

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, December 11, 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, December 11, 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 Rose

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

APPROVAL OF MINUTES Unadopted Minutes of the November 13, 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 [127 Pomona Specific Plan, Mitigated Negative Declaration \(Planning Commission Resolution PCR2019-0003\); Zoning Amendment ZA2019-0004 \(Planning Commission Resolution PCR2019-0004\); Specific Plan SP2019-0001 \(Planning Commission Resolution PCR2019-0005\); 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 \(APN: 850-002-034 and 8507-002-035\), 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: Approve General Plan Conformity GPC2019-0004 and adopt Planning Commission Resolution Nos. PCR2019-0003, PCR2019-0004, PCR2019-0005 and recommend City Council approval of Tentative Tract Map No. 82517 and Conditional Use Permit CUP2019-0016.

PH-2 [Arroyo at Monrovia Station Specific Plan, Environmental Impact Report \(Planning Commission Resolution PCR2019-0015\); Zoning Amendment ZA2019-0005/Ordinance No. 2019-11 \(Planning Commission Resolution PCR2019-0016\); Specific Plan SP2019-0004 \(Planning Commission Resolution PCR2019-0017\); General Plan Conformity GPC2019-0004; Vesting Tentative Tract Map 82517; and Conditional Use Permit CUP2019-0016 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, Applicant \(Continued\)](#)

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

PH-3 [Conditional Use Permit CUP2019-0018, 431 West Lemon Avenue; Luis Cortez,C.B. Home Design, Applicant](#)

Request: Demolish the existing one-car garage and second dwelling unit to construct a new two-story unit behind the main dwelling in the RM3500 (Residential Medium 3500) zone. Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Approve CUP2019-0018

PH-4 [General Plan Amendment GPA2020-001 \(Resolution No. 2020-01\) Zone Change ZC2020-0001 \(Ordinance No. 2020-01\); General Plan Conformity GPA2019-006; Planning Commission Resolutions PCR2019-0019; PCR2019-0020; APN 8503-001-020 and APN 8503-016-009, City of Monrovia, Applicant](#)

Request: The City recently acquired two vacant parcels of hillside property through a donation for open space preservation. This request is to change the General Plan and Zoning designations that allow 1 residence for every 3 acres to Hillside Wilderness Preserve (HWP for APN 8503-001-020; and to change the General Plan and Zoning designation from Residential Foothill (RF) to Hillside Wilderness Preserve (HWP) for APM 8503-016-009. Determine that the acquisition of the property and the proposed HWP designation to limit the use of the property for permanent open space is in conformity with the Monrovia General Plan.

Recommendation: Approve Planning Commission Resolution Nos. PCR2019-0019 and PCR2019-0020

COMMUNITY DEVELOPMENT DIRECTOR REPORTS

- Development Update

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 5th day of December 2019.

Brenda Quezada, Planning Technician