

MONROVIA PLANNING COMMISSION AGENDA

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

**Welcome to the Monrovia Planning Commission Meeting
Wednesday, August 13, 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, and is wheelchair accessible.



AGENDA
MONROVIA PLANNING COMMISSION

Regular Meeting of the Monrovia Planning Commission
Monrovia City Hall
415 South Ivy Avenue
Wednesday, August 13, 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

APPROVAL OF MINUTES Unadopted Minutes of the June 11 and July 9, 2014, Regular Meetings

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: 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

PH-2 Conditional Use Permit CUP2014-10; 941 West Duarte Road, Winnie Hui-Min Chang, applicant

Request: Allow the indoor and outdoor service of beer and wine at a new restaurant MoMo Bakery & Grill in the NC (Neighborhood Commercial) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve Conditional Use Permit CUP2014-10

PH-3 Conditional Use Permit CUP2014-11 (Full Alcohol Service), Conditional Use Permit CUP2014-12 (Live Entertainment); 422 South Myrtle Avenue, Marti Hedge, applicant

Request: Allow the indoor and outdoor service of alcoholic beverages and live entertainment at the Bella Sera Restaurant 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 Permits CUP2014-11 and CUP2014-12

PH-4 Conditional Use Permit 2014-13; 1425 South Mountain Avenue, Sonic Development, applicant

Request: Construct a new BMW dealership building with a 4 level parking structure in the PD-10 (Planned Development-Area 10) Zone. Determine that the project is Categorically Exempt (Class 32) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve Conditional Use Permit CUP2014-13

ADMINISTRATIVE REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

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 of August, 2014.

Diane Delmatoff, Management Analyst