



PLANNING COMMISSION STAFF REPORT

APPLICATION: GPA2014-03/ZC2014-02 **AGENDA ITEM:** PH-2
PREPARED BY: Craig Jimenez **MEETING DATE:** November 12, 2014
Planning Division Manager

SUBJECT: General Plan Amendment GPA2014-03/Planning Commission
Resolution PCR2014-10
Zone Change ZC2014-02/Ordinance No. 2014-12/Planning Commission
Resolution No. 2014-11
Aztec Hotel/311 West Foothill Boulevard

REQUEST: Change the General Plan and Zone Designations from NC
(Neighborhood Commercial) to PD-26 (Planned Development-Area 26)
and establish use guidelines for the Aztec Hotel

APPLICANT: Jiaming USA, Inc./Aztec Hotel
311 West Foothill Boulevard
Monrovia, CA 91016

ENVIRONMENTAL DETERMINATION: CEQA Exemption Section 15061(b)(3)

BACKGROUND: The Aztec Hotel was built in 1925 and designed by noted architect Robert Stacy-Judd. The building is generally considered Stacy-Judd's most significant design. In 1978, the property was listed in the National Register of Historic Places. It was locally designated as a Historic Landmark HL-10 on December 16, 2003 and is one of Monrovia's most important historical buildings. The national and regional significance is in part based on its location on the National Old Trails Road corridor along White Oak Avenue (later renamed Foothill Boulevard) and then along U.S. Highway 66 (Route 66). Additionally, it is a significant example of the Mayan Revival architectural style championed by Robert Stacy-Judd.

The Aztec Hotel has struggled economically from its very beginning. In 2012, the property transferred to a new owner and by all accounts, the future of the Aztec Hotel will be challenging including the inherent conflicts between preservation and land use. Review authority is shared by the Historic Preservation Commission and Planning Commission and in this application, also the City Council.

Over the past two years, the Historic Preservation Commission has reviewed and approved various components of the rehabilitation plan. Additionally, City Staff has been working with representatives from the Aztec to identify and discuss various use options.

Based on the historical significance of the Aztec Hotel and the unique challenges from a zoning and regulatory standpoint, Staff determined that the establishment of a Planned Development Area would be the optimal way to provide adequate development standards

that would also provide flexibility to adjust to the changing market demands and be consistent with the City's established regulatory processes. Over the past 20 years, the City has used Planned Development Areas to address areas that have unique characteristics or needs that traditional zoning regulation does not typically address.

The establishment of a Planned Development Area requires an amendment to the General Plan (General Plan Amendment GPA2014-03), and a conforming Zoning Code amendment, modifying the property's zoning designation on the Official Zoning map (Zone Change ZC2014-02/Ordinance No. 2014-12). The Planning Commission reviews and advises the City Council on proposed amendments to the General Plan and Zoning Code.

SUBJECT PROPERTY: The property is located on the north side of the 300 block of West Foothill Boulevard and is bounded by Melrose Avenue on the west and Magnolia Avenue on the east. The site is comprised of four parcels with an area of approximately 49,632 square feet and is currently zoned NC (Neighborhood Commercial). The Aztec Hotel building is 33,907 square feet in area can be broken into three components.

- The Hotel includes the entrada, lobby, 36 guest rooms on the second floor and eight (8) apartments (four upstairs and four on the ground level).
- Banquet Room and Patio that sit at the rear of the building/property; and
- The storefronts, which run along the building façade. Currently, there are five small storefronts on the east side of the hotel entry and one large space (originally four storefronts) on the west side of the entry. This space has been occupied by various restaurants over the years.

To the north of the site are residential uses in the RL (Residential Low Density) Zone. The subject site is within the primary commercial corridor of Foothill Boulevard. Commercial buildings and uses are to the east, west and south.

Under the City's existing regulations, the Aztec Hotel is a nonconforming use in a nonconforming structure. Hotels are not permitted in the NC zone and the structure is nonconforming as it does not meet the required setbacks for the NC zone. The property also does not meet the City's parking requirements.

DISCUSSION/ANALYSIS: The driving force in the creation of a Planned Development Area for the Aztec Hotel is to address the problems caused by the fact that the current NC Zone regulations which govern the property, provide little opportunity for feasible uses. The future of the Aztec Hotel will be closely linked to its economic success which in turn depends on creating a regulatory framework that is highly dependent on allowing viable uses that are compatible with the limitations of the structure, the property and the surrounding area.

Based on input from the community, three guiding principles were established that helped to focus the development of the plan for the property.

1. Emphasize the preservation and restoration of the Aztec Hotel.
2. Promote long-term economic viability of the property.
3. Identify and permit uses that will be compatible with the residential neighborhoods.

The proposed Planned Development Guidelines sets out the parameters for the future use and operation of the Aztec Hotel. Understanding that operation and uses will evolve and may change over time, the guidelines are structured to provide flexibility yet provide control to

ensure that the potential impacts to surrounding properties are also addressed. Uses that can be considered are either classified as permitted (by-right) or conditionally permitted (requiring approval of a minor or major conditional use permit).

The primary regulatory tool for this PD Area will be the conditional use permit. Uses that have the potential to negatively impact surrounding properties will require the approval of a conditional use permit (CUP) by the Planning Commission. These uses include hotel, alcoholic beverage sales, banquet facility, and live entertainment. The CUP process allows the Commission to apply reasonable conditions to the use in a noticed public hearing.

Uses in the storefronts will be based on the provisions for the NC (Neighborhood Commercial) Zone. The exception will be that restaurant/food service businesses permitted by-right will be limited to their historical locations: the restaurant on the west end and the coffee shop on the east end of the storefront. Because restaurant uses tend to generate a higher parking demand, there are limitations on the amount of storefront space that can be used for restaurants. Typical permitted use categories in the NC Zone are service commercial (hair, nails, dry cleaners, etc.), office, and retail. Conditionally permitted uses in the NC Zone include thrift shops, fortune telling, and arcades. The sale and service of alcoholic beverages will also require the approval of a CUP.

The PD-26 Guidelines propose to isolate and review certain uses in specific areas of the building separately. For example, because the use of the patio and banquet room for special events has the potential to cause different impacts, Staff is recommending that this use require a CUP that would be separate from the hotel use. In addition to providing specific conditions for "special events" as a use, it would also allow DRC or the Planning Commission to review CUPs separately in the future without affecting other uses and CUPs on the property. This is the same concept as requiring a separate CUP for alcoholic beverage sales and live entertainment for restaurants in other parts of Monrovia.

Parking

The Aztec Hotel has struggled with lack of adequate on-site parking for many years. Based on the City's existing regulations the property is substantially under-parked and the parking issue warrants extra consideration.

One of the proposed provisions included in the Guidelines is the requirement that a parking demand study must be completed and submitted to the City for review. The study will determine a baseline parking demand based on the anticipated uses for the property. It also must provide measures that must be employed to meet the anticipated parking demand of approved uses. The study will give the owner and the City options to review and address parking issues as they arise or as uses change.

The purpose of the PD Zone is to permit reasonable use of the Aztec Hotel; it is silent on new development. Because the property is a locally designated historic landmark, building permits will be reviewed based on their compliance with the Historic Preservation Ordinance. Design review and approval is under the purview of the Historic Preservation. In reality, based on the constraints of the site, there is no opportunity for additional development.

The establishment of the Planned Development area sets the parameters for the use of the property. Those uses that require the approval of a CUP will still need to be reviewed by the Planning Commission.

Conclusion

The Aztec Hotel is one of the most historically significant buildings in Monrovia and arguably, the San Gabriel Valley. The combination of land use, historical and compatibility issues pose considerable challenges for the property. Staff believes that the proposed creation of a Planned Development Area for the site will provide the property with viable options for economic success, addresses compatibility concerns and gives the City adequate and appropriate control measures that will work to address potential issues through the conditional use permit process.

RECOMMENDATION: Staff recommends approval of Resolutions No. PCR2014-10 and PCR2014-11 recommending approval of General Plan Amendment GPA2014-03 and ZC2014-02, and Ordinance No. 2014-12 to the City Council. If the Planning Commission concurs with this recommendation then, following the public hearing, the following motion is appropriate:

MOTION:

Close the public hearing and adopt Resolution Nos. PCR2014-10 and PCR2014-11

AREA PD-26: 311 West Foothill Boulevard – Aztec Hotel: This area consists of four parcels with an area of approximately 49,632 square feet. The site is bounded on the south by Foothill Boulevard, the east by Magnolia Avenue, and the west by Melrose Avenue and abuts a residential neighborhood on the north.

The Aztec Hotel was constructed in 1924-25 and was listed on the National Register of Historic Places in 1978 and designated a local historic landmark in 2003. The 33,907 square foot building is an L-shaped, two-story building with a large enclosed rear patio and a parking lot on the west side of the property. The hotel includes thirty-six (36) private rooms with baths, eight (8) one-room apartments, the entrada and lobby, and basement and a restaurant.

The Aztec Hotel is one of the most significant historic buildings in Monrovia and based on the historical significance of the property and the unique challenges from a zoning and regulatory standpoint, these Planned Development Guidelines are designed to provide appropriate development standards and provide flexibility to adjust permissible land uses in response to changing market demands, while addressing the impacts those uses may have on the surrounding neighborhood.

The following guiding principles were used to focus the development of the plan for the improved property and shall be considered in making future land use decisions:

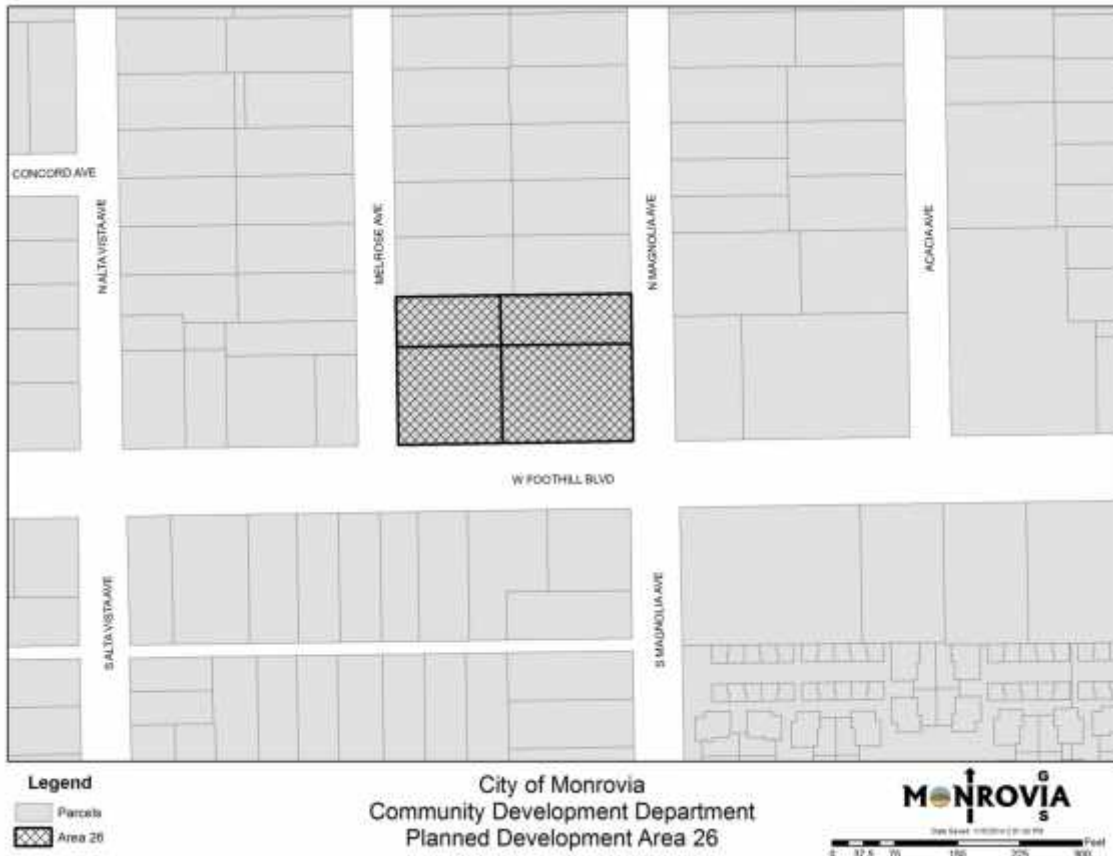
1. Emphasize the preservation and restoration of the Aztec Hotel.
2. Promote long-term economic viability of the property.
3. Identify and permit uses that will be compatible with the neighborhood.

The following guidelines apply to Planned Development Area 26:

1. Based on the limited availability of onsite parking, a parking demand study shall be submitted to the City to determine a baseline parking demand for the anticipated use(s) of the property. Such uses include a restaurant, coffee shop, retail, hotel, and banquet facilities. The study shall also provide measures that must be employed to accommodate the parking demand. Future uses that were not studied and that intensify the demand for parking shall be reviewed and approved, conditionally approved, or denied, by the Development Review Committee, unless the use requires a conditional use permit, in which case the Planning Commission shall review and act on the conditional use permit. In determining whether a use intensifies the demand for parking, the reviewing body shall consider the parking requirements for the use as designated in the City's Zoning Code.
2. Parking associated with the property shall be allowed in the adjacent residential neighborhoods.
3. Restaurant uses shall be permitted in the western storefront space that has traditionally operated as a restaurant and in the "coffee shop" space along Magnolia Avenue.
4. Unless otherwise stated in these guidelines, the use types permitted in the storefront area of the Aztec Hotel are subject to the NC (Neighborhood Commercial) Zone use regulations.
5. A hotel use is permitted subject to approval of a conditional use permit.
6. The use of the banquet room and patio for special events including, but not limited to, banquets, weddings, and meetings, separate from the incidental use of those areas by

hotel guests, shall require approval of a conditional use permit. The sale and/or service of alcoholic beverages for special events in the banquet room shall also require the approval of a conditional use permit. Live entertainment for special events in the banquet room shall also require the approval of a conditional use permit. The conditional use permits required by this Section 6 shall conditionally allow such use on an ongoing basis; it is not the intent of this Section 6 to require a conditional use permit for each banquet, wedding or meeting.

7. Live Entertainment and amplified music may be allowed on the patio subject to approval of a conditional use permit for outdoor entertainment.
8. No outdoor storage shall be permitted.



PLANNING COMMISSION RESOLUTION NO. 2014-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF GENERAL PLAN AMENDMENT GPA2014-03, AMENDING THE TEXT AND THE LAND USE MAP OF THE LAND USE ELEMENT OF THE GENERAL PLAN TO CREATE A NEW PLANNED DEVELOPMENT AREA AND DEVELOPMENT GUIDELINES FOR THE PROPERTY AT 311 WEST FOOTHILL BOULEVARD

RECITALS

(i) Jiaming USA, Inc. has initiated an application to amend the land use map and the text of the Land Use Element of the General Plan ("project"). The project proposes to create a new Planned Development Area and development guidelines for four (4) parcels located at 311 West Foothill Boulevard (APN 8504-003-019, -020, -021, and -022). The proposed amendment to the land use map and the text of the Land Use Element is contained in General Plan Amendment GPA2014-03.

(ii) On November 12, 2014, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the project, including General Plan Amendment GPA2014-03. 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

Pursuant to the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the City's local CEQA Guidelines, City Staff has determined that General Plan Amendment GPA2014-03 is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. City Staff has determined that the adoption of this General Plan Amendment will not have a significant environmental effect and therefore, adoption of this General Plan Amendment is exempt from CEQA pursuant to Section 15061(b)(3) of the State CEQA Guidelines (14 CCR § 15061(b)(3)), and independently, adoption of this General Plan Amendment is categorically exempt (class 5) pursuant to Section 15305 of the State CEQA Guidelines (14 CCR § 15305). The Planning Commission has reviewed the project and based upon the whole record before it, in the exercise of its independent judgment and analysis, concurs that City staff has correctly concluded that it can be seen with certainty that there is no possibility that the General Plan Amendment may have a significant effect on the environment, and independently, that the General Plan Amendment meets the qualifications of a class 5 categorical exemption.

(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 GPA2014-03 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. General Plan Amendment GPA2014-03 is consistent and compatible with existing land uses in the environs. The Aztec Hotel is located in a section of West Foothill Boulevard that is within an established commercial corridor. The proposed permitted uses for the property are the same as those in the adjacent NC (Neighborhood Commercial) Zone. Uses identified as conditionally permitted can be adequately controlled through the conditions of approval that will ensure those uses are compatible with and will not negatively impact surrounding uses.
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 Element and other Elements of the General Plan, and to guide and direct orderly development of the City and the respective neighborhoods. The proposed Planned Development Area for the Aztec Hotel contained in General Plan Amendment GPA2014-02 further policies in the Land Use Element that promote the preservation and safeguarding of historic structures. The Aztec Hotel is an important historic resource and is listed on the National Register of Historic Places and is also a locally designated historic landmark. The proposed General Plan Amendment will increase the opportunities for the property to become economically viable thereby promoting its preservation.
6. With the concurrent approval of Zone Change ZC2014-02, the zoning regulations for the proposed Planned Development-Area 26 will be consistent with General Plan Amendment GPA2014-02. The subject property will be zoned PD-26 and will be regulated, consistent with the General Plan, through the Area PD-26 Guidelines and the Monrovia Municipal Code (Zoning).
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 amends the Land Use Element by designating a new Planned Development Area and adopting Area PD-26

Development Guidelines and the revised land use map 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 12th day of November, 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"

General Plan Amendment GPA2014-03
PD-26 Guidelines

PLANNING COMMISSION RESOLUTION NO. 2014-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ORDINANCE 2014-12 AND ZONE CHANGE ZC2014-02 AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE NC (NEIGHBORHOOD COMMERCIAL) ZONE DESIGNATION TO PD-26 (PLANNED DEVELOPMENT-AREA 26) FOR THE PROPERTIES LOCATED AT 311 WEST FOOTHILL BOULEVARD

RECITALS

(i) Jiaming USA, Inc. has initiated an application to request an amendment to the Official Zoning Map (ZC2014-02) changing the NC (Neighborhood Commercial) Zone designation to the PD-26 (Planned Development-Area 26) Zone for four (4) parcels located at 311 West Foothill Boulevard (APN 8504-003-019, -020, -021, and -022) as depicted on the map attached as Exhibit "A".

(ii) On November 12, 2014, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on Ordinance No. 2014-12, which implements Zone Change ZC2014-02 by amending the Official Zoning Map as 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

Pursuant to the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the City's local CEQA Guidelines, City Staff has determined that adoption of Ordinance No. 2014-12 is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. City Staff has determined that the adoption of this Ordinance will not have a significant environmental effect and therefore, adoption of the Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the State CEQA Guidelines (14 CCR §15061(b)(3)), and independently, adoption of the Ordinance is categorically exempt (class 5) pursuant to Section 15305 of the State CEQA Guidelines (14 CCR §15305). The Planning Commission has reviewed the project and based upon the whole record before it, in the exercise of its independent judgment and analysis, concurs that City staff has correctly concluded that it can be seen with certainty that there is no possibility that the adoption of Ordinance No. 2014-12 may have a significant effect on the environment, and independently, that the adoption of Ordinance No. 2014-12 meets the qualifications of a class 5 categorical exemption.

(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. 2014-12 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. 2014-12 is consistent and compatible with existing land uses in the environs. The subject property is located in a section of West Foothill Boulevard that is within an established commercial corridor. The proposed permitted uses for the property are the same as those in the adjacent NC (Neighborhood Commercial) Zone. Uses identified as conditionally permitted can be adequately controlled through the conditions of approval that will ensure those uses are compatible with and will not negatively impact surrounding uses.
5. Ordinance No. 2014-12 is consistent with and necessary to carry out General Plan goals and policies set forth in the Land Use and other Elements of the General Plan, and to guide and direct orderly development of the City and the respective neighborhoods. The proposed PD-26 Zone for the Aztec Hotel contained in General Plan Amendment GPA2014-03 further policies in the Land Use Element that promote the preservation and safeguarding of historic structures. The Aztec hotel is an important historic resource and is listed on the National Register of historic Places and is also a locally designated historic landmark. The proposed zone change will increase the opportunities for the property to become economically viable thereby promoting its preservation.
6. Ordinance No. 2014-12 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. 2013-12 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 12th day of November, 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

ORDINANCE NO. 2014-12

AN ORDINANCE OF CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING ZONE CHANGE ZC2014-02 AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF MONROVIA SET FORTH IN SECTION 17.04.040 OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE TO CHANGE THE NC (NEIGHBORHOOD COMMERCIAL) ZONE DESIGNATION TO PD-26 (PLANNED DEVELOPMENT-AREA 26) ZONE FOR THE PROPERTIES LOCATED AT 311 WEST FOOTHILL BOULEVARD

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

SECTION 1. Jiaming USA, Inc. has initiated an application to request an amendment to the Official Zoning Map (ZC2014-02) changing the NC (Neighborhood Commercial) Zone designation to the PD-26 (Planned Development-Area 26) Zone for four (4) parcels located at 311 West Foothill Boulevard (APN 8504-003-019, -020, -021, and -022) as depicted on the map attached as Exhibit "A".

SECTION 2. On November 12, 2014, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on Ordinance No. 2014-12, which implements Zone Change ZC2014-02 by amending the Official Zoning Map as 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. PCR2014-11 recommending approval of this Ordinance No. 2014-12.

SECTION 3. On _____, the City Council of the City of Monrovia conducted a duly noticed public hearing on this Ordinance No. 2014-12. 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

Pursuant to the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the City's local CEQA Guidelines, City Staff has determined that Ordinance No. 2014-12 is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. City Staff has determined that the adoption of this Ordinance will not have a significant environmental effect and therefore, adoption of the Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the State CEQA Guidelines (14 CCR §15061(b)(3)), and independently, adoption of the Ordinance is categorically exempt (class 5) pursuant to Section 15305 of the State CEQA Guidelines (14 CCR §15305). The City Council has reviewed the project and based upon the whole record before it, in the exercise of

its independent judgment and analysis, concurs that City Staff has correctly concluded that it can be seen with certainty that there is no possibility that adoption of Ordinance No. 2014-12 may have a significant effect on the environment, and independently, that the adoption of Ordinance No. 2014-12 meets the qualifications of a class 5 categorical exemption.

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. 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 ___ 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. 2014-12

EXHIBIT "A"

Map of Zone Change ZC2014-02

**NC (Neighborhood Commercial) Zone
To
PD-26 (Planned Development-Area 26) Zone**

For 211 West Foothill Boulevard

