

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, November 13, 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, November 13, 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 Commissioner McClellan

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

APPROVAL OF MINUTES Unadopted Minutes of the October 9, 2019 Regular Meeting and October 29, 2019 Special 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 [127 Pomona Specific Plan – Zoning Amendment ZA2018-0004, Specific Plan SP2019-0001, General Plan Conformity GPC2019-0002, Vesting Tentative Parcel Map TPM 82520, and Conditional Use Permit CUP2018-0016 for the properties at 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; Continued](#)

Request: Approve a Zoning Amendment, Specific Plan, Vesting 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 (September 9, 2019 through October 9, 2019).

Recommendation: Continue the public hearing to the regular Planning Commission meeting on December 11, 2019 at 7:30 p.m.

PH-2 [Conditional Use Permit CUP2017-09 \(Amendment\) and Conditional Use Permit CUP2019-0014 235 West Maple Avenue \(8508-005-017 and 8508-005-018\); Wingwalker Brewing, LLC \(David Robkin\), Applicant](#)

Request: Allow a micro-brewery that manufactures specialty beer and offers beer sampling within a tasting room and patio area to add live entertainment inside the building (in the tasting room) and expand its hours of operation. The subject property is located in the M (Manufacturing) zone. Determine that the project is Categorically Exempt (Class 1) from the California Environmental Quality Act (CEQA).

Recommendation: Approve CUP2019-0014 and CUP2017-09 (Amendment).

PH-3 [General Plan Amendment GPA2019-0003 and Zoning Ordinance and Map Amendment ZA2019-0003 for the properties located in the city block bound by South Mayflower Avenue to the west, South Magnolia Avenue to the east, West Evergreen Avenue to the north, and the Metro railway to the south; and the Alexan Foothills Specific Plan SP2019-0002; Vesting Tentative Parcel Map No. 82326; Conditional Use Permit CUP2019-0013; and General Plan Conformity Findings for the properties located at 1607, 1625, and 1631 South Magnolia Avenue \(APN: 8507-006-035, 8507-006-041, and 8507-006-042\); 1541 South](#)

[Dale Drive \(APN: 8507-006-044\); and 340, 410, and 418 West Evergreen Avenue \(APN: 8507-006-016, 8507-006-043, 8507-006-022, and 8507-006-024\).](#)

City of Monrovia, Applicant (General Plan and Zoning Amendment)

Trammell Crow Residential (Alec Schiffer), Applicant (Alexan Foothills Specific Plan and Development)

Request: Amend the map and text of the Land Use Element of the General Plan to establish a new Planned Development land use designation and development standards titled PD-27 (Planned Development - Area 27) "Station Square West" to provide additional opportunities for transit-oriented development that supports the Station Square Transit Village General Plan land use vision by allowing up to 518 dwelling units based on a density of 54 units per acre. The project also includes a request to develop a 6.77 acre site with a multifamily development consisting of 436 residential units, including 4 live/work units, in a 5-story apartment complex and a seven-story (eight-level) parking structure containing 798 stalls.

The entitlement applications include a City-initiated General Plan Amendment and Zone Change to establish the new PD-27 land use designation and development standards over a 9.6 acre city block bound by South Mayflower Avenue to the west, South Magnolia Avenue to the east, West Evergreen Avenue to the north, and the Metro railway to the south. It also includes a request by Trammel Crow Residential for an amendment to the City's Official Zoning Map changing the M (Manufacturing) Zone designation to the SP (Specific Plan) Zone and a request to amend the text of the Zoning Ordinance to add the Alexan Foothills Specific Plan to Section 17.04.035 of Title 17 (Zoning) of the Monrovia Municipal Code for the subject property, the adoption of the Alexan Foothills Specific Plan, the approval of a Vesting Tentative Parcel Map for consolidation of eight lots into one, and the approval of a Conditional Use Permit to construct the development (collectively, the "proposed project").

Recommendation: Continue the public hearing to the regular Planning Commission meeting on January 15, 2020 at 7:30 p.m.

PH-4 [Arroyo at Monrovia Station Specific Plan, Environmental Impact Report; Planning Commission Resolution 2019-0015, Zoning Amendment ZA2019-0005/Ordinance No. 2019-11 \(Planning Commission Resolution PCR2019-0016\), Specific Plan SP2019-0004 \(Planning Commission Resolution PCR2019-0017\), Vesting Tentative Tract Map 82517; Conditional Use Permit CUP2019-0016; General Plan Conformity GPC2019-0004 for the properties located at 202, 206, 210, 212, 216, 220, 224, 228, 234, and 238 West Evergreen Avenue, and 1551 South Primrose Avenue and 1610 South Magnolia Avenue \(Assessor's Parcel Numbers \[APN\] 8507-002-011, -012, -014, -015, -017, -018, -019, -020, -022, -023, -036, -037\); Evergreen Investment Partners, LLC C/O MW Investments Group, LLC](#)

Request: Develop a 2.90-acre site with a transit-oriented, infill, mixed-use residential/commercial development to include: 302 residential units, including three live/work units and 15 affordable units for very low-income households, 7,080 square feet of ground floor commercial space, a parking structure containing 500 parking spaces, a leasing office, residential amenities including two courtyards and a roof deck, and public open space in the form of four plazas along the street frontage of West Pomona Avenue. This property is located in the PD-12 (Planned Development Area 12 – Station Square Transit Village) zone.

The development application includes an amendment to the City's Official Zoning Map changing the PD (Planned Development) Zone designation to the SP (Specific Plan) Zone and a request to amend the text of the Zoning Ordinance to add the Arroyo at Monrovia Station Specific Plan to Section 17.04.035 of Title 17 (Zoning) of the Monrovia Municipal Code for the subject property, the adoption of the Arroyo at Monrovia Station Specific Plan, and the approval of a Vesting Tentative Tract Map for consolidation of twelve lots into one, and the approval of a Conditional Use Permit to construct the development (collectively, the "proposed project"). A Draft Environmental Impact Report for the project was distributed for a 45-day public review and comment period beginning September 26, 2019 in accordance with the California Environmental Quality Act (CEQA) Guidelines.

Recommendation: Adopt Planning Commission Resolution Nos. PCR2019-0015, PCR2019-0016, PCR2019-0017, approve General Plan Conformity GPC2019-0004, and recommend approval of Vesting Tentative Tract Map No. 82517 and Conditional Use Permit CUP2019-0016

ADMINISTRATIVE REPORTS

None.

COMMUNITY DEVELOPMENT DIRECTOR REPORTS

None.

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 7th day of November 2019.

Austin Arnold, Assistant Planner