



PLANNING COMMISSION STAFF REPORT

APPLICATION: TPM 74963

AGENDA ITEM: PH-2

PREPARED BY: Barbara Lynch
Senior Planner

MEETING DATE: April 12, 2017

SUBJECT: Tentative Parcel Map No. 74963
800 and 790 West Chestnut Avenue

REQUEST: Subdivide 3.17 acres of land into two parcels creating a 1.4 acre parcel and a 1.77 acre parcel. Current improvements will be retained, which includes two office/industrial buildings and a parking lot. Each proposed parcel will contain one of the existing buildings and a portion of the parking lot that will be mutually used by both. This property is located in the PD-3 (Planned Development – Area 3) Zone.

APPLICANT: World Vision International/Vahak Agojian

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 3)

BACKGROUND: The applicant is requesting approval to subdivide an existing site by consolidating five existing parcels and creating two new parcels. The applicant proposes to retain the current improvements on the site which include two office/industrial buildings and on-site parking that serves both structures. The buildings were built in 1978 (800 W. Chestnut) and 1982 (790 W. Chestnut). Each new parcel will have one building and portions of the on-site parking areas.

The Zoning Ordinance requires that an industrial lot be a minimum of 15,000 square feet in area and have minimum lot dimensions (width and depth) of 100' (MMC§17.16.010).

SUBJECT PROPERTY: The property is located on the south side of Chestnut Avenue between Monterey and Fifth Avenues. The 210 Freeway is directly to the south of the subject property. The 3.17 acre site is irregular in shape having 1,111.78' of frontage along Chestnut Avenue and a depth that is 160.2' on the east side and tapers to a point on the west side.

DISCUSSION/ANALYSIS: The subject property was developed in phases by World Vision International during the late 1970's and early 1980's to facilitate their growth and demand for additional building space. When development took place the underlying property lines were not taken into consideration which was a common practice during this time period. The property was developed as one site.

Parcel 1

The proposed subdivision will create a 1.77 acre lot (800 W. Chestnut) with a 738.48' frontage and a depth that increases from the tapered point on the west side to 160.2' of depth

on the east side where the new property line will be located. The building on Parcel 1 is a two-story, 29,646 square foot office/industrial building.

Parcel 2

The second lot created is a 1.4 acre lot (790 W. Chestnut) with a 373.3' frontage and a 160.2' depth on the west side (new property line) and a 153.8' depth on the east side. The building on Parcel 2 is a two-story 19,339 square foot office/industrial building.

On-Site Parking

There are three parking lot areas on the site. This includes an area on the west side of the building on Parcel 1, a central area between the buildings, and an area on the east and south sides of the building on Parcel 2. Based on the existing building sizes and floor plans the total amount of parking provided on the site meets code. Parcel 1 requires 115 spaces and Parcel 2 requires 78 spaces. Total required is 193 spaces and currently there are 205 spaces. A reciprocal access and parking agreement is required as a condition of approval (DS1 #3) to insure that ingress and egress on the site continues as it currently exists and that it is commonly maintained.

Landscape Setbacks

The property is developed as one site and although two parcels are being created the landscape frontages should continue to be one cohesive design and commonly maintained (DS1 #2).

Conclusion

The proposed subdivision of the site will allow World Vision International to sell Parcel 2, the 1.4 acre parcel to the Foothill Unity Center. Approval of a conditional use permit is necessary to allow the Foothill Unity Center to provide their services at this location. World Vision International will continue to occupy the larger building on Parcel 1. Both parcels are conforming in size and with the conditions of approval the site will retain its overall appearance as one well maintained cohesive development.

RECOMMENDATION: Staff recommends approval of TPM 74963. If the Planning Commission concurs with this recommendation then, following the public hearing, 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 TPM 74963 is categorically exempt from CEQA under Class 3.
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 74963, which are incorporated herein by this reference.

4. The Planning Commission approves TPM 74963, subject to the attached Planning Conditions on Data Sheet No. 1 and Public Works Conditions on Data Sheet 2, and recommendations in the Staff Report, all of which are incorporated herein by this reference.

MOTION:

Close the public hearing and approve TPM 74963 pursuant to the recommendations in the Staff Report.



DATA SHEET 1

Planning Conditions

TPM 74963

790-800 West Chestnut Avenue

Subdivision 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 No. 74963 submitted by the applicant, as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval.

1. No fence/wall shall be erected along the mutual property line of 790 and 800 W. Chestnut Avenue.
2. Landscaping across the frontages of 790 and 800 West Chestnut Avenue shall continue to be a cohesive design and shall be commonly maintained.
3. A reciprocal access and parking agreement (the "Agreement") shall be submitted to the Planning Division Manager providing for reciprocal ingress and egress and the maintenance and use of all common and parking areas by all parcels that are included within properties that are currently addressed 790 and 800 West Chestnut Avenue (APN's 8506-031-026, 8506-031-027, 8506-031-028, 8506-032-024, 8506-032-024). The Agreement must meet with the approval of the Planning Division Manager, be acceptable in form and substance to the City Attorney, and once approved by the Planning Division Manager, shall be recorded with the Los Angeles County Recorder's office against each parcel that is included, in whole or in part, within the project. The Agreement shall not be modified or revoked without the prior written approval of the City.
4. 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.
5. 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.
6. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this conditional use permit.
7. 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. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.

8. The Applicant shall, within 30 days after approval by the Planning Commission, 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. This TPM shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.



DATA SHEET 2

Public Works Conditions

TPM 74963

790-800 West Chestnut Avenue

Subdivision of the subject property 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 subsequent owners of each parcel.

Engineering Conditions

1. The Applicant shall provide the following:

1.1. Parcel Map

- 1.1.1. The Applicant shall submit a final Parcel Map (PM) as required by the City's Municipal Code, Chapter 16 – Subdivisions
- 1.1.2. Prior to filing the Final Map with the Community Development Department, the Applicant shall provide a current title report (Parcel Map Guarantee) for the project site located in the City of Monrovia. 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 and supporting documents accompanying the title report.
- 1.1.3. All easements and dedications shown on the approved tentative parcel map and the title report must be accounted for at the time of the Final Map approval. This includes the location, owner, purpose and recording reference for all existing easements. The map shall reference the acceptance of storm water runoff (cross lot drainage) by each lot within the parcel map.
- 1.1.4. 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.
- 1.1.5. Prior to filing the Final Map with the Community Development Department 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.
- 1.1.6. Improvement plans and an engineer's estimate of the improvements, along with the necessary letters of credit, cash and/or bonds to secure the construction of all public improvements shall be submitted and approved by the City Engineer prior to the recordation of the Final Map.

1.2. Site Plan showing: survey monuments, boundaries, easements and right-of-ways

1.2.1. Submit existing site plan, topographic map of the project site, grading, drainage and utility plan to the Community Development Department for review and approval. The plans (may be included on the tentative map) 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 24" x 36" sheets with City standard title block stamped and signed by a Registered Professional Civil Engineer in the State of California.

1.3. Utility Coordination Plan

1.3.1. 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 the City approving the final parcel map. Private utility plans including sewer, water, gas, including all abandoned, or to be removed facilities, etc. for the proposed development or the separation of services for each parcel shall be submitted for review and approval by the City Engineer. Pay all applicable fees for Engineering Division services for issuance of Public Works permits.



DATA SHEET 3

Findings

TPM 74963

790-800 West Chestnut Avenue

TENTATIVE PARCEL MAP

As required by Sections 66473.5 & 66474 of the California Government Code, and Section 16.20.040 of the Monrovia Municipal Code, the decision for approving the Tentative Parcel Map No. 74963 is based on the following findings:

- A. That the tentative parcel map consolidating the existing five parcels and creating two new parcels, together with the provisions for the projects' conditions of approval, are consistent with the General 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 eliminates land locked parcels and creates two parcels with frontages on a dedicated street and thus it is compatible with the objectives, policies, general land uses, and programs specified in the General Plan. This plan will conform to the Municipal Code and specifically to the current ordinance for lot area and width for an industrial lot.*
- B. That the site is physically suitable for the type of development that is currently on the site and the PD-3 designation allows for the improvements that are on the site. Subdividing the property into two parcels does not change the physical characteristics on the site. *The consolidation of the parcels will result in the elimination of nonconforming parcels, including two that are landlocked. The new parcels will exceed the area and width dimension requirements specified in the Zoning Ordinance. No variances are requested.*
- C. That the site is physically suitable for the proposed density of development, specifically *the 3.17 acre site is zoned PD-3 and permits commercial/industrial development which is consistent with the existing improvements on the site. The creation of two parcels will bring the site closer into conformity based on lot configuration and size as specified in the Zoning Ordinance.*
- D. That the design of the parcel and the conditions of approval for the two lot subdivision are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in *that the site is currently improved and no additional construction is proposed and the property is surrounded by developed lots.*
- E. The design of the parcel and the type of existing improvements currently on the site are not likely to cause serious public health problems, *as it currently complies with all city design and safety standards, including fire suppression.*
- F. The design of the project 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 two lot subdivision and the City is unaware of any such easements that exist on the property.
- G. The City has considered the effect of combining five parcels into two 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 subdivision of land is not residentially zoned and is improved with office/industrial buildings that will not significantly increase the demands on available fiscal and environmental resources. There is no impact.*

H. The discharge of waste from the existing improvements on the site into an existing community sewer system *will not result in violation of existing requirements of the regional water quality control board.*



DATA SHEET 4

Surrounding Land Uses

TPM 74963

800 & 790 West Chestnut Avenue

Property Description:

Located on the south side of Chestnut Avenue between Monterey and Fifth Avenues. The 3.17 acre site consists of five parcels and is irregular in shape having approximately 1,063' of frontage and an average depth of 104'. The site was developed in phases with the first building (800 W. Chestnut) constructed in 1978 and a second building (790 W. Chestnut) constructed in 1982.

Zoning

Subject site: PD 3 (Planned Development - Area 3)

Surrounding pattern:

north: RH (Residential High Density)

south: 210 Freeway

east: PD 3 (Planned Development - Area 3)

west: 210 Freeway

Land Use

Subject site: Office/Industrial

Surrounding pattern:

north: Multifamily Residential

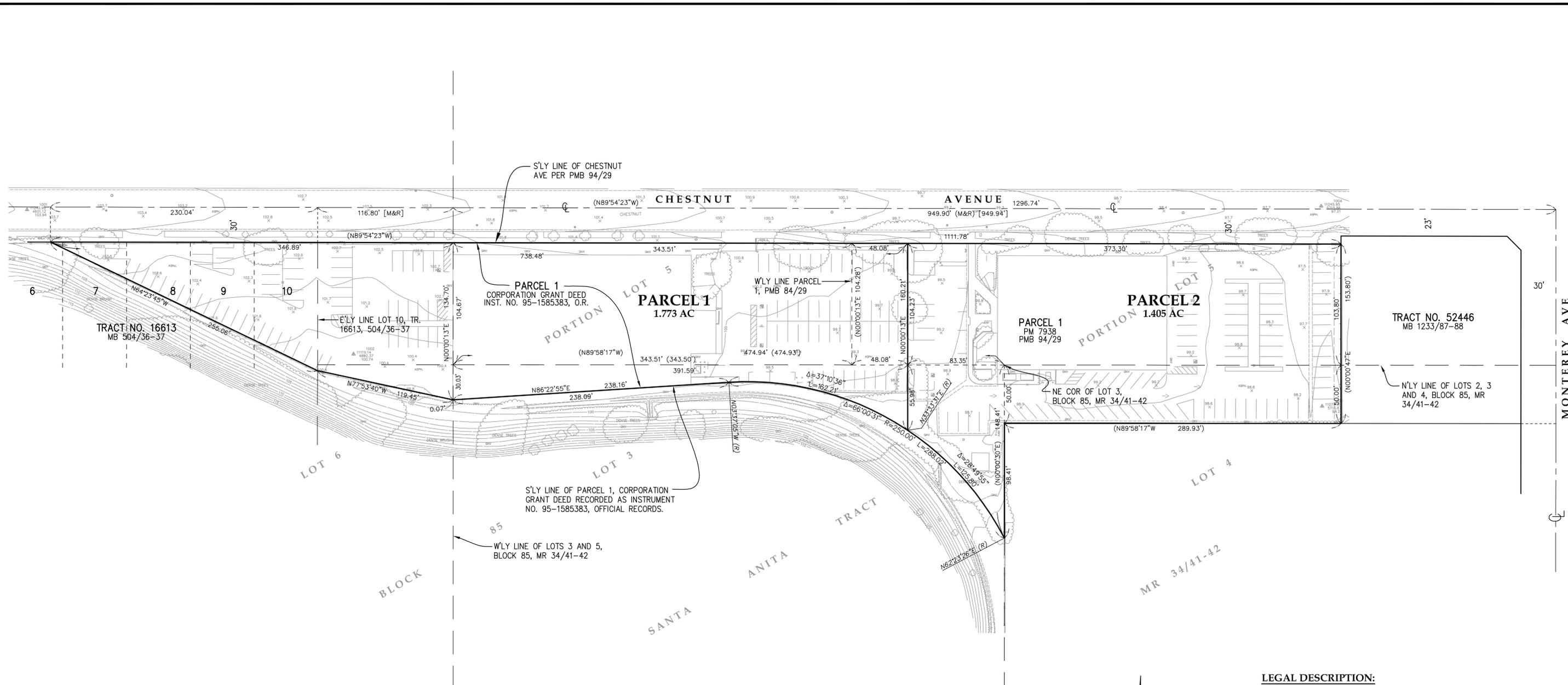
south: 210 Freeway

east: Multifamily Residential (7-unit PUD)

west: 210 Freeway

Environmental Determination: Categorical Exemption Class 3

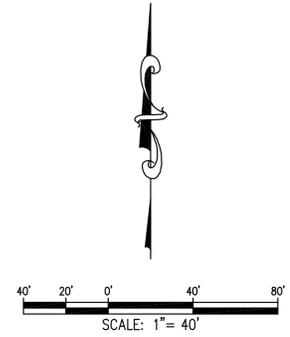
Applicable Ordinance Regulations: MMC 16.20.040 Planning Commission Authority for TPM



LEGAL DESCRIPTION:
PARCEL 1:
 THOSE PORTIONS OF LOTS 6, 7, 8, 9 AND 10 OF TRACT NO. 16613, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 504 PAGES 36 AND 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THOSE PORTIONS OF LOTS 2, 3, 5 AND 6 IN BLOCK 85 OF THE SANTA ANITA TRACT, IN THE CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 34 PAGES 41 AND 42 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 3 IN SAID BLOCK 85; THENCE ALONG THE EASTERLY LINE OF SAID LOT 3 IN SAID BLOCK 85 SOUTH 1° 04' 57" EAST 148.41 FEET; THENCE FROM A TANGENT WHICH BEARS NORTH 28° 42' 01" WEST, NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 66° 00' 31" AN ARC DISTANCE OF 288.02 FEET; THENCE TANGENT TO SAID CURVE SOUTH 85° 17' 28" WEST 238.16 FEET; THENCE NORTH 78° 59' 07" WEST 119.45 FEET; THENCE NORTH 65° 29' 12" WEST 254.51 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY 10.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID TRACT NO. 16613; THENCE EASTERLY ALONG SAID PARALLEL LINE (AND ITS EASTERLY PROLONGATION) TO THE EASTERLY LINE OF THE WESTERLY 343.50 FEET OF LOT 5 IN SAID BLOCK 85; THENCE SOUTHERLY ALONG SAID LAST MENTIONED EASTERLY LINE TO THE NORTHERLY LINE OF LOT 3 IN SAID BLOCK 85; THENCE EASTERLY ALONG SAID LAST MENTIONED NORTHERLY LINE TO THE POINT OF BEGINNING.
 EXCEPTING THEREFROM ALL MINERALS, OIL, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HERINAPOVE DESCRIBED WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE OR THE UPPER 500 FEET THEREOF, AS RESERVED BY THE STATE OF CALIFORNIA IN DEED RECORDED FEBRUARY 8, 1972 AS INSTRUMENT NO. 1285 OFFICIAL RECORDS.
 APN 8506-031-026, 8506-031-027 & 8506-031-028

OWNER/APPLICANT:
 WORLD VISION INTERNATIONAL
 800 WEST CHESTNUT AVE., M/S 728
 MONROVIA, CA 91016
 626-803-5936
 CONTACT: MR. VAHAK AGOJIAN

ENGINEER/SURVEYOR:
 TTG ENGINEERS
 901 VIA PIEMONTE, SUITE 400
 ONTARIO, CA 91764
 909-477-6915
 CONTACT: PAUL PEREA, PLS



SURVEYOR'S NOTES:
 () INDICATES RECORD DATA PER PM 7938, PMB 94/29
 [] INDICATES RECORD DATA PER TRACT NO. 16613, MB 504/36-37

PARCEL 2:
 PARCEL 1 OF PARCEL MAP NO. 7938 IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 94 PAGE 29 OF PARCEL MAPS.
 APN 8506-032-024 AND 8506-032-025

UNDERGROUND SERVICE ALERT
 CALL: TOLL FREE
1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION	BY	DATE	APPR.

BASIS OF BEARINGS
 THE BEARING OF N89°54'23"W ALONG THE CENTERLINE OF CHESTNUT AVENUE PER PARCEL MAP NO. 7938 IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR PLAT.

CITY OF MONROVIA
 REVIEWED FOR THE CITY BY:
 BY: _____ DATE: _____
 CITY ENGINEER APPROVAL
 BY: _____ DATE: _____

DRAWING SCALE
 HORIZONTAL: 1" = 40'
 VERTICAL: 1" = N/A
 DESIGN PAP DATE _____
 DRAWN JME DATE _____
 CHECKED PAP DATE _____

TTG ENGINEERS
 901 Via Piemonte
 Suite 400
 Ontario, CA 91764
 909-477-6915 phone

BY: _____ DATE: 03-22-17
 PAUL A. PEREA, PLS 6199 EXPIRES 03/31/18

TENTATIVE PARCEL MAP NO. 74963
WORLD VISION
800 WEST CHESTNUT AVENUE
MONROVIA, CA 91016
 A.P.N.s 8506-032-024, 8506-032-025, 8506-032-026,
 8506-031-027 and 8506-031-028
 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

TTG PROJECT NO.
 1700.0430.00
SHT 1
OF 1
 CITY DRAWING NUMBER