

## MONROVIA PLANNING COMMISSION AGENDA

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



**Anne McIntosh**  
Chair

**Robert McClellan**  
Vice-Chair

**Scott Austin**  
Commissioner

**William Beebe**  
Commissioner

**Carlos Parrague**  
Commissioner

**Karen Suarez**  
Commissioner

**Coulter Winn**  
Commissioner

### Welcome to the Monrovia Planning Commission Meeting Wednesday, May 13, 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](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

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Regular Meeting of the Monrovia Planning Commission  
Monrovia City Hall  
415 South Ivy Avenue  
Wednesday, May 13, 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 April 15, 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 Tentative Tract Map No. TTM73396/Conditional Use Permit CUP2015-02/Variations 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, continued**

**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. Variations 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 recommending approval to the City Council of Tentative Tract Map TTM73396/Conditional Use Permit CUP2015-02/Variance V2015-01/Variance V2015-02/Minor Exception ME2015-07/Minor Exception ME2015-08/Minor Exception ME2015-09/Minor Exception ME2015-10, as presented in the Staff Report.

**PH-2 Tentative Tract Map No. TTM73257/Conditional Use Permit CUP2015-03; 725 East Lemon Avenue, Lanno Lemon LLC, Applicant**

**Request:** Construct a 4-unit, two-story, detached Planned Unit Development in the RM3500 (Residential Medium Density) Zone. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation:** Adopt the Resolution recommending approval to the City Council of Tentative Tract Map No. 73257/Conditional Use Permit CUP2015-03 as presented in the Staff Report.

**PH-3 Conditional Use Permit CUP2015-05/Minor Exception ME2015-11; 1607 South Magnolia Avenue, Arabic Evangelical Church, Applicant**

**Request:** Develop a 45,516 square foot site with a 2-story church 14,098 square feet in size with 66 parking spaces. A Minor Exception is requested for three deficient parking spaces. This property is located in

the M (Manufacturing) Zone. Determine that the project is Categorically Exempt (Class 32) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation:** Approve Conditional Use Permit CUP2015-05/Minor Exception ME2015-11 as presented in the Staff Report.

**PH-4 Conditional Use Permit CUP2015-04; 618 South Myrtle Avenue, Jung Ho Heo, Applicant**

**Request:** Allow the indoor service of beer and wine at a new restaurant (Sushi Kuni) to be located in an existing commercial building in the HCD (Historic Commercial Downtown) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation:** Approve Conditional Use Permit CUP2015-04 as presented in the Staff Report.

**ADMINISTRATIVE REPORTS** None

**COMMUNITY DEVELOPMENT DIRECTOR REPORT** 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 May 2015.**

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**Jose Barriga, Assistant Planner**