

MONROVIA PLANNING COMMISSION AGENDA

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



Carlos Parrague
Chair

Anne McIntosh
Vice-Chair

Scott Austin
Commissioner

William Beebe
Commissioner

Robert McClellan
Commissioner

Karen Suarez
Commissioner

Erica Thomas
Commissioner

Welcome to the Monrovia Planning Commission Meeting Wednesday, June 11, 2014, 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 zoning@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, June 11, 2014

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 Parrague

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES Unadopted Minutes of the May 14, 2014, 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 GPA2014-02/Planning Commission Resolution No. PCR2014-03; Repeal Station Square Specific Plan/Planning Commission Resolution No. 2014-05; Zoning Ordinance Text Amendment and Zone Change ZC2014-01/Planning Commission Resolution No. PCR2014-04/Ordinance No. 2014-03, Planned Development-Area 12 Station Square Transit Village covers the area bounded by Evergreen Avenue, Magnolia Avenue, Duarte Road, and Shamrock Avenue, City of Monrovia, applicant

Request: Amend the text to the Land Use Element of the General Plan modifying the "Station Square Transit Village" section and the guidelines for PD-12 Station Square Transit Village regarding land use, goals and policies, including reduction of the minimum development size from three (3) acres to two (2) acres; repeal the Station Square Specific Plan, which covers approximately 25 acres in the Station Square Transit Village area; amend the Zoning Ordinance to remove the Station Square Specific Plan from Section 17.04.035 of the Monrovia Municipal Code; and a Zone Change to the official zoning map changing part of the SP (Specific Plan) designation within Station Square Transit Village area to PD-12 (Planned Development-Area 12) (collectively, the "proposed project").
Environmental Impact Report certified in 2008 (SCH #2007021135)

Recommendation: Adopt Planning Commission Resolution Nos. PCR2014-03, PCR2014-05 and PCR2014-04

PH-2 Tentative Parcel Map No. 72777; Conditional Use Permit CUP2014-08; The Parks at Station Square Specific Plan; Planning Commission Resolution 2014-06; Zoning Ordinance Text Amendment; Planning Commission Resolution 2014-07/Ordinance No. 2014-04; Mitigated Negative Declaration; Planning Commission Resolution 2014-08, Southeast corner of Pomona and Magnolia Avenues (vacant property previously addressed 1622 South Magnolia Avenue and 204 West Pomona Avenue), The Parks at Monrovia Station Square 1, LLC Samuelson and Fetter, applicant

Request: Develop a 2.819 acre site with a 5 story, 261-unit apartment complex and a 7 level parking structure with 418 parking spaces pursuant to a specific plan. "The Parks at Station Square Specific Plan" will provide a land use plan, development regulations, and design guidelines to facilitate the development. The project site consists of several vacant parcels that will be consolidated into one parcel to accommodate the development.

The proposed development requires approval of the following: a tentative parcel map consolidating several parcels into one parcel; "The Parks at Station Square Specific Plan;" an amendment to the Zoning Ordinance to add "The Parks at Station Square Specific Plan" to Section 17.04.035 of the Monrovia Municipal Code; and a conditional use permit to construct the development. Determine that

the project is Categorically Exempt (Mitigated Negative Declaration) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Adopt Planning Commission Resolutions Nos. PCR2014-08, PCR2014-06, PCR2014-07 and adopt the following resolution recommending the repeal of Tentative Tract Map No. 70357 and approval of Tentative Parcel Map No. 72777 and Conditional Use Permit CUP2014-08

ADMINISTRATIVE REPORTS

AR-1 Planning Commission Reorganization

Request: Elect a new Chair and Vice-Chair of the Planning Commission for FY 2014-2015

Recommendation: Elect Vice-Chair McIntosh as the Chair and Commissioner McClellan as Vice-Chair of the Commission for the year 2014-2015

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 5th of June, 2014.

Diane Delmatoff, Management Analyst I