

MONROVIA PLANNING COMMISSION AGENDA

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

**Welcome to the Monrovia Planning Commission Meeting
Wednesday, July 9, 2014, 7:30 P.M.**



Anne McIntosh
Chair

Robert McClellan
Vice-Chair

Scott Austin
Commissioner

William Beebe
Commissioner

Carlos Parrague
Commissioner

Karen Suarez
Commissioner

Coulter Winn
Commissioner

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.



**AGENDA
MONROVIA PLANNING COMMISSION**

**Regular Meeting of the Monrovia Planning Commission
Monrovia City Hall
415 South Ivy Avenue
Wednesday, July 9, 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 McIntosh

PLEDGE OF ALLEGIANCE

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

INTRODUCTION OF NEW COMMISSIONER

APPROVAL OF MINUTES Unadopted Minutes of the June 11, 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 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 - continued

Request: The Applicant, The Parks at Station Square, LLC. Has requested a continuance of their application to the August 13, 2014 Planning Commission meeting. The application includes; Tentative Parcel Map No. 72777, Conditional Use Permit CUP2014-08, The Parks at Station Square Specific Plan and Zoning Ordinance Text Amendment Ord. No. 2014-04

Recommendation: Open and Continue TPM 72777, CUP2014-08, the Parks at Station Square Specific Plan and Ordinance No. 2014-04 to the August 13, 2014 meeting

PH-2 Conditional Use Permit CUP2011-08 (amendment); 1218 Royal Oaks Drive, Santa Teresita, applicant

Request: Remodel the interior of an existing 22-unit assisted living senior apartment complex by adding two units within the upstairs floor area. The property is located within the "Rose Gardens at Santa Teresita Specific Plan." Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve CUP2011-08 (amendment)

PH-3 Conditional Use Permit CUP2014-09; 3331 Peck Road, Pinnacle Disposal and Environmental Services, Inc. applicant

Request: Operate a truck and equipment storage yard in the PD-21 (Planned Development-Area 21) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve CUP2014-09

PH-4 Ordinance No. 2014-08; Planning Commission Resolution PCR2014-09, City of Monrovia, applicant

Request: Amending Title 2 (Administration and Personnel) establishing powers and Title 17 (Zoning) of the Monrovia Municipal Code establishing a procedure for reasonable accommodations. Determine that the project is exempt from the California Environmental Quality Act 9CEQA) pursuant to (Section 15061(b)(3))

Recommendation: Adopt Planning Commission Resolution PCR2014-08

ADMINISTRATIVE REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT: MAP Neighborhood Conference

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 3rd of July, 2014.

Diane Delmatoff, Management Analyst I