

# MONROVIA PLANNING COMMISSION AGENDA

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



**Cheryl Rose**  
Chair

**Gary Schaeffler**  
Vice Chair

**Scott Austin**  
Commissioner

**Bill Beebe**  
Commissioner

**Keshia Carter-  
Bowen**  
Commissioner

**Robert McClellan**  
Commissioner

**Coulter Winn**  
Commissioner

## Welcome to the Monrovia Planning Commission Meeting Wednesday, August 15, 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](http://www.cityofmonrovia.org). Copies of individual Agenda Reports are available via email upon request to [planning@ci.monrovia.ca.us](mailto: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](http://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, August 15, 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 Rose

**PLEDGE OF ALLEGIANCE** Commission Vice Chair Schaeffler

**ROLL CALL** Commission Chair Rose, Commissioners Austin, Beebe, Carter-Bowen, McClellan, Schaeffler, Winn

**APPROVAL OF MINUTES** Unadopted Minutes of the July 11, 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** [Amendment to Conditional Use Permit CUP96-09 and Conditional Use Permit CUP2018-0013 408-410 South Myrtle Avenue; Applicant, Studio Movie Grill; c/o Steve Rawlings](#)

**Request:** Amendment to Conditional Use Permit CUP96-09 and Conditional Use Permit CUP2018-0013 for the on-site service and sales of alcoholic beverages (Type 47 ABC License) in conjunction with in-theater dining within an existing theater (Studio Movie Grill). This property is located in the HCD (Historic Commercial Downtown) and Area PD-5 (Planned Development Area 5) zone. Determine that the project is Categorically Exempt (Class 1) from the California Environmental Quality Act (CEQA).

**Recommendation:** Approve Conditional Use Permit CUP96-09 (Amendment) and Conditional Use Permit CUP2018-0013

**PH-2** [Avalon Monrovia Specific Plan – Tentative Parcel Map TPM 82128, Conditional Use Permit CUP2018-0010, Zoning Amendment ZA2018-0002, and Specific Plan SP2018-0002 815 and 825 South Myrtle Avenue and 126 West Walnut Avenue \(APNs 8508-006-037, 038, 039, 040, 054, and 055\); Applicant, Avalon Bay Communities](#)

**Request:** Develop a 2.06 acre site with a mixed use development composed of a 5-story, 6-level (rooftop terrace) building containing 154 apartment units with 2 private courtyards, a clubhouse and fitness area and 3,440 square feet of ground-floor commercial space (facing Myrtle Avenue), and a 5-story, 6 level, 286 space parking structure. A density bonus with development standard concessions has been applied pursuant to the State Density Bonus Law and 13 of the units will be reserved for lower income residents. The concessions requested pursuant to the State Density Bonus Law include building height and building size by exceeding the floor area ratio (FAR).

The proposed project includes the adoption of the Avalon Monrovia Specific Plan, a Zoning Map amendment changing the ORDLM (Office/Research and Development/Light Manufacturing) and M (Manufacturing) designations to SP (Specific Plan), an amendment to the Zoning Ordinance to modify the text to include the Monrovia Avalon Specific Plan, a Conditional Use Permit to construct the development and a Tentative Parcel Map to merge 6 parcels and a portion of an alley into a single development site.

**Recommendation:** Adopt Planning Commission Resolution Nos. PCR2018-0006, PCR2018-0004, PCR2018-0005, recommending approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Zoning Ordinance Map and Text Amendment

**ZA2018-02 and Specific Plan SP2018-0002, and recommend City Council approval of Tentative Parcel Map TPM 82128 and Conditional Use Permit CUP2018-0010**

PH-3

**[TownePlace Suites Hotel by Marriott - General Plan Amendment GPA2018-0002, Zoning Text and Map Amendment ZA2018-0001, Tentative Parcel Map TPM 78325, Conditional Use Permit CUP2018-0009, Conditional Use Permit CUP2018-0011, Minor Exception ME2018-0006, and General Plan Conformity GPC2018-0003](#)**

**102-140 West Huntington Drive (APNs: 8505-801-901, 902, 903, 904, 905, 906); Applicant, Tharaldson Hospitality Group**

**Request:** Tharaldson Hospitality Development has initiated an application to develop a vacant 1.71-acre (gross) site with a five-story (65 ft. tall), 109-room TownePlace Suites Hotel by Marriott. The Project would include an on-site surface parking lot with 109 spaces that would serve the guests, visitors, and employees at the hotel. The property is located within the City's General Plan South Myrtle Avenue Corridor – Cross Roads District and is zoned BE (Business Enterprise).

The development application consists of an amendment to the City's General Plan Land Use Element (GPA2018-0002) to 1) add hotel uses as an allowable land use upon approval of a Conditional Use Permit within the O/RD/LM (Office, Research and Development, and Light Manufacturing) Land Use Designation in the South Myrtle Avenue Corridor - Crossroads District, 2) increase the maximum allowable height of structures within the South Myrtle Avenue Corridor - Crossroads District from four to five stories, 3) amend the land use designation of the Project Site from BE (Business Enterprise) to O/RD/LM, 4) amend the Floor Area Ratio (FAR) for the O/RD/LM Land Use District in the South Myrtle Avenue Corridor - Crossroads District from 0.75 to 2.0, and 5) amend the text to correct typographical errors. The application also includes an amendment to the City's Official Zoning Map to change the zoning designation of the Project Site from BE (Business Enterprise) to O/RD/LM (Office, Research and Development, and Light Manufacturing) and an amendment to Title 17 (Zoning) of Monrovia Municipal Code Section 17.08.010 (Permitted Uses in Each Zone) of Chapter 17.08 (Permitted Uses) to allow hotels on parcels that are zoned O/RD/LM and located within the South Myrtle Avenue Corridor - Crossroads District as identified in the General Plan upon the approval of a Conditional Use Permit (ZA2018-0001). The application includes a Tentative Parcel Map for consolidation of six lots into one (TPM 78325), a Conditional Use Permit to construct the development (CUP2018-0009), a Conditional Use Permit for the hotel operation (CUP2018-0011), a Minor Exception request for the project to count 23 compact parking stalls toward the total parking requirement (ME2018-0006), and a General Plan Conformity Finding for the proposed dedications along South Myrtle Avenue, West Huntington Drive, and the alley south of the Project Site (GPC2018-0003).

**Recommendation:** Adopt Planning Commission Resolution Nos. PCR2018-0009, PCR2018-0007, PCR2018-0008, recommending approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Zoning Ordinance Map and Text Amendment ZA2018-0001 and General Plan Amendment GPA2018-0002, find that the proposed street dedications are in conformity with the General Plan, and recommend City Council approval of Tentative Parcel Map No. 78325, Conditional Use Permits CUP2018-0009 and CUP2018-0011, and Minor Exception ME2018-0006.

**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 Thursday, August 9, 2018.**

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**Sylvia C. Alvarez, Senior Administrative Assistant**