



PLANNING COMMISSION STAFF REPORT

APPLICATION: GPC2015-01

AGENDA ITEM: AR-1

PREPARED BY: Craig Jimenez
Planning Division Manager

MEETING DATE: February 11, 2015

SUBJECT: General Plan Conformity GPC2015-01
Public Parking Lot No. 1
100 block of East Palm Avenue
APN 8616-012-900

REQUEST: Find that a proposed easement for the installation of electrical distribution facilities conforms with the provisions of the Monrovia General Plan

APPLICANT: City of Monrovia

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: Several years ago, the Historic Preservation Commission approved a major remodel for the building at 316 South Myrtle Avenue. The current electrical service available for this block was determined to be insufficient to meet the anticipated demand. In order to meet this demand, Southern California Edison (SCE) will be required to install additional equipment on City property. This will require that the City grant an easement to SCE.

The City Council has authority to accept or dispose of real property, which includes the granting of easements over real property. However, pursuant to Section 65402 of the Government Code, the Planning Commission must first make a finding that the proposed easement over public property conforms to the provisions of the City's General Plan.

SUBJECT PROPERTY: The property is located on the south side of East Palm Avenue, just east of Myrtle Avenue. The site of the proposed easement is currently improved by Public Parking Lot No. 1 which is located behind (east of) the properties in the 300 block of South Myrtle Avenue. The property has 100' of frontage along Palm Avenue and is 160' deep with a total area of 16,000 square feet.

The proposed right of way easement for Southern California Edison is 7' by 52' along the west property line next to the alley. It is setback 70' from the north property line (Palm Avenue). The proposed easement is shown on "Exhibit A".

DISCUSSION/ANALYSIS: Based on the location of SCE's existing equipment and the other constraints of the area it was determined that a new pole and overhead wires would be required. This will require that the City grant easement to SCE in order to install the needed equipment to provide the necessary upgraded service.

The equipment proposed by SCE will include a new power pole south of the existing pole and with an overhead electrical line installed between those two poles. The purpose of the new pole is to accommodate the increased demand needed for the building at 316 South Myrtle Avenue. The new pole will be located behind the existing trash enclosure and will not affect any parking spaces. The overhead lines run within the proposed easement.

The Land Use and Zoning designations for this property are Public/Quasi Public (P/QP) which is intended for public uses, such as a public parking lot. Granting the proposed easement does not impact its use as a public parking lot or limit its use by the public. There are no provisions in the General Plan specifically related to public parking lots; however, Goal 8 of the Land Use Element is to “promote expansion of the City’s economic base.” The granting of this easement will allow an expanded use of this building and potentially other buildings in this block; therefore this request is consistent with and furthers one of the goals of the General Plan.

RECOMMENDATION: Based on Staff’s review of the request and of the provisions of the Monrovia General Plan, the proposed easement for electrical utility equipment is not in conflict with the General Plan and therefore can be found to be in conformity with the Monrovia General Plan. Staff recommends that the Planning Commission find that the proposed easement is in conformity with the General Plan. If the Planning Commission concurs with this recommendation, the adoption of the following resolution is appropriate.

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

1. Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, the Planning Commission in the exercise of its independent judgment finds that GPC2015-01 is categorically exempt from CEQA under Class 1.
2. The Planning Commission hereby finds that the granting of an easement for utility purposes in Public Parking Lot No. 1 (APN 8616-012-900) as discussed in the Staff Report and diagrammed on Exhibit A is in conformity with the City of Monrovia General Plan. This finding shall be reported to the City Council.
3. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California, 91016.

MOTION:

Adopt the Resolution finding that the proposed easement is in conformity with the General Plan as presented in the Staff Report.

50'

PALM AVENUE



LOT 13

MAP OF WHITTEMORES SUBDIVISION
M.R. 11/22
LOS ANGELES COUNTY

ALLEY

LOT 14

7'

122'

SCE EASEMENT

52'

LOT 15

14'

LOT 16

LOT 17

16'

ALLEY

SCE EASEMENT

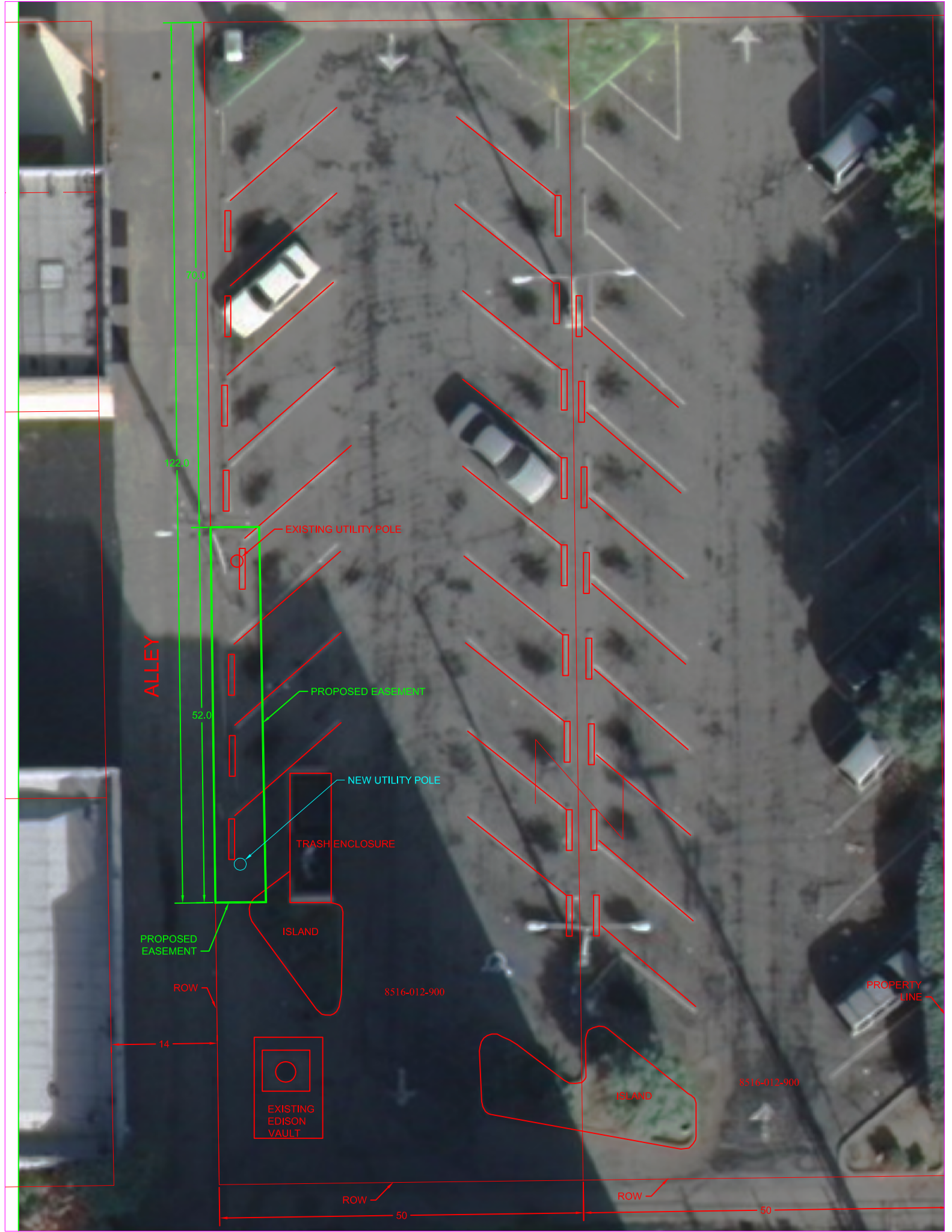
DSE801126328

SLS/BT

TD# 733839

06/25/14

EXHIBIT A



ALLEY

70.0

102.0

52.0

EXISTING UTILITY POLE

PROPOSED EASEMENT

NEW UTILITY POLE

TRASH ENCLOSURE

ISLAND

PROPOSED EASEMENT

ROW

14



8516-012-900

PROPERTY LINE

8516-012-900

ISLAND

ROW

50

ROW

50