



**CONVENE:** Chair Schaeffler convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, January 15, 2020, at 7:30 p.m. in the City Council Chambers, 415 South Ivy Avenue, Monrovia, California. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Assistant City Attorney Carol Lynch, Senior Planner John Mayer, Associate Planner Teresa Santilena, and Planning Technician Vincent Gillespie.

**PLEDGE OF ALLEGIANCE:** Commissioner Shieff led the pledge of allegiance.

**ROLL CALL:** In attendance were Commissioners Scott Austin, Robert McClellan, Cheryl Rose, Bill Shieff, Vice-Chair Keshia Carter-Bowen, and Chair Gary Schaeffler.

**APPROVAL OF MINUTES:** It was moved by Commissioner Austin, seconded by Commissioner Rose, to approve the minutes of the December 11, 2019 meeting. The motion carried unanimously.

**PUBLIC INPUT:** None.

**PUBLIC HEARINGS:**

**PH-1 General Plan Amendment GPA2019-0003 and Zoning Ordinance and Map Amendment ZA2019-0003 for the properties located in the city block bound by South Mayflower Avenue to the west, South Magnolia Avenue to the east, West Evergreen Avenue to the north, and the Metro railway to the south; and the Alexan Foothills Specific Plan SP2019-0002; Vesting Tentative Parcel Map No. 82326; Conditional Use Permit CUP2019-0013; and General Plan Conformity Findings for the properties located at 1607, 1625, and 1631 South Magnolia Avenue (APN: 8507-006-035, 8507-006-041, and 8507-006-042); 1541 South Dale Drive (APN: 8507-006-044); and 340, 410, and 418 West Evergreen Avenue (APN: 8507-006-016, 8507-006-043, 8507-006-022, and 8507-006-024) City of Monrovia, Applicant (General Plan and Zoning Amendment) Trammell Crow Residential (Alec Schiffer), Applicant (Alexan Foothills Specific Plan and Development) (Continued from November 13, 2019)**

Senior Planner John Mayer and Associate Planner Teresa Santilena presented the staff report and answered questions of the Planning Commission about the density and public parking.

Chair Schaeffler opened the public hearing.

Public Input:

1. Alec Schiffer, applicant, answered the Commission's questions about not providing affordable housing.
2. Tony Petros, LSA Associates, Inc. answered the Commission's questions regarding the methodology for the traffic study and survey sites used in the study.

Chair Schaeffler closed the public hearing.

**Following Discussion, it was moved by Commissioner McClellan, seconded by Commissioner Shieff, to adopt PCR2019-012, PCR2019-013, and PCR2019-014; and recommend approval of Tentative Parcel Map No. 82326, Conditional Use Permit CUP2019-0013, and General Plan Conformity GPC2019-0003 as presented. The motion carried with a 6-0 vote.**

**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 from December 11, 2019)**

Planning Manager Sheri Bermejo presented the staff report and answered questions of the Planning Commission about future building signs for the development and traffic.

Chair Schaeffler opened the public hearing.

Public Input:

1. Matt Waken, applicant, spoke in favor of the project and thanked staff.
2. Juan Banuelos, Monrovia resident, spoke in favor of the project.
3. Shane Trayster, Monrovia resident, spoke in favor of the project.
4. Joanne Cerchio, Monrovia resident, spoke in favor of the project.
5. Ricardo Paniahua, Monrovia resident, spoke in favor of the project.
6. Brad Ratcliff, Monrovia resident, spoke in favor of the project.
7. Roberta Shaeffer, Monrovia resident, spoke in favor of the project. She raised questions about development policy in Station Square, traffic impacts and housing density.
8. Brian Flynn, Supporters Alliance for Environmental Responsibility (SAFER), spoke about his concerns with the DEIR and FEIR, and that one of his two letters was not addressed in the FEIR regarding traffic and indoor air quality impacts.
9. Michelle Wilson, MIG, Author of the EIR, addressed concerns regarding hazardous materials.

Chair Schaeffler called for a recess at 9:00 p.m. Meeting reconvened at 9:30 p.m.

Planning Manager Sheri Bermejo requested that the Planning Commission continue the public hearing to allow time for staff to review and prepare responses to Mr. Flynn's second comment letter.

Chair Schaeffler announced that the item will be continued.

**Following Discussion, it was moved by Commissioner Schaeffler, seconded by Commissioner Austin, to continue the public hearing to the next regular Planning Commission meeting on February 12, 2020 at 7:30 p.m.**

**ADMINISTRATIVE REPORTS:**

**AR-1 Nomination to Board of Appeals**

Community Development Director Craig Jimenez presented the staff report.

**Following Discussion, it was moved by Commissioner Austin, seconded by Commissioner McClellan, to nominate Chair Schaeffler to the Board of Appeals. The motion carried with a 6-0 vote.**

**AR-2 Selection to Art in Public Places Committee**

Community Development Director Craig Jimenez presented the staff report.

**Following Discussion, it was moved by Chair Schaeffler, seconded by Commissioner Austin, to nominate Commissioner Shieff to the Art in Public Places Committee. The motion carried with a 6-0 vote.**

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:** Community Development Director Jimenez provided an update on the following:

- Upcoming Joint Study Session with the City Council
- State of the City

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:**

- Commissioner Shieff announced that he cannot attend the upcoming Planning Commission meeting.

**ADJOURNMENT:** Chair Schaeffler adjourned the meeting at 9:45 p.m.

APPROVED:

ATTEST:

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Gary Schaeffler, Chair  
Monrovia Planning Commission

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Craig Jimenez, AICP, Secretary  
Monrovia Planning Commission