



# PLANNING COMMISSION STAFF REPORT

**APPLICATION:** GPC2016-02

**AGENDA ITEM:** AR-1

**PREPARED BY:** Sheri Bermejo  
Planning Division Manager

**MEETING DATE:** September 14, 2016

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**SUBJECT:** General Plan Conformity GPC2016-02  
200 East Lime Avenue

**REQUEST:** Find that the disposition of the Historic Landmarked Single-Family Dwelling located at 200 East Lime Avenue to a private party conforms with the provisions of the Monrovia General Plan

**APPLICANT:** City of Monrovia

**ENVIRONMENTAL DETERMINATION:** Exempt pursuant to Section 15061(b)(3) of the State CEQA Guidelines

**BACKGROUND:** In November 1999, the Monrovia Redevelopment Agency acquired the facility at 200 East Lime Avenue (Property) utilizing housing set-aside funds. The Property was initially acquired for use as office space for the City's redevelopment and housing staff. In 2012, the State dissolved redevelopment agencies throughout California. Following the dissolution of redevelopment agencies across the state, the City reorganized its operations and the Property is no longer being used for office space, but rather, is currently being used by the City for storage.

On July 5, 2016, the Successor Agency authorized the issuance of Request for Bids (RFB) for the purpose of selling the Property. Prior to the Successor Agency's sale of this site, a General Plan conformity finding is required by the Planning Commission pursuant to Government Code Section 65402.

**SUBJECT PROPERTY:** The subject Property is located on the southeast corner of East Lime and South Ivy Avenues. The lot totals 8,000 square feet and is currently developed with a 2,331 square foot, two-story, American Foursquare style, residential structure and a 440 square foot, detached one-car garage. The home was originally built in 1906 and named the Tillapaugh House. The Property was landmarked by the City of Monrovia (Historic Landmark #100) on October 17, 2006.

**DISCUSSION/ANALYSIS:** Pursuant to Section 65402 of the Government Code, the Planning Commission must make a finding that the proposed disposition of real property conforms to the provisions of the City's General Plan. The Property is designated in the General Plan as Residential Medium Density and on the Zoning Map it is designated Residential Medium (RM3500). The Property is in conformity with the General Plan, in that the RM3500 zoning is a corresponding zone district with the Residential Medium Density land use category. The proposed buyers are intending to reconvert the structure back to a single-family dwelling. Monrovia Municipal Code Section 17.08.010(E) allows "single-family

dwelling” in the RM3500 zone. The minimum lot size for the creation of new lots in the RM3500 zone is 10,000 square feet. Therefore, since the subject Property has a lot area of 8,000 square it cannot be further subdivided and must remain as a single lot.

The sale of the Property by the Monrovia Successor Agency will also aid in achieving General Plan Land Use Goal 9, which is to preserve the character of existing neighborhoods and historic residences. The disposition of the Property will allow the Landmarked dwelling to be used once again as a single-family residence. Although the Property is developed with a one-car garage, instead of a two-car garage as required by the Zoning Code for single-family dwellings, the Property is eligible for historic preservation incentives in order to foster preservation of the City’s cultural heritage. These incentives for preservation include, but are not limited to, relief from nonconforming parking, setback flexibility, and application of the State Historic Building Code.

**RECOMMENDATION:** The proposed disposition of the Property complies with the stated provisions of the Monrovia General Plan and therefore Staff recommends that the Planning Commission find that the proposed disposition is in conformity with the General Plan. If the Planning Commission concurs with this recommendation, the adoption of the following resolution is appropriate.

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

1. Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, there is no substantial evidence that the proposed disposition of real property (“project”) could have a significant effect on the environment. The project is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment (14 CCR 15061(b)(3)). The Planning Commission in its independent judgment finds that there is no possible significant effect directly related to the project because it will not cause any physical change in the environment. Therefore no further action is required under CEQA.
2. The Planning Commission hereby finds that that the disposition of the Historic Landmarked Single–Family House located at 200 East Lime Avenue to a private party, as discussed in the Staff Report, 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:**

**The Planning Commission hereby finds that the disposition of the Historic Landmarked Single–Family Dwelling located at 200 East Lime Avenue to a private party conforms to the provisions of the Monrovia General Plan, as presented in the Staff Report.**