

MONROVIA PLANNING COMMISSION AGENDA

City Council Chambers
415 South Ivy Avenue, Monrovia, California 91016



Robert Parry
Chair

Cheryl Rose
Vice-Chair

Scott Austin
Commissioner

Bill Beebe
Commissioner

Robert McClellan
Commissioner

Gary Schaeffler
Commissioner

Coulter Winn
Commissioner

Welcome to the Monrovia Planning Commission Meeting Wednesday, April 11, 2018, 7:30 P.M.

Thank you for participating in tonight's meeting. The Planning Commission encourages public participation, and invites you to share your views on City business that falls within its purview.

MEETINGS: Regular Meetings of the Planning Commission are held on the first Wednesday following the second Tuesday of each month at 7:30 P.M. in the City Council Chambers.

AGENDA PACKETS: A full Planning Commission agenda packet with all backup information is available at City Hall in the Community Development Department and on the City's website at www.cityofmonrovia.org. Copies of individual Agenda Reports are available via email upon request to planning@ci.monrovia.ca.us. Documents distributed to a majority of the Planning Commission after the posting of this agenda will be available for review at the Community Development Department, 415 South Ivy Avenue, Monrovia, California and on the City's website.

RECORDING: Community Media of the Foothills (KGEM) shows both live broadcasts and replays of Planning Commission Meetings on cable television and over the Internet at www.kgem.tv. Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice.

CITIZEN PARTICIPATION: Your participation is welcomed and invited at all Planning Commission meetings. Time is reserved at each regular meeting for those in the audience who wish to address the Commission. The City requests that persons addressing the Planning Commission refrain from making personal, slanderous, profane or disruptive remarks.

TO ADDRESS THE PLANNING COMMISSION simply approach the podium when the Chair asks for those who wish to speak, and state your name for the record. Please provide the Commission Clerk with a copy of any written materials you wish the Commission Secretary to distribute to the Planning Commission.

MATTERS NOT ON THE AGENDA should be presented during the time designated as "PUBLIC INPUT." By State law, the Planning Commission may not discuss or vote on items not on the agenda.

MATTERS ON THE AGENDA: If you wish to address the Planning Commission on a matter on the agenda, please wait until the Chair opens the public hearing or calls for public comment on that matter. For public hearings and appeals, the applicant is invited to speak first, followed by those who support the project, then those who have concerns or oppose the project. The applicant is then given the opportunity to rebut. Appellants will be afforded the same opportunities as applicants.

AGENDA ITEMS: The Agenda contains the regular order of business of the Planning Commission. Items on the Agenda have generally been reviewed and investigated by the City Staff in advance of the meeting so that the Planning Commission can be fully informed about a matter before making its decision.



In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the Community Development Department at 932-5565. Please notify the Community Development Department at least seventy-two hours prior to the meeting so that reasonable arrangements can be made to ensure accessibility. Council Chambers is equipped with audio equipment for the hearing impaired, and is wheelchair accessible.





AGENDA

MONROVIA PLANNING COMMISSION

Regular Meeting of the Monrovia Planning Commission
Monrovia City Hall
415 South Ivy Avenue
Wednesday, April 11, 2018, 7:30 PM

Staff reports or other written documentation relating to each proposed item of business on the Agenda presented for consideration by the Planning Commission are on file in the Community Development Department

CONVENE Commission Chair Parry

PLEDGE OF ALLEGIANCE Commissioner Austin

ROLL CALL Commission Chair Parry, Commissioners Austin, Beebe, McClellan, Rose, Schaeffler, Winn

APPROVAL OF MINUTES Unadopted Minutes of the March 14, 2018, Regular Meeting

PUBLIC INPUT

At this time, citizens who wish to speak on any City business not on the Agenda that is within the purview of the Planning Commission may approach the podium on a first come, first served basis. Please state your name for the record. By State Law, the Commission may not discuss or vote on items not on the Agenda.

PUBLIC HEARINGS

PH-1 [Conditional Use Permit CUP2018-05](#)
402-404 South Myrtle Avenue; Applicant, Joseph Friedman, Basin 142, LLC

Request: Approve a Conditional Use Permit for the service and sales of alcoholic beverages (Type 47 ABC License) at a new restaurant (Basin 141). This property is located in the HCD (Historic Commercial Downtown) zone. This project is Categorically Exempt (Class 1) from the California Environmental Quality Act (CEQA).

Recommendation: Close the public hearing and approve CUP2018-05 pursuant to the recommendations in the Staff Report.

PH-2 [Conditional Use Permit CUP2018-06](#)
723 East Huntington Drive; Applicant, Veronica Becerra

Request: Applicant is requesting a Conditional Use Permit for a new 10,480 square foot indoor children's recreational facility within an existing shopping center. This property is located in the CRS (Commercial Regional/Subregional) zone. This project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Close the public hearing and approve CUP2018-06 pursuant to the recommendations in the Staff Report.

PH-3 [Conditional Use Permit CUP2018-0003 and Tentative Parcel Map TPM81343](#)
1224 South Alta Vista Avenue; Applicant, Kamen Lai

Request: Construct an attached, two-story, four-unit, multi-family residential condominium complex with attached two-car garages on a 10,000 square foot lot. This property is located in RH (Residential High Density) zone. This project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Close the public hearing and approve CUP2018-0003 and TPM81343 pursuant to the recommendations in the Staff Report.

PH-4

[Conditional Use Permit CUP2018-04](#)

239 West Huntington Drive; Applicant Kayman Wong, Kaidence Group

Request: Applicant is requesting a Conditional Use Permit to construct a new 2,200 square foot drive-thru coffee shop (Starbucks) and surface parking lot with 35 parking spaces. The existing building onsite will be demolished. This property is located in the RCC (Regional Commercial Corridor) zone and the M (Manufacturing) zone. This project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Close the public hearing and approve CUP2018-04 pursuant to the recommendations in the Staff Report.

COMMUNITY DEVELOPMENT DIRECTOR REPORTS

- Development Update

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS

ADJOURNMENT

NOTE: Decisions of the Planning Commission may be appealed to the City Council if filed in writing to the City Clerk within ten (10) days. (Note: Appeal Fee Required).

I hereby certify, under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the front entrance of City Hall not less than 72 hours prior to the meeting. Dated April 5, 2018.

Sylvia C. Alvarez, Senior Administrative Assistant