

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, June 13, 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, June 13, 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 McClellan

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

APPROVAL OF MINUTES Unadopted Minutes of the May 9, 2018 and April 11, 2018 Regular Meetings.

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 **Appeal of a Decision of the Development Review Committee for Neighborhood Compatibility Design Review
DR2018-0005 (Appeal APL2018-001)
239 North Alta Vista Avenue; Applicant, Alan and Kathryn Morse**

Request: Appeal the decision of the Development Review Committee approving a Neighborhood Compatibility Design Review for the construction of a new 3,628 square foot two-story, single-family residence on a 9,720 square foot lot in the RL (Residential Low) zone. This project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Deny the appeal and uphold the Development Review Committee's decision regarding Neighborhood Compatibility Review DR2018-0005

PH-2 **Ordinance No. 2018-03; Planning Commission Resolution No. PCR2018-03
Applicant, City of Monrovia**

Request: Amendment to the Monrovia Municipal Code, amending Title 17 (Zoning) to provide regulation and approval requirements for Tattoo Establishments in the CRS/RCC, RCM, M, and HCD Zoning Districts.

Recommendation: Adopt Planning Commission Resolution No. PCR2018-03

PH-3 **Station Square South Specific Plan TPM 78225, CUP2018-0008, SP2018-0001, MCA2018-0001, and GPC2018-0001
Applicant, Richman Group of California**

Request: The Station Square South Specific Plan is a plan for a 3.79-acre (gross) property adjacent to the Monrovia Gold Line Station that proposes a transit-oriented, 5-story multi-family residential development of 296 dwelling units, including 6 live/work units. The project includes three private courtyards, a public open space area along South Magnolia Avenue, and a 6-story (seven-level) parking structure. The project also proposes to change Peck Road north of Duarte Road to a publicly accessible driveway and drop-off area for the adjacent Metro Gold Line Station. This property is located in the PD-12 (Planned Development Area 12 – Station Square Transit Village) zone.

The proposed project includes adoption of the Station Square South Specific Plan, approval of Tentative Parcel Map (TPM) No. 78225 to consolidate several parcels into one parcel, adoption of a

Zoning Ordinance and Map Amendment to add Station Square South Specific Plan to both the Zoning Map and to Section 17.04.035 of the Monrovia Municipal Code, a General Plan Conformity finding that the vacation of a public street (Peck Road) is in conformance with the provisions of the General Plan, and approval of a Conditional Use Permit to construct the development (collectively, the “proposed project”).

Recommendation: Adopt Planning Commission Resolution Nos. PCR2018-0001, PCR2018-0002, and PCR2018-0003, recommending approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Zoning Ordinance Map and Text Amendment Ordinance No. 2018-04, Station Square South Specific Plan, find that the proposed street vacation and dedication of easements are in conformity with the General Plan, and recommend approval of TPM 78225 and CUP2018-0008 as presented in the Staff Report.

COMMUNITY DEVELOPMENT DIRECTOR REPORTS

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 June 7th, 2018.

Sylvia C. Alvarez, Senior Administrative Assistant