

MONROVIA PLANNING COMMISSION AGENDA

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



Gary Schaeffler
Chair

Keshia Carter-Bowen
Vice Chair

Scott Austin
Commissioner

Bill Beebe
Commissioner

Robert McClellan
Commissioner

Cheryl Rose
Commissioner

Bill Shieff
Commissioner

Welcome to the Monrovia Planning Commission Meeting Wednesday, October 9, 2019, 7:30 PM

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 PM 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, October 9, 2019, 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 Schaeffler

PLEDGE OF ALLEGIANCE Vice-Chair Carter-Bowen

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

INTRODUCTION OF NEW COMMISSIONER

APPROVAL OF MINUTES Unadopted Minutes of the September 11, 2019 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 [General Plan Amendment GPA2019-0001, Zoning Amendment ZA2019-0002, Tentative Parcel Map TPM 82736, and Conditional Use Permit CUP2019-0008](#)
115-127 East Lime Avenue; Monrovia Lime, LLC, Applicant

Request: Applicant is requesting an a Tentative Parcel Map to consolidate three parcels into one parcel, General Plan and Zoning Map amendments to change Public/Quasi-Public designation to Planned Development Area - 5b (PD-5b), a General Plan amendment to include PD-5b guidelines to facilitate the adaptive re-use of the site and a Conditional Use Permit to allow a self-storage facility, managers office and commercial storefronts to occupy the existing four-story building. The proposal includes the remodeling of the building's interior and exterior, new landscaping and 19 parking spaces accessible from the alley on the north side of the site. These properties are located in the P/QP (Public/ Quasi Public) zone. An Initial Study was completed in accordance with the California Environmental Quality Act (CEQA) and a Notice of Intent to adopt a Mitigated Negative Declaration for the project was distributed for a 20-day public review and comment period beginning September 19, 2019.

Recommendation: Adopt Planning Commission Resolution Nos. PCR2019-0006, PCR2019-0007, PCR2019-0008 recommending approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, GPA2019-0001, ZA2019-0002, and recommend approval of TPM 82736 and CUP2019-0008 as presented in the staff report.

PH-2 [127 Pomona Specific Plan – Zoning Amendment ZA2018-0004, Specific Plan SP2019-0001, General Plan Conformity GPC2019-0002, Tentative Parcel Map TPM 82520, and Conditional Use Permit CUP2018-0016](#)
[123 West Pomona Avenue \(APN: 8507-002-034 and 8507-002-035\), 137 West Pomona Avenue \(APN: 8507-002-033\), 141 West Pomona Avenue \(APN: 8507-002-039\), 145 West Pomona Avenue \(APN: 8507-002-038\), 1528 South Primrose Avenue \(APN: 8507-002-907\), and 1532 South Primrose Avenue \(APN: 8507-002-908\); Fifield Realty Corporation, Applicant](#)

Request: Applicant is requesting an approval for a Zoning Amendment, Specific Plan, Tentative Parcel Map, and Conditional Use Permit for the construction of a 7-story mixed-use residential/commercial development to include 310 apartment units, 10,000 square feet of ground-floor commercial space, and a three-level (two

underground) 479-space parking garage on a 1.83-acre site. Twenty-five of the units will be made affordable for very-low income and moderate income households. These properties are located in the Planned Development Area - 12 (PD-12) zone. An Initial Study was completed in accordance with the California Environmental Quality Act (CEQA) and a Notice of Intent to adopt a Mitigated Negative Declaration for the project was distributed for a 30-day public review and comment period beginning September 9, 2019.

Recommendation: Adopt Planning Commission Resolution Nos. PCR2019-0003, PCR2019-0004, PCR2019-0005, recommending approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, ZA2018-0004 and SP2019-0001, find that the proposed public right-of-way vacations are in conformity with the General Plan and recommend approval of TPM 82520 and CUP2018-0016 as presented in the staff report.

ADMINISTRATIVE REPORTS

AR-1 [Nominations to Board of Appeals](#)

Request: Nominate three Planning Commissioners to the Mayor to serve on the newly established Board of Appeals pursuant to Ordinance No. 2019-06.

Recommendation: Nominate three Planning Commissioners to serve on the Board of Appeals

COMMUNITY DEVELOPMENT DIRECTOR REPORTS

- Ethics Training
- National Community Planning Month
- 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 this 3rd day of October 2019.

Austin Arnold, Assistant Planner