



PLANNING COMMISSION STAFF REPORT

APPLICATION: TPM 72777/CUP2014-08/The Parks at Station Square SP/PCR2014-06/PCR2014-07/Ord. No. 2014-04 (Continued) **AGENDA ITEM:** PH-1

PREPARED BY: Barbara Lynch Senior Planner **MEETING DATE:** August 13, 2014

SUBJECT: Tentative Parcel Map No. 72777; Conditional Use Permit CUP2014-08; The Parks at Station Square Specific Plan; Planning Commission Resolution 2014-06; Zoning Ordinance Text Amendment; Planning Commission Resolution 2014-07/Ordinance No. 2014-04; Mitigated Negative Declaration; Planning Commission Resolution 2014-08

Southeast corner of Pomona and Magnolia Avenues (vacant property previously addressed 1622 South Magnolia Avenue and 204 West Pomona Avenue)

REQUEST: Develop a 2.819 acre site with a 5 story, 261-unit apartment complex and a 7 level parking structure with 418 parking spaces pursuant to a specific plan. "The Parks at Station Square Specific Plan" will provide a land use plan, development regulations, and design guidelines to facilitate the development. The project site consists of several vacant parcels that will be consolidated into one parcel to accommodate the development.

The proposed development requires approval of the following: a tentative parcel map consolidating several parcels into one parcel; "The Parks at Station Square Specific Plan;" an amendment to the Zoning Ordinance to add "The Parks at Station Square Specific Plan" to Section 17.04.035 of the Monrovia Municipal Code; and a conditional use permit to construct the development.

APPLICANT: The Parks at Monrovia Station Square 1, LLC
Samuelson and Fetter
602 East Huntington Drive, Suite D
Monrovia, CA 91016

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

BACKGROUND: At the June 11, 2014 Planning Commission Meeting this application was continued to allow the Applicant the opportunity to respond to the questions and concerns that were expressed at the meeting and provide possible revisions to the proposal. The Applicant requested a continuance at the July 9, 2014 Planning Commission Meeting to allow additional time to prepare their responses and the revisions to their proposal.

DISCUSSION/ANALYSIS: The Applicant has revised their proposal to reflect several of the changes that were suggested at the meeting and has submitted revised plans and written responses (see attached) addressing many of the Commissioner's and neighbor's concerns and recommendations. Also, following the direction of the Commission, Staff has analyzed and provided responses to the comments and questions raised at the meeting.

Questions and Concerns

- *Density is too high – The City's Land Use Element of the General Plan is the guiding document in determining density of a development and the Municipal Code implements that policy. In this particular case, the subject property is located in the Station Square Transit Village Planned Development Area. This land use designation is purposely designed to allow maximum flexibility in the intensity and location of development so it can respond to market conditions. The Station Square Planning Area establishes a development range from a minimum of 1,400 residential units to a maximum of 3,600 dwelling units. The adoption of future specific plans will establish the development standards for those properties within each individual plan area. As such, when the Station Square Transit Village Specific Plan was adopted in 2008 there were several projects approved (west side of Myrtle and south of the 210 freeway) at that time that included a 5-story multiple family residential structure housing 347 dwelling units (this development included the subject site plus an additional .5 acres), a 5-story mixed use structure housing 337 dwelling units and 26,350 square feet of retail space, a 4-story commercial building with 208,745 square feet of office space, a 4-story commercial building with 133,101 square feet of office space and a 4-story commercial building with 103,149 square feet of office space. Multi-storied dense development was previously approved in this area and per the General Plan, should continue to be encouraged in new proposals. The Commission would need to determine that there are other factors, i.e. traffic impacts, a need for additional public services, etc., to reduce the density of the development. This determination needs to be based on factual data.*
- *The close distance between the Metro parking structure and the new construction is undesirable – Since the Metro parking structure was designed with openings they were required to build the structure with a 10 foot setback from their property line that separates the two properties. This created the undesirable space between the two properties. Since Metro is an Agency created by the State of California they are not obligated to follow City regulations. They have been helpful and cooperative when they can and we will attempt to find a solution to this situation. Staff and the Applicant will communicate with Metro and try to find a resolution (that they will agree to) that will help secure the area.*
- *The north elevation facing Pomona Avenue needs more articulation-especially the roofline – The Applicant has submitted revised elevations that provide more movement and articulation on all elevations and has added more design details such as metal awnings, ceramic tile color accents, a vertical building identification sign (on the south elevation) and varying rooflines that add architectural interest and help visually break the height of the building.*

- *The first floor is not pedestrian friendly and the project has an inward feel* – Proposed entryways leading into the building have been redesigned to be more pedestrian oriented and inviting. The entry frame design and metal canopy adds height and definition at each entrance.
- *Lack of connectivity with its surroundings* – The development appears as a stand-alone development and is primarily surrounded with industrial uses. However, as this area evolves with the development of the public open space by the depot and more new development and adaptive reuse (Hamby Park) takes place the proposed project will no longer be a stand-alone development. The planned off-site improvements and sidewalk system that have been designed for this area, as well as the proposed walking trail (shared use of the fire lane) that connects directly to the public open space area, does provide the connectivity that is necessary to insure the success of the Station Square Transit Village and the proposed development.
- *There is too much parking or not enough parking provided* – The proposed 1.6 parking spaces per unit is based on a number of factors that includes; an on-site parking demand analysis, comparison of similar projects in other cities and the Paragon in Monrovia, the proximity to the Metro line and availability of commercial services. The project is a transit “adjacent” development and most tenants will continue to be reliant on a vehicle. There are no grocery stores and very few restaurants within walking distance-you can define this area as urban sprawl. There may be fewer vehicles since it is a safe assumption many tenants will commute to work but there still will be a reliance on vehicles. Once the area develops around this project it may then transition to a transit “oriented” development where tenants will have the availability of commercial services in close proximity to where they live and will become less reliant on their vehicles. The recently approved 154-unit Fifth & Huntington apartment project will be parked at 1.83 parking spaces per unit and Colorado Commons and the Paragon are parked at higher ratios.
- *This is not a cohesive plan-the parking structure breaks up the interior flow and there are 2 courtyards instead of 1* – The lot configuration makes it difficult to create one living environment instead of two. As mentioned previously, the City has no authority over Metro projects. The parking structure was designed to benefit the Gold Line Station. This created an awkward configuration of the subject property. The alternative would be to redesign the project with the parking structure fully exposed which would be imposing and detract from the pedestrian friendly “transit village” atmosphere that is the ultimate goal for this area. The parking structure is located in the most discrete location with the narrowest side of the structure adjacent to the street making it easier to camouflage with the building design (Pomona building elevation). Because the parking structure does disrupt the interior living space flow the two courtyards were created to provide all tenants convenient access to a courtyard. Also, the two-courtyard design allows more units to face inwards towards these open spaces.
- *A coffee shop or some other commercial component should be provided* – The Applicant does not believe this is a viable option at this time and is concerned that a commercial storefront could remain vacant for a long time (Paragon’s northeast commercial storefront has never been occupied). Once the area transitions to “transit village” with new developments and public open space improvements in place it may then be a viable option and the Applicant may choose to convert area on the ground

floor level to commercial space. The text in the Specific Plan has been revised to allow this flexibility.

The Applicant has prepared a PowerPoint to present to the Commission that will provide; explanations to building design concerns that were raised at the June 11th meeting (corner units, one elevator, etc.), a brief overview of Station Square Transit Village leading up to the proposed development and a discussion regarding the revisions to the exterior building elevations. This report supplements the previous staff report prepared for the June 11, 2014 meeting and is attached for your information.

Conclusion

The Applicant understood the concerns that the Commission and neighbors expressed at the June 11th meeting and it is reflective in the revised proposal. The building design is highly desirable providing more detail and modulation and a step above similar multi-storied high density projects along the Metro line that have been developed in neighboring cities.

RECOMMENDATION: Staff recommends 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. PCR2014-08, PCR2014-06, PCR2014-07 and adopt the following resolution recommending the repeal of Tentative Tract Map No. 70357 and approval of Tentative Parcel Map No. 72777 and Conditional Use Permit CUP2014-08:

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 has independently reviewed and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in making its recommendation on the approval of TPM 72777 and CUP2014-08, and the repeal of TTM 70357.
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 TPM 72777 and CUP2014-08, which are incorporated herein by this reference.
4. The Planning Commission hereby recommends approval to the City Council of TPM 72777 and CUP2014-08, and the repeal of TTM 70357, 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 PCR2014-08 recommending approval to the City Council of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
- B. Adopt Planning Commission Resolution No. PCR2014-06 recommending approval to City Council of "The Parks at Station Square Specific Plan."
- C. Adopt Planning Commission Resolution No. PCR2014-07 recommending approval to the City Council of Zoning Ordinance Text Amendment Ordinance No. 2014-04.
- D. Adopt the Resolution recommending to City Council the repeal of TTM 70357 and approval of TPM 72777 and CUP2014-08 as presented in the Staff Report.



DATA SHEET 1

Planning Conditions

**TPM 72777/CUP2014-08 for The Parks
at Station Square**

**Southeast corner of Pomona and
Magnolia Avenues**

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 Tentative Parcel Map TPM 72777 and Conditional Use Permit CUP2014-08, a 261-unit residential apartment development with a 7 level parking structure 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 Conditional Use Permit and Subdivision Map.

DEVELOPMENT STANDARDS

1. The development shall comply at all times with all standards, regulations, requirements, guidelines and conditions set forth in "The Parks at Station Square 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, siding, stucco, windows, exterior doors, metal railings, color schemes and exterior light fixtures. Stucco finish shall be smooth or light sand finish.
3. 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.
4. All roof mounted mechanical equipment shall be completely screened from street view adjacent to the site by perimeter parapet walls.
5. Ground level mechanical equipment shall not be located within street facing setbacks.
6. 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.
7. All utilities and structures such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, or other potential obstructions shall be noted on the plans with provisions for appropriate screening. 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.

8. Plans showing all exterior lighting shall be submitted to the Planning Division for review prior to building permit issuance and 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.

LANDSCAPING

9. 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 deck where 15 gallon trees can be planted.
 - b. All landscaping shall be maintained by a permanent automatic irrigation sprinkler system.
 - c. Hardscape improvements shall be provided in common areas. The common areas shall incorporate amenities for residents of the development. The improvements shall be indicated on the final landscape/hardscape plan.

A landscape documentation package pursuant to the requirements of AB1881 and the Model Water Efficient Landscape Ordinance shall be submitted to the Planning Division for 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.

PARKING

10. The parking structure driveway entrance shall be surfaced with decorative 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.
11. A minimum of 52 guest parking spaces shall be clearly marked and available to guests of the residents visiting the apartment complex at all times. No resident parking shall be permitted in the designated guest parking spaces and signage shall be provided to advise residents of this restriction.
12. Driveway ramp shall be a maximum 15% grade.
13. Storage for a minimum of 80 bicycles shall be provided in the parking structure. If the bicycle storage demand is greater, the Applicant shall provide additional on-site bicycle storage locations to meet the demand.

OPEN SPACE

14. 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, an in-lieu fee to cover either the purchase of land for Open Space or the maintenance of the Open Space adjacent to the Development and/or Gold Line Station and Santa Fe Depot, or a combination of both a land dedication and payment of an in-lieu fee. 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 51,161 square feet of land, which was calculated by multiplying 130.68 square feet per resident by 391.5 residents. The number of residents was calculated based on a projected occupancy of 1.5 persons per household times 261 dwelling units (391.5 residents). The in lieu fee shall be calculated by multiplying the required open space by \$27.04 per square foot, which is the Fair Market Value of the land as determined by the settlement appraisal by Peregrine Realty Partners dated January 27, 2013.

CONSTRUCTION SITE REQUIREMENTS

15. Construction Impact Mitigation Plan shall be submitted to the Planning Division and shall be approved prior to the start of any demolition or construction.
16. 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.
17. 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

18. 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 Fire Department that are directly applicable to the project.
19. The mitigation measures identified in the Mitigated Negative Declaration and set forth in the Mitigation Monitoring and Reporting Program, and the construction mitigation plan, shall be complied with as conditions of approval.
20. This project is subject to the provisions of the City's Public Art Ordinance (MMC §15.44.050).
21. 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.

22. 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
23. 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, and shall consent in writing to the termination of Conditional Use Permits CUP2008-27, CUP2008-28, CUP2008-29, CUP2008-30 and CUP2008-31. Tentative Parcel Map No. 72777 and Conditional Use Permit CUP2014-08 shall be void and of no force or effect unless such written consents are submitted to the City within the 30 day period.
24. The Final Parcel Map for the proposed lot consolidation shown on this Tentative Parcel Map No. 72777 must satisfy the requirements of Section 16.20.010 et seq. of the Monrovia Municipal Code and be filed with and deemed a complete filing by the City Engineer, and the development to which the Conditional Use Permit applies must begin, within twenty-four months after the Tentative Parcel Map was conditionally approved, or TPM 72777 and CUP2014-08 will expire without further action by the City. The map expiration date may be extended as allowed by the Monrovia Municipal Code.
25. 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.
26. 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 in accordance with the Subdivision Map Act.

FIRE CONDITIONS

Fire Protection

1. The Applicant shall be responsible for costs of development, design, construction and maintenance of the off-site fire lane/walking trail, and

shall enter into a written agreement with the City setting forth those costs, which written agreement must be entered into, and the costs provided for in the agreement must be paid, prior to issuance of the grading permits. This agreement must meet with the approval of the City Manager or his/her designee, and be acceptable in form and substance to the City Attorney, and once approved by the City and executed by the parties, must be recorded with the Los Angeles County Recorder's office against the property, and shall not be modified or revoked without the prior written approval of the City of Monrovia.

2. NFPA 13 fire sprinkler system shall be provided throughout all buildings. FDC locations shall be a maximum of 100 feet from hydrants.
3. Class 1 Standpipes shall be located in all stairwells up to roof level, and also on interior side of the west handicap entry from the Parking Garage into Building 1.
4. Fire alarm notification appliances activated by the fire sprinkler system shall be provided in all public and common areas. All dwelling units shall have audible devices. Any unit deemed accessible by the Building Division shall be provided with audible and visual appliances.
5. All dwelling units shall have single station smoke alarms inside sleeping areas and areas immediately outside of sleeping areas. Carbon monoxide alarms shall also be required if gas fired appliances are located in the units.
6. Minimum 2A:10BC fire extinguishers shall be provided for all areas up to the roof level. Submit locations to the fire department for approval before installation.
7. Hydrant locations and fire flow shall be evaluated upon plan check.

Access

8. Knox boxes shall be provided on the exterior of all stairwells and to the exterior of the entrance of the main lobby.
9. The south Fire Lane shall be marked in an approved manner and approved by the Fire Chief.
10. All elevators shall be capable of transporting a standard size gurney.
11. An emergency responder radio coverage system is required.
12. The Applicant shall provide a roof access plan that demonstrates fire department access and egress transitions concerning roof elevation changes for review and approval.



DATA SHEET 2

Public Works Conditions

**TPM 72777/CUP2014-08 for
The Parks at Station Square**

**Southeast corner of Pomona and
Magnolia Avenues**

The Applicant shall submit a final Parcel Map (PM) as required by the City's Municipal Code, Chapter 16 – Subdivisions.

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 Works for review and approval. The term "Applicant" shall include, without limitation, the applicant, the property developer, the property owner, and all successors in interest to CUP2014-08 and TPM72777.

The following shall be prepared, submitted for review, and approved by the Public Works Department prior to issuance of demolition, building and/or grading permits, whichever occurs first.

- a. Geotechnical Report
 - b. Hydrology Report
 - c. SUSMP Plan
 - d. Local SWPPP Plan
 - e. Site Plan
 - f. Grading/Drainage Plan
 - g. Utility Plan
1. Submit existing site plan, topographic map of the project site, grading, drainage and utility plan to Public Works Department 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 maximum 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 G-868 for this project. Partial or incomplete submittals will not be accepted.
 2. All submitted plans by the Applicant such as but not limited to site plans, grading plans, drainage plans, and utility plans shall be coordinated for consistency and shall be approved by the City Engineer prior to the issuance of any construction permit. Applicant shall pay all fees for Engineering Divisions services such as plan check fee and construction inspection fee as applicable.
 3. Prior to filing the Final Map with the Department of Public Works, the Applicant shall provide a current title report for the project site. 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.

4. All easements and dedications shall be accounted for and depicted on the Final Map prior to approval of the Final Map. This includes the location, owner, purpose and recording reference for all existing easements. All dedications, vacations and easements shall be shown on the map and recorded throughout the map.
5. 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 Works for review and approval and processed through the City Engineer prior to being filed with the Los Angeles County Recorder.
6. Prior to filing the Final Parcel Map (PM 72777) with the Department of Public Works 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.
7. Applicant shall remove and replace any curb, gutter, sidewalk, driveway approach or street pavement found by the City Engineer to have been broken or damaged by Applicant. 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 City Engineer, and will require construction and encroachment permit from the City's Public Works Department, 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.
8. The City requires the restoration of the existing street 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, 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, removal and replacement of broken AC or PCC pavement, cape seal, slurry seal Type II, or combination of any of the method of pavement restoration as directed by the City Engineer. The scope of work shall be mutually agreed by the City Engineer and the Applicant prior to the City's approval of any construction plans and/or issuance of any PW permits.
9. Prior to start of any construction activity, Applicant shall provide a Transportation Plan to Public Works Department formalizing the approved truck route, staging areas, radio control points and manpower, street sweeping activities along with loading/unloading of supplies/materials and parking for contractors and employees in/on and around the site. No construction activity will be allowed without first getting approval of all required submittals to Department of Public Works.
10. Applicant shall provide the Engineering Division with a soils and geotechnical report to be submitted together with the grading/drainage plans. The soils investigation shall evaluate the soils percolation characteristics for storm drainage considerations. All required mitigation measures identified in the soils engineer's and geologist's reports shall be incorporated into the grading/drainage plans and a made part thereof. Drainage devices shall be designed to handle and prevent erosion from damaging the proposed structure and surrounding neighborhood. Grading and erosion control plans shall conform to MMC Chapter 15.28.
11. All grading is to be done under the supervision of a licensed engineer qualified in soils field. Upon completion of the grading, the Soils Engineer shall file a certification with the Public Works Department that he/she supervised the grading and that the grading was done pursuant to the City of Monrovia Municipal Code, Chapter 15.28, and the grading plan

approved by the City.

12. 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. The analysis shall be submitted together with the grading/drainage plans.
13. Project drainage shall be collected on site and be discharged to an outlet approved by the City of Monrovia Department of Public Works. Site drainage discharge shall be subject to the requirements of the City of Monrovia Storm Water Management and Discharge Control Ordinance. Site drainage discharge shall not adversely affect off-site drainage structures. Design and construction of off-site drainage structures from this project shall be performed to the satisfaction of the City Engineer.
14. A connection permit from the LACFCD prior to construction is required if there are any proposed new connections to existing LACFCD drains/facilities. Plans must be submitted to the Los Angeles County Department of Public Works for review and approval prior to any construction. Contact the Permits Section of the Los Angeles County Department of Public Works Land Development Division at (626) 458-3129 for submittal requirements and permit fees.
15. Prior to issuance of a grading 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. 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.
16. 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 permit. 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.
17. Project must obtain water service from the City of Monrovia. Apply to the City's Utilities Division, located at 600 S. Mountain Avenue, Monrovia for new water services and for removal of all unused meters by the City. Deposit fee will be required prior to start of the requested services, total and final construction costs will be based on actual labor, time and material incurred by the City and will be billed to the Applicant. Allow minimum three (3) weeks notice to Utilities Division to schedule the requested water services.
18. The Applicant shall connect all buildings to the City's sewer system. Connection permit, fee and additional conditions or requirements may be required. Cap off all abandoned laterals at the connection point from the main line to the satisfaction of the City Engineer. Indicate on the Site/Utility plan the work to be done by the Applicant.
19. The Applicant shall comply with the requirements of MMC Section 13.12.015 Non-Storm Water Discharges, Section 13.12.02 Deposit or Discharge of Specified Substances

Prohibited, Section 13.12.030 Grease Traps Required and Section 13.12.040 Maintenance of Sewer Laterals. All sewer laterals shall be maintained by the owner of the property served by such lateral in a safe and sanitary operating condition so that there is no seepage of waste at any point up to and including the junction of the sewer lateral and sewer main so that passage of waste through the lateral to the sewer main is free from stoppage and obstruction; all devices and safeguards required for the operation of sewer laterals shall be maintained in good working order. The Applicant shall provide the Department of Public Works a copy of a closed circuit television inspection (CCTV) report of the condition of the existing sewer lateral prior to any new lateral connection. If the sewer lateral needs repair, it shall be completed to the satisfaction of the City Engineer prior to commencement of the applicant's operation or prior to issuance of certificate of occupancy. A CCTV video of the newly installed sewer lateral connecting to the City mainline is also required prior to acceptance by the City. Prior to CCTV please notify the Department of Public Works requesting to have the PW Inspector on-site to witness the inspection. A Public Works Inspector must be present on-site to witness all CCTV video inspections. A copy of the CCTV video shall be submitted to Public Works.

Environmental Conditions

For projects one (1) acre or greater, project must be covered under the General Construction Activity Stormwater Permit (GCASP). Developer must submit a Notice of Intent and Waste Discharge's Identification (WDID) number as evidence of having applied for a GCASP before the City will issue a grading permit.

Based upon the requirements of the City's Stormwater 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:

- 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.
- Maximize the percentage of permeable surfaces to allow more percolation of storm water into the ground.
- Minimize the amount of storm water directed to impermeable surfaces.
- Minimize pollution emanating from parking lots through the use of appropriate treatment control using best management and good housekeeping practices.

General Conditions/Package Information

Based on the Development Planning Program and Storm Water Program Planning Priority Checklist (Form PC), this project is **NON-exempt**, and the Applicant **SHALL prepare a Standard Urban Stormwater Mitigation Plan (SUSMP)** and demonstrate mitigation of the following options:

- The project shall require that post-construction Treatment Control BMP's incorporate, a volumetric treatment control design standard, or both, to infiltrate, filter or treat storm water runoff from the project to capture the first ¾ inch of storm runoff.
- SUSMP must determine and provide pervious and impervious for pre-development and post development created by the project.
- Control of Impervious Runoff
- Roof down spouts must not be directed to trash enclosures or material storage areas. Down spouts should be discharged to gravel or heavily vegetated areas whenever possible.
- Trash containers shall be enclosed to prevent discharge of trash, and be equipped with lids, or screened, roofed or walled, and runoff should be diverted around trash areas to avoid flow through.
- Trash enclosure drainage should be directed to vegetative areas whenever feasible. Run-off must be infiltrated or adequately treated.
- Storm drains should be stenciled. All yard drains and catch basins to the street or storm drain system must be stenciled or labeled with the "No Dumping – Drains to Ocean" logo or equivalent.
- Outdoor storage must be equipped with adequate secondary containment or other equivalent measures to reduce contamination of runoff. This applies to storage of both hazardous and non-hazardous materials (solids or liquids).
- The project shall provide verification of maintenance provisions for structural and treatment control BMP's, including but not limited to legal agreements, covenants, CEQA mitigation requirements, and or conditional use permits.

The following forms have been provided to the applicant:

- A. Brochure: City of Monrovia Planning Developer's Guidelines and Review (Applicant Retains)
- B. Stormwater Best Management Practices (BMPs) – General Construction & Site Supervision
- C. Development/Planning – Minimum Project Requirements (Applicant Retains)
- D. Form PC – Storm Water Program Planning Checklist (Applicant Returns)
- E. Form P1 – General Project Certification (Applicant Returns)
- F. Form OC1 – Minimum BMPs for all Construction Sites
- G. Form LS-1 – Local Storm Water Pollution Prevention Plan (Applicant Returns)
- H. Form LS-2 – Local Storm Water Pollution Prevention Plan, BMP Table (Applicant Returns)
- I. Form LS-F – Sample Project Site Diagram, Local Storm Water Pollution Prevention Plan (Applicant Retains)
- J. Self Inspection Forms (Applicant Retains)
- K. Form LS-3 – Wet Weather Erosion Control Plan (Applicant Returns, if applicable)

1. This project is subject to the MS4 NPDES' Standard Urban Stormwater

Mitigation Plan (SUSMP) regulations. The Applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater.

2. This project is subject to the State General Construction Activities NPDES Permit. Prior to issuance of grading permits, the applicant must provide the City Engineer with proof that the project has received coverage under the General Construction Activities NPDES Permit (including the WDID Number).
3. The Applicant shall integrate Best Management Practices to ensure compliance with NPDES guidelines and the City's Stormwater Management Ordinance, MMC 12.36 to the satisfaction of the City Engineer, prior to the issuance of the grading permit. The design, implementation, construction activities and maintenance of the management devices shall mitigate and reduce pollutants in storm water discharges to the maximum extent practicable and shall be identified on a "site specific mitigation plan". Site Specific Mitigation Plan must specifically address and provide best management practices (BMPs) either structural or non structural to mitigate pollutants.
4. The Applicant shall obtain the approval of a Drainage BMP plan. The BMP must address run-off and pollutants of concern including, but not limited to trash/litter, fossil fuels, metals, bacteria, toxics, nutrients, and sediment. The Drainage BMP plan shall be reviewed and approved to the satisfaction of the City Engineer prior to the issuance of grading permit. The plans shall be prepared on a maximum 24" x 36" sheets with City title block. The submittal of the plans shall include: a cost estimate for the installation of structural BMP's, a plan check fee, and an inspection fee. The final submittal shall include a mylar of the approved Drainage BMP plan. Drainage BMP plan can be included on grading/drainage plan. Partial or incomplete submittals will not be accepted.
5. The Applicant shall comply with NPDES guidelines and the City's Stormwater Management Ordinance, MMC 12.36 to the satisfaction of the City Engineer, prior to commencement of the applicant's operation. The design, implementation, construction activities and maintenance of the management devices shall mitigate and reduce pollutants in storm water discharges to the maximum extent practicable and shall be identified on a "site specific mitigation plan". Site Specific Mitigation Plan must specifically address and provide best management practices (BMPs) to mitigate pollutants from the following activities:
 - a. Parking Lot Run-off: A biofiltration, infiltration area, filter (or approved equivalent) should be installed to filter parking lot and site run-off.
6. The site will be required to contract for recycling services.
7. Roof down spouts should be discharged to an area for infiltration or re-use (ex. gravel, or heavily vegetated areas).

8. Storm drains must be stenciled. All yard drains and catch basins to the street or storm drain system must be stenciled or labeled with the “No Dumping – Drains to Ocean” logo or equivalent.
9. Outside washing activities are prohibited. Outside wash activities are considered an illegal discharge in violation of the Stormwater Management Ordinance and subject to immediate clean up and cost recovery.
10. The Applicant shall maintain the drainage devices such as paved swales, inlets, catch basins, pipes, and water quality devices as applicable that have been constructed within said areas according to BMP plans permitted by the City of Monrovia, in a good and functional condition to safeguard all lots within the development and the adjoining properties from damage and pollution.
11. The Applicant shall conduct annual maintenance inspections by the manufacturer or by a City approved inspector of all structural and/or treatment control storm water devices by following best management practices which shall also verify the legibility of all required stencils and signs which shall be repainted and labeled as necessary. Proof of such inspection shall be retained by the Applicant and a copy submitted to the City of Monrovia on a yearly basis.
12. The Applicant shall record a maintenance covenant with the L.A. County Registrar/Recorder and submitted to the City for the Standard Urban Stormwater Mitigations Plan and other Municipal NPDES Requirements to the satisfaction of the City Engineer prior to the issuance of Certificate of Occupancy.
13. For projects which disturb soil during wet season (October 1- April 15), Applicant must submit a signed certification statement declaring that contractor will comply with Minimum Best Management Practices (BMPs) required by the National Pollutant Discharge Elimination System (NPDES), and also submit a Local Storm Water Pollution Prevention Plan/Wet Weather Erosion Control Plan.
14. Applicant shall provide a trash generation study in compliance with the requirements of AB939 and AB 2176 for proposed site uses. Trash enclosures shall be adequately sized based on the results of the trash generation study and as approved by Environmental Services. Show locations of trash/recycling bins on the grading plan. Include public trash/recycling receptacle locations on the grading plan. The trash generation study shall be coordinated with the City’s permitted trash hauler and Public Works Environmental Services.
15. 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. The C&D Recycling Program requirements are enclosed as an attachment and made part of the Conditions of Approval.
16. 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. The C&D Recycling Program requirements are enclosed as an attachment and made part of the conditions of approval.



DATA SHEET 3

Findings

TPM72777/CUP2014-08 for the Parks
at Station Square

Southeast corner of Pomona and
Magnolia Avenues

TENTATIVE PARCEL MAP

As required by Sections 66473.5 & 66474 of the California Government Code, the decision for recommending approval of the Tentative Parcel Map No. 72777 for a 261-unit apartment complex with a parking structure located at the southeast corner of Magnolia and Pomona Avenues is based on the following findings:

- A. That the tentative parcel map consolidating several parcels into one 2.819 acre lot for the development of 261-apartment units with a parking structure, together with the provisions for the subdivision's design and improvement, are consistent with the General Plan, as amended by GPA2014-02, and "The Parks at Station Square Specific Plan" and satisfies 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 PD-Area 12 Station Square Transit Village in that high density multiple residential is encouraged in the "Station Square North" neighborhood. It is also consistent with other elements of the General Plan and will meet the goals of the Land Use and Housing Elements in providing additional housing opportunities in Monrovia. Thus, it is compatible with the objectives, policies, general land uses, and programs specified in the General Plan. This plan will conform to "The Parks at Station Square Specific Plan" providing a transit oriented development with an attached parking structure as encouraged for projects in Station Square Transit Village and a fire lane/walking trail that connects to the 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 2.819 acre property. 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 2.819 acre site is zoned SP and is being developed at a high density encouraged for transit oriented development. In accordance to MMC §17.04.035 the proposed development will meet all of the development standards as outlined in "The Parks at Station Square 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 in that the site has previously already been developed, and is surrounded by developed lots.

- 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.
- 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.
- 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 261-units.
- 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.

CONDITIONAL USE PERMIT

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for recommending approval of Conditional Use Permit No. CUP2014-08 for a 261-unit apartment complex with a parking structure located at the southeast corner of Magnolia and Pomona Avenues is based on the following findings:

- A. The project site is adequate in size, shape and topography for a 261-unit apartment complex with a parking structure in that the irregular shaped 2.819 acre site meets the size and dimension requirements in the Zoning Ordinance and the Specific Plan. 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 261-unit apartment complex with a parking structure. There will be one point of access from a parking structure on Pomona Avenue. Pomona Avenue is accessible via Magnolia Avenue, Myrtle Avenue and Primrose Avenue. The Circulation Element of the General Plan defines Pomona and Magnolia Avenues as Collector Streets and Myrtle Avenue as a Primary Arterial. A traffic study was prepared for the proposed project and it concluded that it would not cause any significant impacts at any of the surrounding intersections.
- C. The proposed 261-unit apartment complex with a parking structure is compatible with the General Plan, as amended by GPA2014-02, and "The Parks at Station

Square Specific Plan,” in that the “The Parks at Station Square Specific Plan” allows for high density multiple residential development and will not adversely impact the objectives of the General Plan. The proposed development meets all the provisions of those Plans.

- D. The 261-unit apartment complex with a parking structure 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 Parks at Station Square Specific Plan.”
- E. The proposed location of the 261-unit apartment complex with a parking structure 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, as the conditions of approval and the mitigation measures in the Mitigation Monitoring and Reporting Program address potential impacts during the construction process as well as requirements for the ongoing maintenance of the property.

PLANNING COMMISSION RESOLUTION NO. 2014-06

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

RECITALS

(i) The Parks at Station Square 1, LLC has initiated an application to develop a 2.819 acre site with a 261-unit apartment complex with a parking structure located at the southeast corner of Pomona and Magnolia Avenues, on vacant property previously assigned the following addresses: 1622 South Magnolia Avenue and 204 West Pomona Avenue (Assessor's Parcel Numbers 8507-003-917 and 8507-003-919) ("project"). The development application includes a request to adopt The Parks at Station Square Specific Plan, which will provide land use and development regulations for the subject property.

(ii) On June 11, 2014, July 9, 2014, and August 13, 2014, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the project for The Parks at 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) Based on the information in the application and accompanying technical reports, an Initial Study was completed. The Initial Study identified potentially significant effects, however, those impacts could be mitigated to a level of less than significant, therefore, a Mitigated Negative Declaration was prepared, pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines.

(b) The Planning Commission has independently considered and reviewed the information in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in making its recommendation on The Parks at 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. Adoption of The Parks at Station Square Specific Plan, with mitigation measures imposed on the proposed development, will not have a significant effect on the environment.
3. The proposed Specific Plan is consistent with the objectives, policies, general land uses, and programs of the City of Monrovia General Plan, as amended by GPA2014-02, and is consistent with other adopted goals and policies of the City.
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 Parks at Station Square 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 August 2014.

Anne McIntosh, 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
THE PARKS AT STATION SQUARE SPECIFIC PLAN

EXHIBIT A

PLANNING COMMISSION RESOLUTION NO. 2014-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA, CALIFORNIA, RECOMMENDING TO CITY COUNCIL APPROVAL OF ORDINANCE 2014-04, AN AMENDMENT TO THE ZONING ORDINANCE TO ADD THE PARKS AT STATION SQUARE SPECIFIC PLAN TO SECTION 17.04.035 OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF POMONA AND MAGNOLIA AVENUES, VACANT PROPERTY PREVIOUSLY ADDRESSED AS 1622 SOUTH MAGNOLIA AVENUE AND 204 WEST POMONA AVENUE (APNS 8507-003-917 AND 8507-003-919)

RECITALS

(i) The Parks at Station Square 1, LLC has initiated an application to develop a 2.819 acre site with a 261-unit apartment complex with a parking structure located at the southeast corner of Pomona and Magnolia Avenues, on vacant property previously assigned the following addresses: 1622 South Magnolia Avenue and 204 West Pomona Avenue (Assessor's Parcel Numbers 8507-003-917 and 8507-003-919) ("project"). The development application includes a request to amend the text of the Zoning Ordinance to add The Parks at Station Square Specific Plan to Section 17.04.035 of Title 17 (Zoning) of the Monrovia Municipal Code for the subject property.

(ii) On June 11, 2014, July 9, 2014, and August 13, 2014, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the project, including Ordinance No. 2014-04, 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.

(iii) Environmental Review

(a) Based on the information in the application and accompanying technical reports, an Initial Study was completed. The Initial Study identified potentially significant effects, however, those impacts could be mitigated to a level of less than significant, therefore, a Mitigated Negative Declaration was prepared, pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines.

(b) The Planning Commission has independently considered and reviewed the information in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in making its recommendation on Ordinance No. 2014-04.

(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. 2014-04, with mitigation measures imposed on the proposed development, 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. 2014-04 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 industrial uses and is adjacent to the Metro Gold Line right-of-way. Allowing an apartment complex with a parking structure on the property located at the southeast corner of Magnolia and Pomona Avenues, subject to a specific plan providing land use and development regulations, will allow development of a project that is compatible with those mixed uses.
5. Ordinance No. 2014-04 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.
6. Ordinance No. 2014-04 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. 2014-04 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 August, 2014.

BY:

Anne McIntosh, 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. 2014-04

PLANNING COMMISSION RESOLUTION NO. 2014-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM, AND MAKING CERTAIN FINDINGS AS REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA"), IN CONNECTION WITH THE APPROVAL OF THE PARKS AT STATION SQUARE SPECIFIC PLAN, TENTATIVE PARCEL MAP NO. 72777, CONDITIONAL USE PERMIT CUP2014-08, ZONING ORDINANCE AMENDMENT ORDINANCE NO. 2014-04 FOR DEVELOPMENT OF A 261-UNIT APARTMENT COMPLEX WITH A PARKING STRUCTURE AT THE SOUTHEAST CORNER OF POMONA AND MAGNOLIA AVENUES, VACANT PROPERTY PREVIOUSLY ADDRESSED AS 1622 SOUTH MAGNOLIA AVENUE AND 204 WEST POMONA AVENUE (APNS 8507-003-917 and 8507-003-919) AND REPEAL OF TENTATIVE TRACT MAP NO. 70357

RECITALS

(i) The Parks at Station Square 1, LLC has initiated an application to develop a 2.819 acre site with a 261-unit apartment complex with a parking structure located at the southeast corner of Pomona and Magnolia Avenues, on vacant property previously assigned the following addresses: 1622 South Magnolia and 204 West Pomona Avenue (Assessor's Parcel Numbers 8507-003-917 and 8507-003-919) ("project"). The development application includes a request to amend the text of the Zoning Ordinance to add The Parks at Station Square Specific Plan to Section 17.04.035 of Title 17 (Zoning) of the Monrovia Municipal Code for the subject property (Ordinance No. 2014-04), adopt The Parks at Station Square Specific Plan (City Council Resolution No. 2014-35), approve a parcel map for consolidation of several lots into one (TPM 72777), approve a conditional use permit for development of a 261-unit apartment complex with a parking structure (CUP2014-08), and repeal of a prior tentative tract map (TTM 70357).

(ii) On June 11, 2014, July 9, 2014, and August 13, 2014, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the project. 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 Initial Study was completed. The Initial Study identified potentially significant effects, however, those impacts could be mitigated to a level of less than significant, therefore, a Mitigated Negative Declaration was prepared, pursuant to the

California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines.

(b) Pursuant to CEQA Guidelines Section 15072, the City of Monrovia as lead agency, provided a Notice of Intent to adopt a Mitigated Negative Declaration (MND). The public review period began on May 22, 2014 continuing through June 11, 2014. State Clearinghouse review was not required.

(c) The proposed MND for the proposed project is comprised of the Initial Study and the draft MND and is attached hereto and incorporated herein as Exhibit "A".

(d) As required by CEQA, the Mitigation Monitoring and Reporting Program for the project has been prepared and is attached hereto and incorporated herein as Exhibit "B". The mitigation measures described therein are proposed as conditions of approval on the Project.

(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 Planning Commission finds that the public has been afforded ample notice and opportunity to comment on the MND.
3. The Planning Commission finds that the additional information provided in the staff report accompanying the Project description, the MND, and the evidence presented in written and oral testimony received at the above-referenced public hearing do not represent significant new information so as to require re-circulation of any portion of the MND pursuant to CEQA Guidelines 15073.5.
4. The Planning Commission has independently considered and reviewed the information in the MND and Mitigating Monitoring and Reporting Program, and all comments received regarding the MND and Mitigation Monitoring and Reporting Program, and based upon the whole record of the proceedings before it finds that the MND and Mitigation Monitoring and Reporting Program were prepared in compliance with CEQA and the City's local CEQA Guidelines, and that the findings contained therein represent the independent judgment and analysis of the Planning Commission.

5. The Planning Commission finds that the Project's effects on the environment, with the imposition of the proposed mitigation measures, can be mitigated to the extent that there is no substantial evidence in light of the whole record that the project may have a significant effect on the environment.
6. Based on the findings and conclusions set forth above, the Planning Commission as the advisory body for the lead agency recommends to the City Council of the City of Monrovia that it takes all necessary actions to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.
7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 13th day of August, 2014.

Anne McIntosh, 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"
Mitigated Negative Declaration
Planning Commission Resolution No. 2014-08

Exhibit "B"
Mitigation Monitoring and Reporting Program
Planning Commission Resolution No. 2014-08

ORDINANCE NO. 2014-04

AN ORDINANCE OF CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, AMENDING THE ZONING ORDINANCE TO ADD THE PARKS AT STATION SQUARE SPECIFIC PLAN TO SECTION 17.04.035 OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF MAGNOLIA AND POMONA AVENUES, VACANT PROPERTY PREVIOUSLY ADDRESSED AS 1622 SOUTH MAGNOLIA AVENUE AND 204 WEST POMONA AVENUE (APNS 8507-003-917 and 8507-003-919)

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

SECTION 1. The Parks at Station Square 1, LLC has initiated an application to develop a 2.819 acre site with a 261-unit apartment complex with a parking structure located at the southeast corner of Pomona and Magnolia Avenues, vacant property previously assigned the following addresses: 1622 South Magnolia and 204 West Pomona Avenue (Assessor's Parcel Numbers 8507-003-917 and 8507-003-919) ("project"). The development application includes a request to amend the text of the Zoning Ordinance to add The Parks at Station Square Specific Plan to Section 17.04.035 of Title 17 (Zoning) of the Monrovia Municipal Code for the subject property.

SECTION 2. On June 11, 2014, July 9, 2014, and August 13, 2014, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the project, including this Ordinance No. 2014-04, 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. PCR2014-07 recommending approval of this Ordinance No. 2014-04.

SECTION 3. On XXXXX, 2014, the City Council of the City of Monrovia conducted a duly noticed public hearing on the project, including this Ordinance No. 2014-04. 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) Based on the information in the application and accompanying technical reports, an Initial Study was completed. The Initial Study identified potentially significant effects, however, those impacts could be mitigated to a level of less than significant, therefore, a Mitigated Negative Declaration was prepared, pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines.

(b) The City Council has adopted Resolution No. 2014-36 adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

(c) The City Council has independently considered and reviewed the

information in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in its decision to adopt this Ordinance No. 2014-04.

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. 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:

“(l) The Parks at Station Square Specific Plan.”

SECTION 8. 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 9. 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 XX day of XXX, 2014.

PASSED, APPROVED, AND ADOPTED this XX day of XXX, 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