQA in connection with the City's consideration of Ordinance No. 2014-03.

(d) The City Council has independently considered and reviewed the information in the 2008 EIR in making its decision on Ordinance No. 2014-03.

SECTION 5. The custodian of records for all materials that constitute the record of proceeding upon which this decision is based is the City Clerk. Those documents are available for public review in the Office of the City Clerk located at 415 South Ivy Avenue, Monrovia, California 91016.

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

SECTION 7. The Official Zoning Map for the City of Monrovia set forth in Title 17 (Zoning), Chapter 17.04 (General Provisions), Section 17.04.040 (Official Zoning Map) of the Monrovia Municipal Code, is hereby amended by changing the zoning designation of the property that is identified in Exhibit "A", attached hereto and incorporated herein by this reference, to PD-12 (Planned Development Area 12).

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

(G) Station Square Specific Plan

The remaining specific plans shall be renumbered accordingly in the order they appear.

SECTION 9. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent

jurisdiction, such decision shall not affect the validity of the remainder of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 10. The City Clerk shall certify to the passage of this ordinance and shall cause same to be published pursuant to state law within fifteen (15) days after its passage, and this ordinance shall become effective thirty (30) days after its passage.

INTRODUCED this _____ day of _____, 2014.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2014.

Mary Ann Lutz, Mayor
City of Monrovia

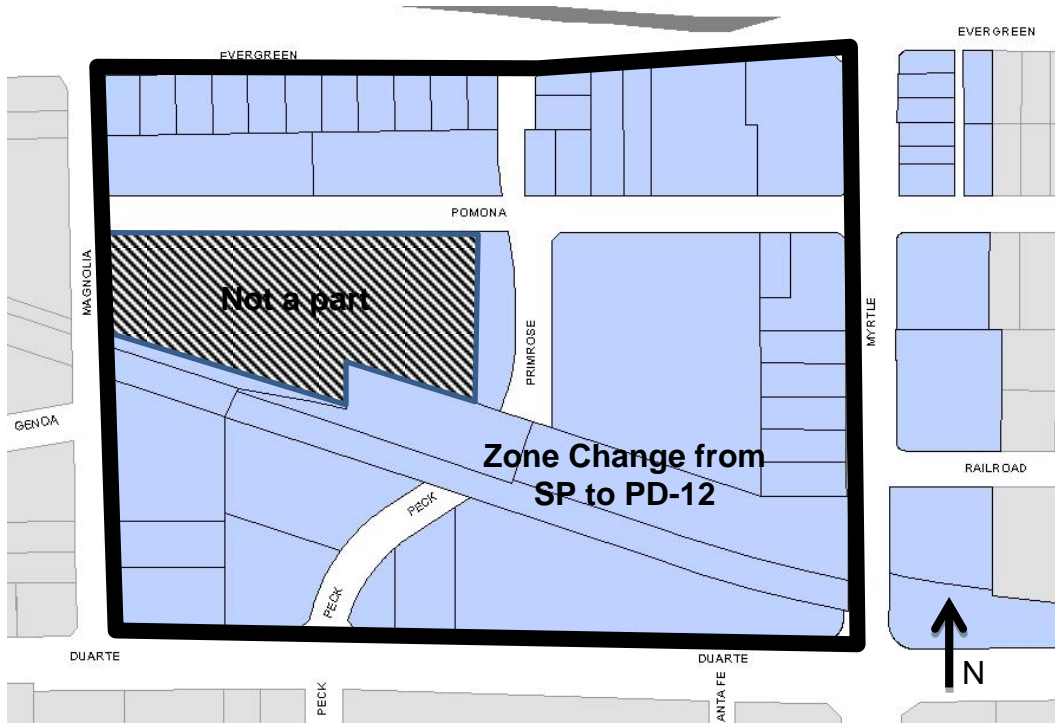
ATTEST:

APPROVED AS TO FORM:

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

Craig A. Steele, City Attorney
City of Monrovia

ORDINANCE NO. 2013-03
Exhibit "A"
Zone Change Map



PLANNING COMMISSION RESOLUTION NO. 2014-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL THE REPEAL OF THE STATION SQUARE SPECIFIC PLAN

RECITALS

(i) In 2008, the City Council of the City of Monrovia adopted the Station Square Specific Plan for the area bounded by Evergreen Avenue, Myrtle Avenue, Magnolia Avenue, and Duarte Road. The project associated with the Specific Plan was not constructed. On behalf of the applicant of the previously entitled project within the Specific Plan Area, The Parks at Station Square, LLC has requested that the Station Square Specific Plan be repealed (the "project"). The repeal of the Station Square Specific Plan also requires an amendment to the City's Official Zoning Map (ZC2014-01) changing the SP (Specific Plan) Zone designation to the previous zone designation of PD-12 (Planned Development Area 12) Zone for specified properties depicted on the revised Zoning Map, and an amendment of the Zoning Ordinance to remove the Station Square Specific Plan from the list of specific plan areas. Both amendments are set forth in Ordinance No. 2014-03, and are the subject of Planning Commission Resolution No. 2014-04.

(ii) On June 11, 2014, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the repeal of the Station Square 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) Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City certified an Environmental Impact Report (EIR) in connection with the City's approval of the Monrovia General Plan Proposed Land Use and Circulation Elements (SCH 2007021135) on January 15, 2008 (the "2008 EIR"). Pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR or Negative Declaration is required in connection with subsequent discretionary approvals of the same project unless: (i) substantial changes are proposed to the project that will involve new or more severe impacts on the environment; (ii) substantial changes have occurred in the circumstances under which the project was previously reviewed that will involve new or more severe environmental impacts; or (iii) new important information shows the project will have new or more severe impacts than previously considered; or (iv) additional mitigation measures are now feasible to reduce impacts or different mitigation measures can be imposed to substantially reduce impacts. City Staff determined that, based on the criteria in CEQA Guidelines Section 15162, that no additional environmental review is required pursuant to CEQA in connection with the City's consideration of the repeal of the Station Square Specific Plan.

(b) The Planning Commission independently finds, in connection with the repeal of the Station Square Specific Plan, that substantial changes to the project or the circumstances surrounding the project have not occurred which would create new or more severe impacts than those evaluated in the previously certified EIR. The repeal of the Specific Plan will result in the reversion of these properties to the Area PD-12 (Planned Development Area 12) development guidelines and Station Square Transit Village Vision Statement and Objectives, which contain regulations on use types, development standards and density, as well as the development parameters for the PD-12 Zone that are the same as those analyzed in the

in the 2008 EIR. The Planning Commission further independently finds that the project will not have one or more significant effects not discussed in the previously certified EIR, not have more severe effects than previously analyzed, and that additional or different mitigation measures are not required to reduce the impacts of the project to a level of less than significant, as the types and intensities of allowable densities are not being altered. Additionally, as the 2008 EIR was programmatic, future development proposals will be analyzed and evaluated individually as part of the entitlement process for those projects.

(c) Based on these findings and all evidence in the record, the Planning Commission concurs with the staff determination that no additional environmental review is required pursuant to CEQA in connection with the City's consideration of repeal of the Station Square Specific Plan.

(d) The Planning Commission has independently considered and reviewed the information in the 2008 EIR in making its recommendation on the repeal of the Station Square Specific Plan.

(iv) The custodian of records for all 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.

(v) All legal prerequisites to the adoption of this Resolution have occurred.

RESOLUTION

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

1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct.
2. The repeal of the Station Square Specific Plan will not have a significant effect on the environment.
3. The repeal of the Station Square Specific Plan is consistent and compatible with existing land uses in the environs, in that the area is a mixture of residential, commercial, industrial and institutional uses, and will continue to be developed in accordance with the Station Square Transit Village Vision Statement and Objectives, and PD-12 Development Guidelines, as set forth in the General Plan. The proposed repeal of the Station Square Specific Plan, along with the concurrent approval of Zone Change (ZC2014-01) contained in Ordinance No. 2014-03, will make the General Plan and Zoning designations consistent.
4. The repeal of the Station Square Specific Plan is consistent with the objectives, policies, general land uses, and programs of the City of Monrovia General Plan, and is consistent with other adopted goals and policies of the City.
5. The repeal of the Station Square Specific Plan will not be detrimental to the public interest, health, safety, convenience or welfare of the City.
6. The subject property is physically suitable for reversion to the PD-12 land use

designation and development set forth in the General Plan.

7. The Station Square Specific Plan is not needed to ensure development of desirable character, compatible with existing and proposed development in the surrounding neighborhood, as the General Plan's Station Square Transit Village Vision Statement and Objectives, and PD-12 Development Guidelines, will ensure development of a desirable character, compatible with existing and proposed development in the surrounding neighborhood.
8. Based upon the findings and conclusions set forth above, the Planning Commission hereby recommends approval to the City Council of the repeal of the Station Square Specific Plan.
9. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 11th day of June, 2014.

BY:

Carlos Parrague, Chair
Monrovia Planning Commission

ATTEST:

APPROVED AS TO FORM:

Steve Sizemore, Secretary
Monrovia Planning Commission

Gena M. Stinnett, Assistant City Attorney
City of Monrovia