

ORDINANCE NO. 2016-02

AN ORDINANCE OF THE CITY OF MONROVIA, CALIFORNIA, AMENDING SECTION 17.08.010 (PERMITTED USES IN EACH ZONE) OF CHAPTER 17.08 (PERMITTED USES) OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE TO ALLOW AUTOMOBILE SALES IN THE M (MANUFACTURING) ZONE ON PARCELS THAT EQUAL OR EXCEED TWO ACRES IN SIZE UPON APPROVAL OF A MINOR CONDITIONAL USE PERMIT

THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA does ordain as follows:

SECTION 1. On December 7, 2015, Sierra Autocars, Inc. submitted an application for a Zoning Code Amendment to allow automobile sales in the M (Manufacturing) zone. City Staff has prepared Ordinance No. 2016-02 to amend Title 17 (Zoning) of Monrovia Municipal Code to allow Automobile Sales in the M (Manufacturing) Zone on parcels that equal or exceed two acres in size upon the approval of a Minor Conditional Use Permit.

SECTION 2. On January 13, 2016, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on Ordinance No. 2016-02. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with Ordinance No. 2016-02. Following the close of the public hearing, the Planning Commission adopted Resolution No. PCR2016-02 recommending approval of Ordinance No. 2016-02.

SECTION 3. On February 2, 2016, the City Council of the City of Monrovia conducted a duly noticed public hearing on Ordinance No. 2016-02. At the hearing, all interested persons were given an opportunity to be heard. The City Council received and considered the staff report and all the information, evidence, and testimony presented in connection with this project.

SECTION 4. Environmental Review. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the Planning Commission and City Staff have determined that Ordinance 2016-02 is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The Planning Commission and City Staff found that there is no possible significant effect directly related to Ordinance 2016-02 ("project"); therefore, no further action is required under CEQA pursuant to Section 15061(b)(3) of the State CEQA Guidelines (14 CCR § 15061(b)(3)). The City Council has reviewed the project and based upon the whole record before it, in the exercise of its independent judgment and analysis, concurs that the Planning Commission and City staff have correctly concluded that it can be seen with certainty that there is no possibility the proposed amendments to the Municipal Code and the effects derivative from that adoption will have a significant effect on the environment, because the provisions of this ordinance provide similar regulations as currently exist and will not in and of themselves cause any change in the environment.

SECTION 5. The custodian of records for all materials that constitute the record of proceeding upon which this decision is based is the City Clerk. Those documents are available for public review in the Office of the City Clerk located at 415 South Ivy Avenue, Monrovia, California 91016.

SECTION 6. This Ordinance is consistent with the objectives, principals, and standards included in the General Plan. Automobile sales are similar in nature to the existing automobile-related uses that already are allowed in the M (Manufacturing) zone. Imposing a minimum two-acre site development standard will encourage quality design and minimize impacts to existing development and land uses. Allowing automobile sales in the M (Manufacturing) zone will promote the expansion of the City's economic base, which is a goal of the City's General Plan Land Use Element (Goal 8). Furthermore, the Ordinance will comply with Goal 8 (Land Use Policy 8.9), which encourages the use of the Development Review Committee's fast track review and process for new businesses or expansion of existing businesses, as such use will require the approval of a Minor Conditional Use Permit.

SECTION 7. All legal prerequisites to the adoption of the Ordinance have occurred.

SECTION 8. The Permitted Uses chart in Section 17.08.010 of the Monrovia Municipal Code is hereby amended by amending the table designating the zones in which commercial uses can be conducted to add that Automobiles Sales are allowed to be conducted in the Manufacturing zone, to read as follows:

Use	Reference	RF RE RL	RM RM/RH	RH	NC	CRS RCC	RCM	O/RD/ LM	BE	M	PQP
Commercial Uses											
Automobile sales	LUE if located in Area PD- 10									Cm**	

**On a parcel having a minimum area of two (2) acres.

SECTION 9. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 10. The City Clerk shall certify to the passage of this Ordinance and shall cause same to be published pursuant to state law within fifteen (15) days after its passage, and said Ordinance shall become effective thirty (30) days after its passage.

INTRODUCED this 2nd day of February 2016.

PASSED, APPROVED AND ADOPTED this 16th day of FEB. 2016.



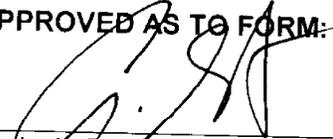
Tom Adams, Mayor
City of Monrovia

ATTEST:



Alice D. Atkins, CMC, City Clerk
City of Monrovia

APPROVED AS TO FORM:



Craig A. Steele, City Attorney
City of Monrovia

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

I, ALICE D. ATKINS, CMC, City Clerk of the City of Monrovia, California, do hereby certify that the foregoing is a full, true and correct copy of Ordinance No. 2016-02; It has been published pursuant to law; was duly adopted and passed at a regular meeting of the Monrovia City Council on the 2nd day of February, 2016, by the following vote:

AYES: Councilmembers Blackburn, Crudgington, Shevlin, Mayor Pro Tem Spicer, Mayor Adams

NOES:

ABSTAIN:

ABSENT:

ATTEST


Alice D. Atkins, CMC, City Clerk
City of Monrovia