



AGENDA ITEM

- MEETING DATE:** October 9, 2012
- TITLE:** Development Plan Review (DPR12-01) for second story development and project phasing for the Monrovia Nursery Development; Zone Amendment (ZA12-02) for minor technical changes to the Monrovia Nursery Specific Plan; Modification Subdivision (SUB10-01) for Tentative Tract Map 66608 and Modification Subdivision (SUB10-02) for Tentative Tract Map 66609 to address minor technical changes and approval of a one year time extension.
- PRESENTED BY:** Dianne Walter, Planning Manager
- RECOMMENDATION:** Open the Public Hearing, accept evidence and testimony presented, and in the absence of testimony to the contrary consider the following: 1) Waive full reading, read by title only, and adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA FOR ADOPTION OF A DEVELOPMENT PLAN REVIEW FOR TWO STORY RESIDENTIAL CONSTRUCTION AND CONSTRUCTION PHASING FOR THE CITY VENTURES MONROVIA NURSERY SPECIFIC PLAN DEVELOPMENT ON CERTAIN PROPERTY LOCATED SOUTH BETWEEN SIERRA MADRE AVENUE AND THE RAILROAD RIGHT OF WAY AND EAST BETWEEN THE GLENDORA/AZUSA CITY BOUNDARY AND BARRANCA AVENUE. (DPR12-01); 2) Waive full reading, read by title only the introduction of an ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA AMENDING THE MONROVIA NURSERY SPECIFIC PLAN TO INCORPORATE TECHNICAL CHANGES RELATIVE TO PAD ELEVATIONS, DRAINAGE FACILITIES AND RETAINING WALLS (ZA12-02); 3) Waive full reading, read by title only and adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA APPROVING MINOR TECHNICAL CHANGES AND A ONE YEAR TIME EXTENSION TO A NEW EXPIRATION DATE OF DECEMBER 14, 2013 FOR TENTATIVE TRACT MAP NO. 66608 ON CERTAIN PROPERTY LOCATED BETWEEN SIERRA MADRE AVENUE AND THE RAILROAD RIGHT OF WAY AND BETWEEN THE GLENDORA/AZUSA CITY BOUNDARY AND BARRANCA AVENUE. (SUB10-01); and 4) Waive full reading, read by title only and adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA APPROVING MINOR TECHNICAL CHANGES

AND A ONE YEAR TIME EXTENSION TO A NEW EXPIRATION DATE OF DECEMBER 14, 2013 FOR TENTATIVE TRACT MAP NO. 66609 ON CERTAIN PROPERTY LOCATED BETWEEN SIERRA MADRE AVENUE AND THE RAILROAD RIGHT OF WAY AND BETWEEN THE GLENDORA/AZUSA CITY BOUNDARY AND BARRANCA AVENUE (SUB10-02).

BACKGROUND:

The Planning Commission, at their September 4, 2012 meeting recommended approval of the project with some minor changes to the conditions which will be discussed in the next section.

In December 2010, the City adopted the Monrovia Nursery Specific Plan to provide guidance and standards for the future development of approximately 95 acres of vacant land formerly used as a container nursery by Monrovia Growers Association. The Specific Plan provided for 124 large single family homes on 20,000+ square foot lots. A new private street system was designed to serve the development with connections to the public streets at Barranca Avenue, Baldy Vista Avenue, Milton Drive and Sierra Madre Avenue via Yucca Ridge Road. The project surrounds the City Landmark Fairmount Cemetery; the Specific Plan provides a buffer and fencing to protect the Cemetery and a small parking lot to serve the facility. One story homes are required to buffer all existing residential development. An important feature of the Specific Plan is the control of pad elevations to ensure that existing surrounding homes are not unduly impacted by the new development; in most cases, pad elevations cannot exceed more than one foot above the elevation provided in the Specific Plan. Another important feature of the Specific Plan is the design of drainage to control the current flooding problems experienced by the area; a system of storm drains and a new detention basin at the southwest corner of the project site are defined. The existing Azusa Rosedale detention basin would be modified to remove the portion of the basin located in Glendora.

Approximately 40 percent of the Monrovia Nursery property is unincorporated territory under LA County jurisdiction. The City is currently working with LA County and LAFCO (the Local Agency Formation Commission) to annex the property and surrounding unincorporated territory into the City as part of the project. (Please note that the annexation application was considered by the Council at a public hearing held on September 25, 2012 and is not a part of these actions.)

DISCUSSION:

*(Due to the large number of exhibits associated with the project, each exhibit has been given an identifying letter and useful exhibits are listed and the beginning of each topic section. In addition, where there is proposed clarifying language for project conditions, the reader will see that displayed in **Bold Italics**.)*

Monrovia Nursery Specific Plan Zone Amendment (ZA12-02)

City Ventures, the property owner and developer, has been working with staff to implement the Monrovia Specific Plan. Through that process, as more detailed information has become available, it is apparent that some minor changes to the Specific Plan and tentative tract maps are needed to facilitate the development.

Benchmark Elevation Change (Useful Exhibits include the Current Specific Plan sheets (F) and the proposed Specific Plan sheets (G); and the grading plans (J)

The benchmark topographic data used for the Specific Plan was established in 1929.¹ A more recent benchmark was established in 1988². The 1988 benchmark is considered more accurate than the 1929 benchmark. The City Engineer recommends changing the benchmark to the more current version since the city uses the more current datum information. Although the benchmark is a technical issue, it is important because all elevations in the Specific Plan are referenced based on this starting point data. The Monrovia Specific Plan specifically established pad elevations for the project and does not allow any deviation of more than one foot for most of the lots. Consequently, in order to use the more accurate 1988 benchmark, the Specific Plan pad elevations must be revised.

For the most part, the change is approximately a 2.25 foot difference. This is a technical change, basically revising the elevation numbers. The change will not impact the relative elevations between surrounding property and the Specific Plan pad elevations. New Specific Plan exhibits have been prepared to be inserted into the Specific Plan in place of the existing maps showing the elevations with the old 1929 benchmark.³

Although the revised benchmark is a technical change which does not affect the relative pad elevations and surrounding properties, the applicant is requesting that some pad elevations be increased more than the maximum allowable one foot. The applicant is working to balance the development to meet the overall intent of the Specific Plan, which is to keep elevations below Sierra Madre yet avoid pads that would result in homes “towering” over existing residences to the south. To achieve this Specific Plan intent, some of the pad elevations on the north section (TTM 66608) would increase between 1.4 to 3.3 feet from the Specific Plan elevation old benchmark. The following lots in TTM 66608 (the northern tract) would increase over 1 foot:

Lot #	elevation increase in feet
1	3.24
2	2.4
3.	2.4
4	1.4
12	2
15	2.6
16	2.3
17	1.5
27	2.2
28	3.2

Many of the lots are actually lower than the identified elevation on the Specific Plan. The lots with elevation increases over 1 foot do not significantly impact the height of new homes relative to Sierra Madre Avenue. This is because the pads just below Sierra Madre Avenue will be approximately 23 to 32 feet lower than Sierra Madre Avenue using the new benchmark elevation numbers.⁴ The applicants have also reconfigured the internal lot organization slightly in the northern section for lots 27 to 47 to allow a better lot size to fit their floor plans. There is no

¹ G4169 Datum NGVD 29

² G4169 Datum NAVD 88

³ Monrovia Nursery Grading Plan and One Story Exhibit

⁴ See Exhibit G North Cross Sections AA, BB

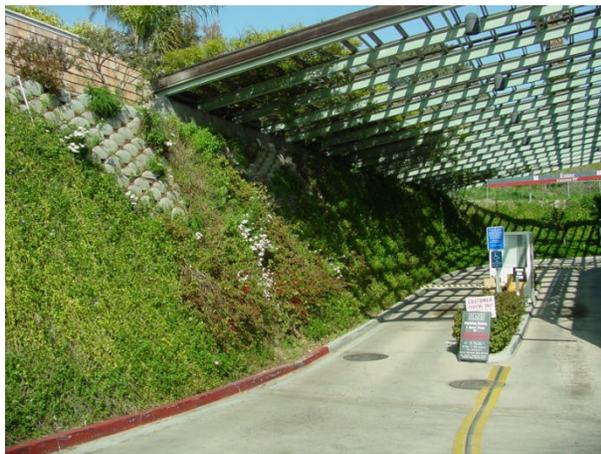
significant change to elevations for the internal. All the lots still meet the minimum 20,000 square foot area and 100 foot lot width standard. The change is shown on the exhibits for the amended Specific Plan.

The elevation changes are shown in the new Grading Plan (Exhibit G) to replace the existing grading plan in the Monrovia Specific Plan.

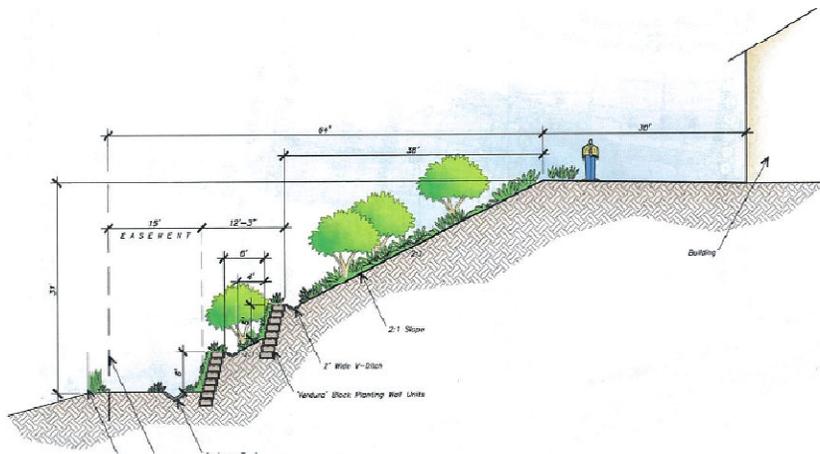
Retaining Walls (Useful Exhibits include the Specific Plan sheets (F & G); the grading plans (J), Tentative Tract Maps (H & I) and the landscape plans (M)

The City Ventures civil engineers have also been working with staff to find solutions to address several large slope issues. The north section of the Specific Plan includes several steep slope areas that are designed to control pad elevation heights. Pad elevations are designed relative to the existing elevation of Sierra Madre Avenue, which will not be changed. However, in order to maintain these relative elevations while providing adequate buildable pad areas, the developer has proposed a number of retaining walls instead of the high slopes envisioned in the Specific Plan. The internal slope between the pads fronting on Street A and Street B of the north section is proposed as a “Verdura” type wall rather than a high 2:1 slope. This will allow for more usable backyard areas for these lots. A verdura wall is essentially a retaining wall that is designed to accommodate landscape plant material, vines and small shrubs. The Specific Plan grading plan and sections are proposed to be modified to show this type of wall system.

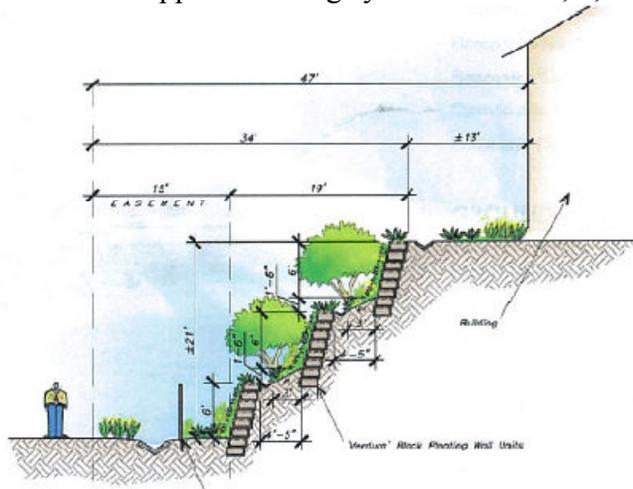
Examples of verdura retaining walls



The applicant is also requesting that the Specific Plan be amended to allow verdura retaining walls rather than high 2:1 slopes for Lots 8, 9, 10, 12, 17, 18, 19, 20, and 21 of the north portion of the site. This change will allow the applicants to provide a better layout for home locations on these pads. The Specific Plan requires retaining walls to be stepped and landscaped to reduce their height and soften their visual appearance. The Landscape Plan exhibit graphically shows how the stepped retaining/verdura walls would be designed. The use of the verdura wall does not significantly change the overall height of the pads, many of which are actually lower than the approved Specific Plan.



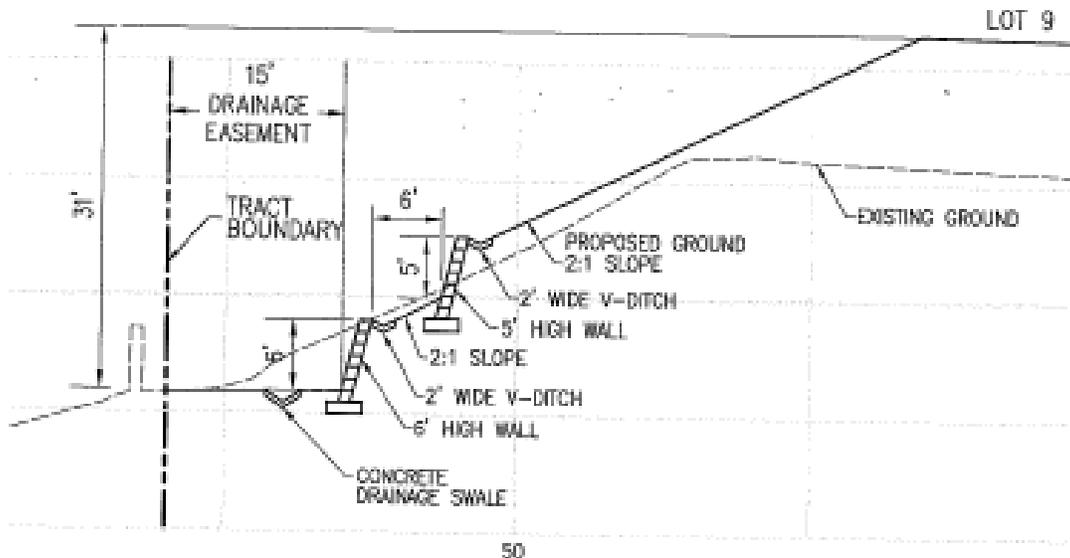
Two wall stepped retaining system for lots 8, 9, 10 and 12



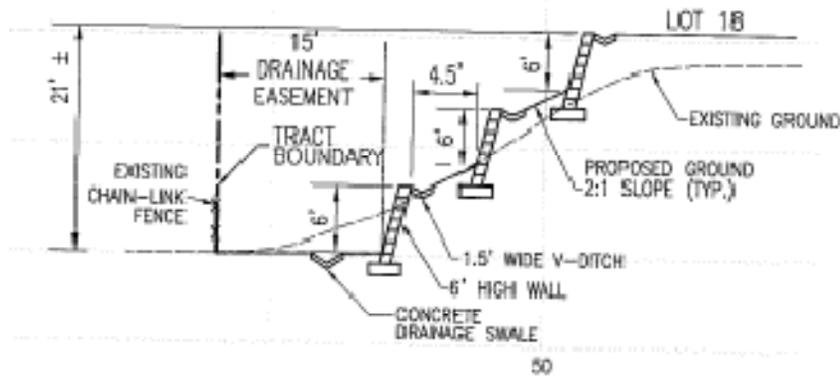
Three wall stepped retaining system for lots 17, 18, 19, 20, and 21

Drainage Easements

The stepped retaining/Verdura wall systems will have drainage swales associated with the wall systems. Since these verdure walls and swales are located on private property, the maintenance of the drainage swales needs to be clarified. The revised Tentative Tract Map for 66608 shows a 15 foot wide drainage easement at the base of the stepped retaining wall system for lots 8 and 9 (Section A-A), and lots 17 through 21 (Section B-B), and an 8 foot wide drainage easement for the central retaining/verdura wall system (Section D-D). Plans also show a drainage easement along the verdure walls between the two rows of center lots (lots 27 through 47).

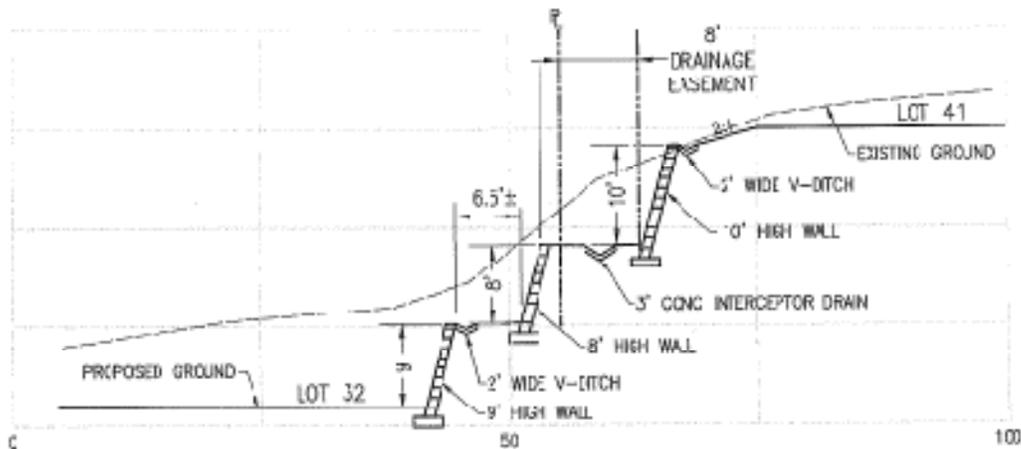


SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

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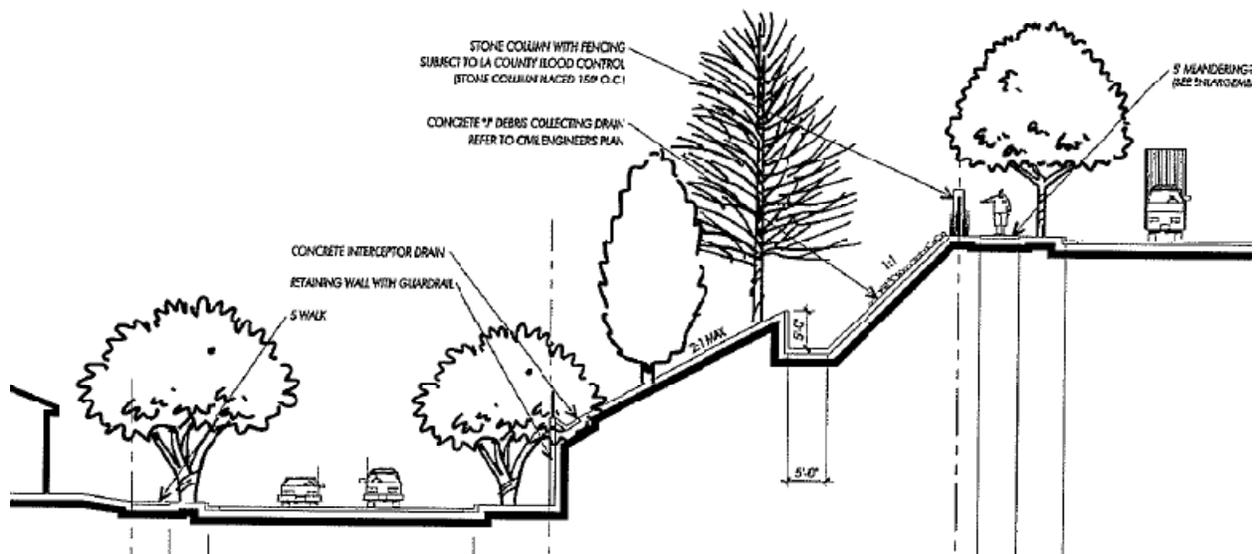
SECTION D-D
NOT TO SCALE

Staff recommends a condition for the CC&R's to include language requiring the Home Owners Association to maintain all the drainage swales associated with the stepped retaining wall systems located on Lots 8, 9, 12, 17, 18, 19, 20, and 21, and lots 27 through 47 of Tract 66608.

Detention Basin, Retaining Walls and Debris Flow channel (Useful Exhibits include the Tentative Tract Maps (H & I), the grading plans (J), the Specific Plan Sheets (F & G) and the landscape plans (M))

The Specific Plan has been modified to include the actual layout of the debris basin and debris flow channel design that has been developed through the preparation of the hydrology analysis and work with LA County Flood Control. The revised design eliminates three lots at the northeast corner of the northerly Specific Plan area and provides a debris basin at that location. The hydrology analysis and LA County required installation of a debris flow channel on the south side of Sierra Madre Avenue feeding into the debris basin. The design is required to mitigate severe mud flows in the event of a catastrophic fire in the hillsides north of the Monrovia Nursery combined with heavy rains that could result in hazardous mud flows through the area. The change reduces the total number of lots from 124 lots to 121 lots for the project.

The change will result in a portion of the slope below Sierra Madre Avenue becoming a masonry channel. The visual portion of the channel would be textured and painted in some way to camouflage the structure from views from properties below as shown in the Landscape plan cross section. It should be noted that LA County Flood Control must approve any camouflage design. This change was required by mitigation adopted for the original project to address flood hazard issues. A condition is recommended that the applicant work with staff to provide screening and a camouflage design consistent with LA County requirements for the debris flow channel.



Milton Drive

When the Specific Plan was adopted in December 2010, several alternatives were included for Milton Drive. These alternatives are contained in the Specific Plan as Appendix 6, Closure of Milton Drive. Two of the alternatives provide traffic calming designs but do not completely close Milton. One alternative provides a double cul-de-sac design that certain community

members preferred during public hearings for the original approval. This is the design that the applicant has proposed. The design has been approved by the LA County Fire Department. The change has been shown in the revised site plan exhibits for the Specific Plan.

Second Story Construction and Project Phasing

The Monrovia Nursery Specific Plan requires city approval for all second story architecture and project phasing.

Second Story Construction (Useful Exhibits include the Architecture color booklet (K) ; full size architecture plans (if needed to read small type) (L); the landscape plan set (M); the Specific Plan sheets (F & G)

The applicant proposes to develop all lots within the two tracts with one and two story homes ranging from approximately 4,500 square feet to 7,000 square feet. All proposed two story homes comply with the Specific Plan development standards. The Monrovia Nursery Specific Plan “One Story” Exhibit identifies all lots that are restricted to one story construction. The applicants have complied with this requirement. The applicants have provided a mixture of one and two story homes in addition to the required one story lots to provide an attractive diverse view along the streets. Plans 5 and 6 are the only two-story floor plans. The site plans provided show the layout of all home footprints, both one and two-story plans, in order to get a better idea of the relationship between the layouts. The two story homes are shown in red and blue colors on the color set site plans; the one story homes are shown in light gold. All floor plans meet the required Specific Plan setbacks. All proposed development is consistent with the maximum Floor Area Ratio (FAR) of 35 percent of lot area. All second story construction is consistent with the maximum 75 percent second story to first story ratio. Staff notes that some lots are “maxed out” on FAR and could not be further developed. A condition is recommended to identify these lots to provide staff with a simple reference for the future.

The Monrovia Nursery Specific Plan discusses privacy issues for second story construction, recommending “window placement and landscape screening to minimize (as much as practical) second story windows overlooking the rear yard of existing homes. Staff also considered this for the new homes proposed for the project. Since all lots adjacent to existing development will be one story, impacts to neighboring existing homes will be negligible. A number of lots will have new two story homes next to one another, for instance lots 38, 39 and 40 of Tract 66608 (northern section). However, due to the wide side setbacks between these homes, often 40 feet or more, and the variations in pad elevation, staff feels that the privacy impacts should be minimal for new construction.

The Monrovia Nursery Specific Plan provides detailed guidance on architectural style and roof and façade treatment. The applicant has proposed three basic architectural façade types: California Ranch, Spanish, and Italianate. Roof materials, wall treatment, and decorative windows and doors for these styles provide an interesting mixture that complies with the Specific Plan intent to minimize bulk and mass and blend with the existing developed community. All floor plans follow the Specific Plan guidance to limit visual impacts of garage doors from the street by providing third garages that are oriented so that doors are not visible from the street.

Landscape Plans (Useful exhibits include the landscape plan set (M); and architecture plan set (K); grading plans (J)

The Monrovia Nursery Specific Plan also provides detailed guidance for landscaping of both public and private space. The applicants have provided conceptual plans for the public area landscaping. Concept landscape plans indicate an attractive range of street trees and feature entry multi-trunk oak trees. Decorative entry walls reflect the guidelines provided in the Specific Plan. The linear park features a meandering pedestrian/bicycle path, occasional exercise stations and a tot lot. The wall and fence plan provides perimeter slump stone walls and pilasters finished with a stucco sack finish. Fencing along Sierra Madre Avenue includes wrought iron fencing with stone pilasters at 150 foot spacing. Perimeter wrought iron fencing is also proposed at the toe of steep slopes to provide adequate drainage through the fences as required by the hydrology reports.

The applicants indicate that the home owners will handle the landscape design and installation of private areas on an individual basis. Staff is concerned that this situation leaves certain important issues unresolved. The Specific Plan includes guidance on front yard landscaping and installation of trees to screen and soften views of homes along the streets. A number of steep slope areas are within the private lots managed by home owners, yet these steep slopes need to be landscaped to ensure they are screened from surrounding existing development. Finally, the City is required to implement the State Water Efficient Landscape ordinance for all home owner installed landscaping that exceeds 5,000 square feet in area. All lots in the two subdivisions will exceed the 5,000 square foot criteria and must comply with this requirement. Staff therefore recommends a condition that the developer be required to provide the design and installation of all front yard landscaping and all steep slope landscaping on private property based on an approved water efficient landscape application, or that the sales contract for each home include the requirement that the home owner shall install all front yard and steep slope landscaping within three (3) months of close of escrow, based on a city approved water efficient landscape application and consistent with the Monrovia Nursery Specific Plan. This requirement would also be included in the HOA CC&R's. *The Planning Commission, at their September 4, 2012 meeting revised the time period to a total of 6 months for design approval and installation of front yard landscape.*

Project Phasing (Useful Exhibit includes the architectural plan site plans (K); Landscape plans (M), Tentative Tract Maps (H & I)

The Monrovia Specific Plan requires Planning Commission⁵ approval of a Master builder phasing plan. Staff recommends the following condition establishing a master construction phasing schedule that incorporates not only the developer's proposed home building phasing but also the phasing of other improvements either identified in the Specific Plan or by staff recommendation. The Planning Commission made changes to some of the phasing based on testimony from the public hearing on September 4, 2012. *Changes recommended by the Planning Commission and staff in response to public comments received are shown in bold italic text.*

Condition No. 32. The following construction phasing schedules shall be followed unless a change is requested in writing and approved by the Planning Director:

⁵ Since the applicant is requesting changes to the Monrovia Specific Plan and Tentative Tract Maps which require Council approval, all other actions associated with the project move up to the Council decision level.

Grading and Road Construction

No grading or road construction permits shall be issued until approval has been received from the City and LA County for final hydrological studies for TTM 66608 and 66609 ***and all toxic materials have been removed and all necessary clearance for the site has been provided by the State Department of Toxic Substance Control (DTSC).***

Off-site improvements

Off-site improvements including all streets, public utilities and storm drain systems shall be installed for both TTM 66608 and TTM 66609 prior to issuance of any building permits for the Tracts 66608 and 66609 ***or as approved by the City Engineer. This condition excludes permits for the model homes as part of TTM 66609. This exclusion does not exclude the requirement to receive DTSC clearance for toxic material removal/remediation prior to construction of model homes.***

Home construction phasing

North, Tentative Tract 66608

Phase 1	Lots 42 through 47
Phase 2	Lots 37 through 41
Phase 3	Lots 24 through 29
Phase 4	Lots 21 through 23 and Lots 30 through 33
Phase 5	Lots 18 through 20 and Lots 34 through 36
Phase 6	Lots 13 through 17
Phase 7	Lots 7 through 11
Phase 8	Lots 1 through 6

South, Tentative Tract 66609

Model Phase	Lots 5 through 9
Phase 1	Lots 57 through 60 and Lots 66 through 69
Phase 2	Lots 53 through 56 and Lots 70 through 74
Phase 3	Lots 43 through 48
Phase 4	Lots 39 through 42 and Lots 53 through 56
Phase 5	Lots 20 through 25
Phase 6	Lots 10 through 15
Phase 7	Lots 29 through 38
Phase 8	Lots 1 through 4 and Lots 26 through 28
Phase 9	Lots 61 through 65

Landscape installation phasing

1. All approved landscape and irrigation and amenities for the linear park shall be installed prior to final occupancy for Phase 1 of Tract 66609.⁶
2. All street entry landscape for the project entries for Tract 66608 on Barranca Avenue and Sierra Madre Avenue and Tract 66609 on Barranca Avenue shall be installed prior to final occupancy for phase 1 for each Tract.
3. All new street landscape and irrigation improvements shall be installed prior to final occupancy for the ***final*** phase of each Tract. ***If*** the developer proposes to install front yard and steep slope landscaping on private lots, these landscape improvements must be installed prior to

⁶ Staff notes that this is consistent with the Arboreta Project which required completion of the Arboreta public linear park midway through the construction of the project.

final occupancy for each phase. *If the developer wishes to allow home owners to install front yard landscaping, the developer shall incorporate language into the CC&R's and purchase and sale agreements to require installation of City approved front yard landscaping within 6 months of close of escrow.*

4. All landscaping including planting and fencing of the detention basing for TTM 66609 shall be installed prior to final approval for these improvements.

5. All landscaping including planting and fencing of the debris basin and debris flow channel for TTM 66608 shall be installed prior to final approval for these improvements.

6. All landscaping along Sierra Madre Avenue and the slope below Sierra Madre Avenue shall be installed prior to final occupancy of Phase 4-3 of Tract 66608.

7. All approved perimeter walls and fencing for individual lots shall be completed prior to final occupancy for each Phase in both tracts.

8. The fence/wall gap along the west side of the project in the vicinity of the Fairmount Cemetery shall be installed along the project western boundary between lots 66, 64 and 65 of Tract 66609 prior to final occupancy of Phase 5 of Tract 66609. The applicant shall obtain City approval for perimeter fence/wall gap design prior to issuance of permits for the work.

9. Fairmount Cemetery perimeter landscape, fencing and retaining wall/buttrissing
The applicant shall ensure installation of all perimeter landscape and irrigation, cemetery fencing and cemetery retaining walls and buttrissing prior to final occupancy approval of Phase 5 of Tract 66609. All proposed improvements shall receive grading and building permit approval from the City of Glendora and design approval from the Fairmount Cemetery Board of Trustees prior to issuance of permits for the work.

10. Fairmount Cemetery Monument Sign

The applicant shall install a monument sign for the Cemetery as part of Phase 1 of Tract 66609. The monument sign shall not exceed 50 square feet in area. Exact location and design of the monument sign shall be approved by the City and Fairmount Cemetery Board prior to issuance of building permits for the sign.

Landscape Fence Plans

The wrought iron metal fence plans provided for the project indicate some fencing with decorative pilasters at 150 foot spacing and some fencing with no pilasters. In order to provide more continuity within the project, staff recommends that the applicant reduce the 150 foot spacing of pilasters along Sierra Madre Avenue to not less than 50 feet apart and require other wrought iron fencing for the project to incorporate decorative pilasters at minimum 30 feet for single family lots, detention basins and the west property line gap fencing.

Tentative Tract Maps 66608 and 66609 (Useful exhibits include TTM 66608 and 66609 (H & I), grading plans (J) and Specific Plan sheets (F & G))

The applicant has amended both Tentative Tract Map 66608 and 66609 to address a number of technical issues discussed including revision of pad elevation based on the 1988 bench mark datum and efforts to balance pad heights to comply with the Specific Plan requirement to keep development south of Sierra Madre Avenue at a lower level than the street. Tentative Tract Map 66608 also includes stepped retaining walls as discussed, rather than high 2:1 manufactured slopes to allow more buildable pad area and outdoor living area for Lots 8, 9, 10, 12, 17, 18, 19, 20, and 21. TTM 66608 also incorporates the required detention basin at the northeast corner of the tract, eliminating 3 lots and the minor adjustment of lots 27 through 47 to provide more usable building areas to accommodate their floor plans.

Tentative Tract Map 66609, in addition to the technical elevation changes and an increase in elevation over 5 feet for Lot 36, the map incorporates the double cul-de-sac alternative for Milton Drive, effectively closing the street to through traffic. As previously indicated, the Fire Department has approved this configuration.

The applicant is also requesting a time extension for recordation of final maps for TTM 66608 and 66609. The Council approved the tentative maps with a two-year time limit on December 14, 2010. The time limit expires on December 14, 2012. Due to the extensive work to fine tune the grading concepts, and incorporate County drainage requirements and the very lengthy annexation process, the applicants will very likely not be able to meet the December 14, 2012 deadline for recordation. Staff recommends that the Commission recommend a one year time extension for both tracts to a new expiration date of December 14, 2013.

Comments from the Public

The City has received numerous letters and emails from the President of the Fairmount Cemetery Board and surrounding residents regarding the project. The following list outlines the comments staff has collected and how each comment is proposed to be addressed:

1. A concern that the City allowed the developer to postpone installation of the linear park

The Planning Commission required the linear part to be installed prior to final occupancy of Phase 3 of Tract 66609 (south tract). This was a change from the staff recommendation of installation prior to Phase 1 due to discussion between the Planning Commission and the developer at the September 4, 2012 meeting, at which time the developer indicated that Phase 1 involves a small number of homes which does not allow sufficient time to complete the park improvements. The developer requested a postponement to Phase 4; the Commission compromised at Phase 3. Parkway and sidewalk improvements along Sierra Madre Avenue were also required to be installed by Phase 3 of the north tract 66608.

2. Provide a 6 foot decorative block wall along the western boundary of the project and the City of Azusa

A standard city policy has been to require subdivision development to provide 6 foot perimeter walls around the new development. The Monrovia Nursery Specific Plan Section 21.13.330.C of the Glendora Municipal Code allows both walls and wrought iron fencing as perimeter barriers for individual lots. The applicant has proposed 6 foot walls or fences along all individual lot side and rear property lines: walls for flat areas and wrought iron fence in steep areas to allow drainage. There is one gap in the wall/fence plan in the vicinity of the Fairmount Cemetery between lots 66, 64, and 65 of Tract 66609. Staff has added a condition to require this gap along the project western boundary with Azusa to be closed with either a fence or wall plan as approved by the City prior to final occupancy of Phase 9 of Tract 66609 to address the gap. In a discussion with the City Engineer, the entire edge of the project could be converted to 6 foot walls as long as the design allowed drainage to follow pre-existing courses as closely as possible. The Monrovia Nursery Specific Plan allows for both walls and fencing; therefore, staff left the condition flexible to reflect the option for either fencing or walls to address this drainage concern.

3. Fairmount Cemetery Fencing

The Monrovia Specific Plan intent is to provide buffer protection for the Fairmount Cemetery. Providing a perimeter fence around the Cemetery will enhance the buffer protection intended by

the Specific Plan. This is also consistent with the intent of the Specific Plan to recognize prior agreements made by the Cemetery which requires Monrovia Growers, a.k.a. Rosedale, to build a seven to eight foot high wrought iron fence with decorative pilasters around the Cemetery and landscaped buffer around the cemetery. No timing was indicated for installation of the fence and landscaping. Due to the fact that the construction of homes immediately adjacent to the Cemetery could have a harmful impact on the historic landmark, a condition is recommended to require City Ventures to ensure that the Cemetery fencing and landscaping is installed prior to final occupancy for Phase 5 of Tract 66609.

4. Provide a retaining wall around the east, south and west sides of the Fairmount Cemetery

The President of the Fairmount Cemetery Board has expressed concern regarding the deteriorated condition of the slopes around the east, south and west perimeters of the Cemetery. Currently the slopes are held back with a temporary system of railroad ties. The Fairmount Cemetery Board entered into an agreement with the Monrovia Nursery Company to provide buttress fill work to manage the erosion around the perimeters of the Cemetery. The buttress fill and drainage control work was supposed to have been completed prior to issuance of grading permits for the Azusa project but this was not done. The deteriorated erosion control around the Cemetery now impacts the construction of the Glendora Monrovia Nursery project which surrounds the Cemetery. Therefore, staff has recommended a condition to require the applicant to ensure that these grading/erosion control improvements, which may include retaining walls to be determined through grading plan designs approved by Glendora's Engineering Division, be completed prior to final occupancy of Phase 5 of Tract 66609.

5. Require City Ventures to provide electricity, light fixtures and water to the Cemetery with ongoing service paid by the HOA.

Staff discussed this request by the Cemetery Board president with City Ventures who have indicated that this would not be approved by the State Department of Real Estate (DRE). The DRE is looking more closely at HOA CC&R's to ensure that there is a clear relationship between the cost assigned to the HOA and the home owners themselves. It was felt that there is not a clear benefit to the home owners. The developer has agreed to bring the utilities to the Cemetery property line.

6. Require City Ventures to provide a monument sign for the Cemetery.

Staff feels that this request would add additional protection for the cemetery by providing more formal identification of this valuable local historic landmark property. The Trustees would like the monument sign at the entry of the Cemetery parking lot which is included in Phase 1 of Tract 66609. Staff will recommend a condition that a monument sign identifying the historic Fairmount Cemetery approximately 50 square feet in area. The approval of the exact location and design of the sign would be by the Planning Department and Fairmount Cemetery Board.

7. Detention/Debris basin fencing and landscape

The project includes a detention basin at the southwest corner of Tract 66609 and a debris basin at the northeast corner of Tract 66608. The detention basin is proposed to be surrounded with a 6 foot wrought iron fence and landscape buffer. The debris basin is proposed to be surrounded with a 6 foot decorative block wall on the east, south and west sides and a decorative wrought iron fence with pilasters along the north side consistent with the proposed fencing along Sierra Madre Avenue. The decorative wrought iron fencing along Sierra Madre Avenue functions to not only provide drainage and debris flow through the fencing but expanded views of the

landscape planting along the street and slopes.

A question was raised regarding the potential to use the debris basin along Sierra Madre Avenue as a park. This is not possible based on the LA County Flood Control Department policy for safety and access.

8. Historic Soil Contamination from the nursery operation

A number of residents have expressed concern about potential soil toxic contamination from the nursery. An extensive study was prepared in 2006 to review potential soil contamination from the nursery operation, prepared by Environ. The study results were confirmed by Environ in a letter dated 3/24/2010. The study included soil testing throughout the 95 acres of nursery property in Glendora. Environ established 100 soil sample locations in a uniform grid throughout the subject property. Four background sample locations were also developed. The testing followed all EPA and California Health Screening Levels criteria and Department of Toxic Substance Control methodology. Based on the fact that the property was used as a commercial nursery for many years, testing was performed for potential pesticides, herbicides including DDE, DDT, DDD, Chlordane, and hydrocarbons from fuels used in nursery operations. Other than a very small area of oil contaminated soil, the detectable concentrations of these contaminants were well below established residential thresholds and were not considered potentially harmful. The only contaminant discovered to exceed the established thresholds was arsenic.

The State Department of Toxic Substance Control (DTSC) has jurisdiction over the cleanup/remediation of toxic soil contamination. The City required the applicant to prepare a remediation plan to be submitted to DTSC. That agency is in the process of reviewing the plan and will make a determination on how to remediate the contaminated soils. The cleanup plan approved by the DTSC will cover how the contaminated soils are treated to ensure the protection of surrounding residents as well as future users of the property. The City does not have jurisdiction over this process. However, the Council adopted a condition as part of the original approval of the tentative tract maps that no permits could be issued for the project until the contamination has been cleaned up and certified by the DTSC.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The City Council, at their public hearing to consider the revised annexation application for the Monrovia Nursery project adopted a revised addendum to the previously adopted mitigated negative declaration for the project. The City Council adopted a mitigated negative declaration for the Monrovia Specific Plan and TTMs 66608 and 66609 on December 14, 2010. The California Environmental Quality Act provides in CCR Section 15164, guidance to allow a city to adopt an addendum to include minor technical changes to a previously adopted mitigated negative declaration provided the changes do not create “substantial” impacts that were not previously evaluated as described in CCRA Section 15162. An addendum was adopted as part of the annexation application process on December 13, 2011. When the annexation was revised based on comments from LAFCO and LA County, the addendum was revised. This is the revised addendum which was adopted on September 25, 2012 by the City Council.

CEQA requires a lead agency to consider potential impacts from the whole of a project. The revised addendum not only reflected the revised annexation application but also the applicant’s requests being considered as part of this public hearing: The minor changes to the Monrovia

Specific Plan for elevations, retaining walls, debris basin and Milton access; the revisions to the tentative tract maps consistent with the modifications to the Specific Plan and a one year time extension; the approval of second story architecture and project construction phasing.

The minor technical changes described in this staff report, as well as the seven additional lots, in the revised annexation application have been incorporated into a revised addendum and initial study which also includes the first addendum adopted on December 13, 2011. A Mitigation Monitoring Program was adopted for the project on December 14, 2010. No changes to the mitigation measures are necessary for this addendum.

The City Council considered the following findings in support of the addendum adopted at their September 25, 2012 meeting.

Findings supporting the Addendum

The changes to the project are considered minor and technical in nature and do not create additional impacts that were not reviewed in the original adopted Mitigated Negative Declaration. Section 15162 of the California Code of Regulations, Title 14, Chapter 3, CEQA Guidelines describes changes to a project that would trigger additional CEQA evaluation (see list above). The key language in Section 15162 is the word “significant.” None of the changes under consideration are significantly different from what was evaluated as part of the adopted Mitigated Negative Declaration.

1. The project will not have one or more significant effects not discussed in the previous mitigated negative declaration.

Fact: The project would revise the pad elevations in the Specific Plan and tentative tract maps from the old benchmark datum NGVD 29 to NGVD 88 which results in changes in elevation of approximately 2 feet. However, the change does not affect the existing relationship between the proposed pads and adjacent developed properties because the change is a change in the benchmark used; it is not a physical change to the pad elevations. The annexation will incorporate an additional 7 lots north of Sierra Madre Avenue, totaling 4.19 acres or a 3 percent increase in area. Only one of the lots has the potential to be further subdivided consistent with the E-7, 20,000 zone into two lots. Thus the minor increase in annexation area could, at some point in the future result in the creation of one additional lot. The tentative maps are proposed to be modified to incorporate the change in benchmark elevations and the addition of retaining walls and the debris basin identified as a mitigation measure in the adopted mitigated negative declaration. The debris basin, proposed for the northeast corner of TTM 66608 would result in removal of 3 lots for the tract, reducing the total development to 121 lots. Implementation of mitigation to address debris flows was evaluated as part of the original approval. Based on this information, the changes to the project do not rise to the level of significance described by Section 15262 and an addendum to the existing mitigated negative declaration is recommended.

2. Significant effects previously examined will not be substantially more severe than shown in the previous mitigated negative declaration.

Fact: The technical change to the newer benchmark elevation datum will not significantly change the elevation mitigation described under Aesthetics. The applicants have proposed a debris basin at the northeast corner of TTM 66608 to address Mitigation Hydrology/Water Quality No. 4. Construction of the debris basin will also require construction of a debris flow channel along the north side of the project south of Sierra Madre Avenue as required by the LA County Flood Control District. While the debris channel was not originally anticipated under evaluation of Aesthetic issues, the applicant has agreed to work with the City to screen the channel with landscaping and surface color and texture treatments that will reduce visual impacts.

The first addendum adopted on December 13, 2011, evaluated annexation of 60 developed parcels into the city and determined that the revision would not create any significant impacts. The addition of 7 more developed parcels to the annexation process is not expected to cause any significant impacts.

3. Mitigation measures or alternatives previously found not to be feasible are still not considered feasible. All adopted mitigation measures approved by the City Council on December 14, 2010 are still feasible.

Fact: No changes or additions to the mitigation measures adopted on December 14, 2010 are needed. The adopted mitigation measures are expected to reduce identified impacts to a level of less than significant. The applicant has agreed to implement all adopted mitigation measures.

4. No mitigation measures or alternatives which are considerably different from those analyzed in the mitigated negative declaration have been identified which would substantially reduce one or more significant impacts.

Fact: Mitigation has been adopted to reduce all identified impacts to a level of less than significant. No further mitigation has been necessary to reduce impacts for the project. The applicant has agreed to all adopted mitigation to reduce identified impacts to a level of less than significant.

FISCAL IMPACT:

Approval of the project would result in a number of impact fees being paid to the City for water right acquisition and parks, along with normal plan check fees. The Department of Public Works will establish the water right fee as part of the final map recordation process. The park fee is expected to be \$1,985 per unit or \$240,185 for 121 low density residential units.

A condition was adopted as part of the original tentative tract map approvals to require the developer to reimburse the City on a pro rata share for the City's costs to prepare the Monrovia Nursery Specific Plan prior to the issuance of building permits for each unit. The cost of preparation of the Specific Plan was \$308,840.40 (based on purchase orders issued for the project). The pro rata share per unit for 121 units is \$2,552.40 per lot to be paid at the time of building permit issuance.

Respectfully submitted,

Dianne Walter,
Planning Manager

Fiscal

Review:

JOSH BETTA

Finance Director

CEQA:



JEFF KUGEL

Planning and Redevelopment Director

Manager

Approval:



CHRIS JEFFERS

City Manager/Executive Officer

ATTACHMENTS:

Attachment A: Vicinity Map (not to scale)

Attachment B: Draft Resolution DPR12-01 for second story development and phasing

Attachment C: Draft Ordinance ZA12-02 for minor changes to Monrovia Nursery Specific Plan

Attachment D: Draft Resolution Modification SUB10-01 for Tentative Tract Map 66608

Attachment E: Draft Resolution Modification SUB10-02 for Tentative Tract Map 66609

Attachment F: Monrovia Nursery Specific Plan existing code sheets for: grading plan, north cross sections AA, BB, north cross sections CC – EE, and one story exhibit.

Attachment G: Monrovia Nursery Specific Plan revised sheet inserts for: grading plan, north cross sections AA, BB, north cross sections CC – EE, and one story exhibit.

Attachment H: Revised Tentative Tract Map 66608 (north section) HARD COPY ONLY

Attachment I: Revised Tentative tract Map 66609 (south section) HARD COPY ONLY

Attachment J: Draft Grading Plans for TTM 66608 & 66609 HARD COPY ONLY

Attachment K: Architecture color booklet HARD COPY ONLY

Attachment L: Architecture full size plans HARD COPY ONLY

Attachment M: Landscape color booklet HARD COPY ONLY

Attachment N: Applicant letter requesting a time extension

Attachment O: CEQA Revised Addendum & Initial Study

Attachment P: Email dated 9/22/12 from Doug Boyd