



**DRAFT**  
**MINUTES OF THE REGULAR MEETING OF THE**  
**MONROVIA PLANNING COMMISSION**  
**HELD WEDNESDAY, JUNE 11, 2014, 7:30 P.M.**

**CONVENE:** Chair Parrague convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, June 11, 2014, at 7:35 p.m. in the City Council Chambers. In attendance were Community Development Director Steve Sizemore, Planning Division Manager Craig Jimenez, Senior Planner Barbara Lynch, and Assistant City Attorney Gena Stinnett.

**PLEDGE OF ALLEGIANCE:** Commissioner Thomas led the Pledge of Allegiance.

**ROLL CALL:** In attendance were Commissioners Austin, Beebe, McClellan, McIntosh, Parrague, Suarez and Thomas.

**APPROVAL OF MINUTES:** Commissioner Beebe moved to approve the minutes of May 14, 2014, seconded by Commissioner Thomas. The motion carried unanimously with a voice vote with Commissioners McClellan and Suarez abstaining.

**PUBLIC INPUT:** None

**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

Craig Jimenez presented the Staff Report. There were questions from the Commissioners about the relationship between PH-1 and PH-2. In order for PH-2 to be approved, the reduction of the minimum development size from three (3) acres to two (2) acres for a Specific Plan needs to be approved. The remainder of the proposed General Plan Amendment has no bearing on PH-2.

Chair Parrague opened the Public Hearing. Lynda Fetter, of Samuelson Fetter spoke in favor of the item. She stated that they had been working with the City for the last 12 years and looked forward to a continuing partnership. No one spoke with concerns.

There was discussion about how massive this project is and concerns that there was not enough outreach done. Staff clarified that this hearing was only concerning the proposed regulatory modifications. The Commissioners felt they needed more time to go over the specifics. There were questions about the entire area, and how this project will connect with other projects within the Station Square site so that it ends up being a cohesive transit-oriented site. Staff stated that the unifying elements will come from the City's infrastructure improvements. There was a question about whether a Specific Plan or a Conditional Use Permit could require a developer to create some inter-connectability later on in a project when something is being built next to them. There were also questions about the open space requirement and parking requirements.

Every development project would need to come to the Commission except for single-family or small additions to existing buildings. Commissioner McIntosh felt that the standards they are being asked to approve are too broad and could allow for sub-standard development. She would like to see more rigorous standards. Staff stated that the existing property owners have been held in limbo for many years and the amendment is intended to provide them the ability to develop their property. The PD Guidelines provide the development standards and the design criteria are in the Vision and Objectives Statement. The proposed modifications to the Land Use Element only attempt to clarify not change the vision established in 2008.

The Commission felt there needed to be more of a “Master Plan” approach. Staff noted that Attachment A has many provisions that address the concerns raised.

Since the Commission was not ready to take action on GPA2014-02 as proposed, Staff provided an option to limit the amendment solely to the reduction of the Specific Plan minimum size from three acres to two acres in the Area PD-12 Guidelines.

Commissioner Austin moved to close the Public Hearing and adopt Planning Commission Resolution Nos. PCR2014-03 as amended, PCR2014-04, and PCR2014-05, seconded by Commissioner McClellan and carried with the following vote.

AYES: Austin, Beebe, McClellan, Parrague, Suarez, Thomas  
NOES: McIntosh  
ABSTAIN: None  
ABSENT: None

**PH-2** Tentative Parcel Map No. 72777; Conditional Use Permit CUP2014-08; The Parks at Station Square Specific Plan; Planning Commission Resolution No. PCR2014-06; Zoning Ordinance Text Amendment; Planning Commission Resolution No. PCR2014-07/Ordinance No. 2014-04; Mitigated Negative Declaration; Planning Commission Resolution No. PCR2014-08, 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, LLC Samuelson and Fetter, applicant

Barbara Lynch presented the Staff Report. Ms. Lynch pointed out that there were revisions to Planning and Public Works conditions provided for the Commission. Gena Stinnett clarified the language regarding the in lieu fee for open space. Chair Parrague noted that this project is a lower density than the current entitled project.

Fire Chief Chris Donovan responded to Commissioner Austin’s question regarding the fire lane. Chief Donovan stated that the access and water supply are adequate and additional access on the eastern side is not necessary. The plan includes fire sprinklers in both living and non-inhabitable spaces such as attics and closets. The project will also have a built-in radio system for the fire department.

Public Works Director Carl Hassel addressed issues raised in a letter sent to the Commission. He stated that there will be a loading and unloading area for moving vans on Pomona Avenue. He also noted that even though the traffic study was conducted during a time of major construction, they made adjustments up to the count, and he feels that it is accurate.

Chair Parrague opened the Public Hearing. The applicant Lynda Fetter spoke on behalf of the project. She stated that they have been working on a project for Station Square for about twelve years and believes that this project is a great project and is consistent with vision for Station Square. Ms. Fetter introduced their team to the Commission and thanked the Staff for all the time and effort in getting to this point.

Laura Stetson, MIG/HogleIreland discussed how this project responds to the vision set in the 2008 update of the General Plan as part of a mixed use district, as well as the connections, open space and architecture. She also stated that they would like to modify Data Sheet 1, Condition 1 of the fire conditions regarding the trigger for the maintenance agreement from the grading permit to the issuance of the building permit.

Commissioner McIntosh asked the architect about shade and shadow conditions in the courtyard. He said that they had looked at that and believes there will be sufficient light.

No one spoke in favor of the project.

Several people spoke with concerns, all of whom reside at the Magnolia Court condominium on the corner of Magnolia Ave. and Duarte Rd. The speakers, Joyce Bee, Cameron Whiskerson, Anita Okumura, Susan Kline and Keith Hays raised the following questions and concerns related to this project:

- Higher density compared to Colorado Commons & Paragon
- Traffic Study being conducted during Gold Line construction
- Why wasn't the large structure put on Myrtle rather than Magnolia
- Project will increase crime in the area
- Amount of landscaping in the setback areas
- Number of entries on Magnolia
- Lack of public space

Coulter Winn, Monrovia resident, suggested significantly reducing the parking requirement and reducing the number of units to bringing more light into the interior common space.

The applicant believes that this will be a milestone for the City. They believe that these first class apartments will generate high rents. Altogether there is 36,000 square feet of common and private open space.

Steve Sizemore provided background on the planning process for Station Square and previous entitlements. Beginning with the ULI study throughout the update of the General Plan, the process included a considerable amount of public input.

Mr. Hassel addressed additional questions raised during the hearing and further questions of the Commission. He stated that because of the construction and closures during the traffic study, the study is based on traffic counts from 2007 and then extrapolated the counts using industry accepted methods.

Commissioner McIntosh expressed concerns with the design and how it connects to the surrounding neighborhood. Not having doors leading to the street keeps people from interacting with the neighborhood. She also believes that the courtyards are not going to have much natural light and thinks that the parking requirement could be lowered.

Commissioner Suarez felt that the architecture needed more texture, dimension and modulation and would like to see a coffee shop incorporated into the building.

Commissioner McClellan stated that there should be more elevators incorporated and some of the units opened up.

Commissioner Austin said that there should not be less parking and discussed the cumulative impacts of development. He likes the modern design.

Commissioner Beebe compared the design to similar projects on the Westside and adjacent to the Gold Line and he stated that he likes this one.

Chair Parrague stated that the density is too high; there should be more open space and there is a lack of variation along the roofline. He is also concerned about the area space between the Gold Line parking structure and the apartment building could be a problem.

Mr. Sizemore provided options for the Commission to consider.

Chair Parrague called for a short break. After returning to the Council Chambers, Lynda Fetter asked for a continuance of the item.

Commissioner Austin moved to close the Public Hearing and continue the item to the July 9, 2014 regular meeting, seconded by Commissioner Thomas and carried with the following vote:

AYES: Austin, Beebe, McClellan, McIntosh, Parrague, Suarez, Thomas  
NOES: None  
ABSTAIN: None  
ABSENT: None

**ADMINISTRATIVE REPORTS**

**AR-1 Planning Commission Reorganization**

Craig Jimenez presented the Staff Report.

Commissioner Austin moved to approve elect Vice-Chair McIntosh as Chair and Commissioner McClellan as Vice-Chair, seconded by Chair Parrague and carried with the following vote:

AYES: Austin, Beebe, McClellan, McIntosh, Parrague, Suarez, Thomas  
NOES: None  
ABSTAIN: None  
ABSENT: None

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:** Steve Sizemore announced that this was Commissioner Thomas's last meeting and thanked her for her service.

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** None

**ADJOURNMENT:** 11:46 p.m.