



# CITY COUNCIL AGENDA REPORT



**DEPARTMENT:** Community Development

**MEETING DATE:** January 9, 2001

**PREPARED BY:** Alice Griselle, Planning Division Manager **AGENDA LOCATION:** D-1

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**TITLE:** General Plan Amendment 2001-01; Amend the Guidelines of Planned Development Area 10A of the Land Use Element of the General Plan for Property Owned by Michael Sharp at 802 East Huntington Drive; Resolution No. 2001-02.

**SUBJECT:** Text Amendment to Development Guidelines for Planned Development Area PD-10A of the General Plan

**OBJECTIVE:** Amend the guidelines of Planned Development Area 10A of the Land Use Element of the General Plan to (1) allow office and other non-automotive uses on the Huntington Drive frontage, and (2) continue to allow on the remainder of the site automotive related uses in addition to specific light manufacturing uses.

**BACKGROUND:** The owner of the property has requested amendment to the guidelines of Planned Development Area 10A (PD-10A). The request is to allow additional specified uses on the property in addition to the existing automotive uses.

A Negative Declaration has been prepared for the project in accordance with the California Environmental Quality Act. An Initial Study indicated this project would have no adverse impacts.

**ANALYSIS:** Planned Development Area 10A is located on the south side of East Huntington Drive between the Sawpit Wash on the east and Cypress Avenue and adjoining lots to the west which front Cypress and Los Angeles Avenues. The site is an irregular shape with approximately 135 feet of frontage on Huntington Drive, 130 feet of frontage on Cypress Avenue, approximately 600 feet of length along the Sawpit Wash, and 558 feet of length adjoining the rear of properties to the west. The total size of the triangular lot is 52,000 square feet.

The surrounding General Plan and zoning designations are Commercial-Regional/Subregional for the Albertson's Shopping Center across Huntington Drive to the north, Public/Quasi-Public for the Sawpit Wash to the east and Office/Research and Development/Light Manufacturing for the Huntington Drive frontage to the west and to the rear to the west is Manufacturing.

The subject site has been designated PD-Area 10A since the early 1980's. The designation of PD-Area 10A was to provide for uses (i.e. automotive related) to complement the new car dealerships on Mountain and Central Avenues.

The owner of the site is looking for expanded types of uses for the front and rear buildings and has requested a change in the text of PD-Area 10A in the General Plan. Staff and the Development Review Committee, recommended and the Planning Commission agreed that a broader number of uses is possible for the front and rear portions of the site. Currently the text reads:

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7. New car, motorcycle sales and automotive repair shops where all work is customarily done in one day. Typical uses shall include tire, muffler, or service/tune-up shops.

The recommended revised wording is as follows:

7. The building fronting Huntington Drive may be used for new automobile and/or motorcycle sales, office uses as approved by the Development Review Committee, new retail, and any indoor incidental storage or warehousing associated with the uses. The rear of the site can be used for new car, motorcycle sales and automotive repair shop where all work is customarily done in one day, inside storage and warehousing, and light manufacturing subject to Development Review Committee approval.

The PD-Area 10A site is an irregular shape and in a location that wedges it between the Sawpit Wash and the rear of manufacturing designated lots. However, while the rear of the site is not highly visible, the front of the site has visibility to Huntington Drive and Cypress. Allowing the broadening of the uses currently allowed in the PD-Area 10A will benefit the front of the site by allowing the less intense office use. The Development Review Committee will review the kinds of office uses to determine the availability of parking and the appropriateness for the site and the area. Allowing the addition of warehousing and light manufacturing to the rear buildings subject to Development Review Committee review will expand the number of uses permitted on the site. The parking is comparable and the intensity of the business is likely less or the same intensity of currently allowed automotive repair shops.

#### **Conclusion**

The General Plan is Monrovia's long range plan to serve as a guide for the physical development of the City. However, as stated in the introduction of the General Plan of Monrovia, "General Plans are not final and absolute" and need to be amended and revised to reflect current directions in the land use.

Staff feels that broadening the uses in PD-Area 10A will benefit the site and surrounding land uses by including the possibility of office use on the front of the site.

**FISCAL IMPACT:** There is no direct fiscal impact related to amending the guidelines of Planned Development Area 10A.

**RECOMMENDATION:** At their meeting of December 13, 2000, the Planning Commission unanimously adopted Planning Commission Resolution 2000-12 recommending approval of the General Plan amendment to the City Council.

**COUNCIL ACTION REQUIRED:** If the City Council concurs with this recommendation, following the Public Hearing, the following actions are appropriate:

1. Find that General Plan Amendment GPA2001-01 will not have a significant effect on the environment and approve a Negative Declaration.
2. Adopt Resolution 2000-02 approving General Plan Amendment GPA2001-01.

#### **MOTION**

**Adopt Resolution No. 2000-02 amending the General Plan**

**RESOLUTION NO. 2001-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA  
APPROVING GENERAL PLAN AMENDMENT GPA2001-01, AMENDING THE  
TEXT OF PLANNED DEVELOPMENT—AREA 10A OF THE LAND USE  
ELEMENT OF THE GENERAL PLAN**

**THE CITY COUNCIL OF THE CITY OF MONROVIA HEREBY FINDS, DETERMINES AND  
RESOLVES AS FOLLOWS:**

**Section 1.** The applicant has initiated this application for General Plan Amendment GPA2001-01 to amend the text of Planned Development-Area 10A contained in the Land Use Element of the General Plan.

**Section 2.** On December 13, 2000, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on General Plan Amendment GPA2001-01 and adopted Planning Commission Resolution No. 2000-12 recommending approval of GPA2001-01.

**Section 3.** On January 9, 2001, the City Council of the City of Monrovia conducted a duly noticed public hearing on General Plan Amendment GPA2001-01.

**Section 4.** Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, City Staff prepared an Initial Study of the potential environmental effects of the proposed general plan amendment ("project"). Based upon the findings contained in that Study, City staff determined that there was no substantial evidence that the project could have a significant effect on the environment and a Negative Declaration was prepared. The City Council has reviewed the Negative Declaration and finds that it was prepared in compliance with CEQA, that City staff has correctly concluded that the project will not have a potential significant effect on the environment, and that the findings contained therein represent the independent judgment of the City Council. Based on these findings, the City Council adopts the Negative Declaration for this project.

**Section 5.** Now, therefore, the City Council grants approval of General Plan Amendment GPA2001-01 amending the text of Planned Development—Area 10A contained in the Land Use Element of the General Plan in manner set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

The City Clerk shall certify to the adoption of this Resolution and shall cause this resolution to be entered in the Book of Resolutions of the City Council of the City of Monrovia.

**PASSED, APPROVED, AND ADOPTED this 9<sup>th</sup> day of January 2001.**

**AYES:  
NOES:  
EXCUSED:  
ABSTAIN:**

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Robert Bartlett, Mayor  
City of Monrovia

APPROVED AS TO FORM:

ATTEST:

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Linda B. Proctor, CMC/AEE, City Clerk  
City of Monrovia

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Michael Colantuono, City Attorney  
City of Monrovia

**AREA PD-10 - Auto Center:** This area is primarily dedicated to auto center dealerships but there are other uses such as the Cal Trans yard and a service station.

The following development guidelines apply to Planned Development Area 10:

1. New car dealerships and ancillary activities such as new car servicing and used car sales (servicing and used car sales must be part of a new car dealership) are the primary intended uses of this area.
2. All development should be designed to create an expansive auto center atmosphere that includes product display in front, outside and in showrooms, while keeping servicing operations hidden from off-site view.
3. The minimum site size for an auto dealership shall be that which is necessary to create an expansive design including placement of buildings to be in harmony with the neighboring structures and setbacks and to accommodate required on-site parking and landscaping.
4. Landscaping and streetscape shall be consistent throughout the Center and shall be in compliance with the approved auto center landscape/hardscape plan.
5. Fencing and walls shall not be located within the setback area paralleling a street right-of-way. All other perimeter fencing shall be wrought iron or other approved materials.
6. Signage shall provide for maximum aesthetics and appropriate visibility for each franchise-holder. Each franchise-holding establishment shall submit a sign plan for review that may include a combination of wall, monument, freestanding, special purpose, and miscellaneous signs as provided for in the Sign Ordinance of the Municipal Code. Each sign plan shall be consistent with other sign plans in intensity, scale, quantity and location without necessarily being identical. Existing signs at the time these guidelines are approved shall be considered approved and shall constitute the sign plans for the respective franchise-holders.

The following development guidelines apply to Planned Development Area 10A:

7. The building fronting Huntington Drive may be used for new automobile and/or motorcycle sales, office uses as approved by the Development Review Committee, new retail, and any indoor incidental storage or warehousing associated with the uses. The rear of the site can be used for new car, motorcycle sales and automotive repair shop where all work is customarily done in one day, inside storage and warehousing, and light manufacturing subject to Development Review Committee approval.

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    ) §  
CITY OF MONROVIA            )

I, LINDA B. PROCTOR, CMC/AE, City Clerk of the City of Monrovia, California, do hereby certify that the foregoing Resolution No. 2001-02 relating to General Plan Amendment GPA2001-01 was duly adopted and passed at a regular meeting of the City Council on the 9<sup>th</sup> day of January 2001 by the following vote:

**AYES:**  
**NOES:**  
**ABSTAIN:**  
**EXCUSED:**

ATTEST:

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Linda B. Proctor, City Clerk, CMC/AE  
City of Monrovia, California