

MONROVIA PLANNING COMMISSION AGENDA

City Council Chambers

415 South Ivy Avenue, Monrovia, California 91016

**Welcome to the Monrovia Planning Commission Meeting
Wednesday, April 15, 2015, 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.

Anne McIntosh
Chair

Robert McClellan
Vice-Chair

Scott Austin
Commissioner

William Beebe
Commissioner

Carlos Parrague
Commissioner

Karen Suarez
Commissioner

Coulter Winn
Commissioner



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 15, 2015

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 Chair McIntosh

PLEDGE OF ALLEGIANCE

ROLL CALL Commission Chair McIntosh, Commissioners Austin, Beebe, McClellan, Parrague, Suarez, Winn

APPROVAL OF MINUTES Unadopted Minutes of the March 11, 2015, 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 Hillside Development Permit HDP2015-01/Minor Exception ME2015-06/Planning Commission Resolution PCR2015-03/Planning Commission Resolution PCR2015-04; 9 Hidden Valley, Vince Capobianco, Applicant

Request: Develop a 1.3 acre site with a 2-story, single-family residence approximately 3,000 square feet in size with an attached 2-car garage. A minor exception is requested to construct a retaining wall along the driveway that exceeds the maximum 3' height permitted in the front yard setback. This property is located in the RF (Residential Foothill) Zone. Adopt a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Adopt Planning Commission Resolutions PCR2015-03 and PCR2015-04.

PH-2 Tentative Tract Map No. TTM73396/Conditional Use Permit CUP2015-02/Variances V2015-01 and V2015-02/Minor Exceptions ME2015-07/ME2015-08/ME2015-09 and ME2015-10; 430-438 West Duarte Road, MJW Investments, LLC, Applicant

Request: Construct 13, three-story, attached and detached units and retain an existing residence (438 West Duarte Road) for the development of a Condominium project. Variances are requested for encroachment into the front yard (front porch 10.2' in lieu of 20' and building 14.2' in lieu of 25'), side yard (ranging 5' to 13' in lieu of 13.6' for the 1st and 2nd floors and 18.6' for the 3rd floor) and rear yard (8' in lieu of 20') and for deficient building separation (ranging 7.9' to 8' in lieu of 12' to 16.5' for the 2nd and 3rd floors). Minor Exceptions are requested for deficient garage back-up (24' in lieu of 25'), exceeding wall/fence heights along the side property lines in the front yard setback (6' in lieu of 3'), the use of common recreation area in lieu of private recreation area (4 units have no private recreational area) and for deficient parking (two open parking spaces in lieu of a two-car garage for one of the units and 5 guest parking spaces in lieu of 7). This property is located in the RH (Residential High Density) Zone. Determine that the project is Categorically Exempt (Class 32) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Adopt the Resolution approving TTM73396/CUP2015-02/V2015-01/V2015-02/ME2015-07/ME2015-08/ME2015-09/ME2015-10.

PH-3 Ordinance No. 2015-03/Planning Commission Resolution No. PCR2015-02; City of Monrovia, Applicant

Request: Amendment to the Monrovia Municipal Code, Title 17 (Zoning) regarding uses permitted in the HCD (Historic Commercial Downtown) Zone.

Recommendation: Adopt Planning Commission Resolution No. PCR2015-02.

ADMINISTRATIVE REPORTS None

COMMUNITY DEVELOPMENT DIRECTOR REPORT

- Update on Neighborhood Study

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 9th day of April 2015.



Teresa Santilena, Assistant Planner

