

MONROVIA PLANNING COMMISSION AGENDA

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



**Keshia Carter-
Bowen**
Chair

Scott Austin
Vice Chair

Darrell Brooke
Commissioner

Cheryl Rose
Commissioner

Gary Schaeffler
Commissioner

Bill Shieff
Commissioner

Welcome to the Monrovia Planning Commission Regular Meeting Wednesday, January 13, 2021, 7:30 PM

CORONAVIRUS DISEASE (COVID-19) ADVISORY

As a precaution to protect staff, our constituents, and elected officials, in accordance with Executive Order N-29-20 and guidance from the California Department of Public Health on gatherings, there will NOT be a physical meeting location and all public participation will be electronic. Remote public participation is allowed in the following ways:

- 1) Cable T.V. Broadcast on KGEM (Spectrum Channel 99 or Giggle Fiber Channel 87-2)
- 2) Livestream online at www.foothillsmedia.org/monrovia

Public comment will be accepted by email to planning@ci.monrovia.ca.us before 5:30 p.m. on January 13, 2021. Public comment may be summarized in the interest of time, however the full text will be provided to all members of the Planning Commission prior to the meeting. If comments are specifically in support or opposition of an item, please clearly state so in the introduction. Public input related to Public Hearings will be accepted by email to planning@ci.monrovia.ca.us prior to the close of the Public Hearing. Pursuant to the Governor's Executive Order N-29-20, City Planning Commissioners may participate via teleconference.

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 planning@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, January 13, 2021, 7:30 PM

**Pursuant to the Governor's Executive Order N-29-20
Planning Commissioners may participate via teleconference.**

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 Carter-Bowen

ROLL CALL Commission Chair Carter-Bowen, Commissioners Austin, Brooke, Rose, Schaeffler, and Shieff

APPROVAL OF MINUTES [Unadopted Minutes](#) of the December 9, 2020, 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 [Conditional Use Permit CUP2020-0010 and Minor Exception ME2020-0017](#)
518 Fano Street; Green H Construction Corp. (Kevin Lee), Applicant
(Continued from December 9, 2020)

Request: Approve a Conditional Use Permit to construct a new two-story dwelling unit with an attached two-car garage behind an existing three-unit residential complex at 518 Fano Street and a Minor Exception from Monrovia Municipal Code Section 17.24.110(C) to maintain a non-conforming driveway width of 11'-0" in lieu of 12'-0". The subject property is located in the Residential Medium/Residential High (RM/RH) zone. Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Approve Conditional Use Permit CUP2020-0010 and Minor Exception ME2020-0017

PH-2 [Tentative Tract Map No. 83341 and Conditional Use Permit CUP2021-0001](#)
511 East Walnut Avenue; Bowden Development Inc. (Todd Bowden), Applicant

Request: Approve a Conditional Use Permit to construct a new, two-story, 4-unit Planned Unit Development (PUD) over two existing residential parcels. A Tentative Tract Map is proposed to subdivide the entire project area into five parcels to allow for separate ownership of each of each dwelling and common ownership of common areas. The subject property is located in the RM3000/PUD (Residential Medium Density) zone. Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Approve Tentative Tract Map No. 83341 and Conditional Use Permit CUP2021-0001

PH-3 [Tentative Tract Map No. 83265 and Conditional Use Permit CUP2021-0002](#)
900 South Magnolia Avenue; EGL Associates (Eric Tsang and Hang Jong); Applicants

Request: Approve a Conditional Use Permit to construct a 10-unit industrial condominium building totaling 17,084 square feet in size. A Tentative Tract Map is proposed to consolidate the property into a single parcel of land and subdivide the air space within the building into ten condominium units which will allow for individual sale and separate ownership. The subject property is located in the M (Manufacturing) zone. Determine that the project is Categorically Exempt (Class 32) from the California Environmental Quality Act (CEQA).

Recommendation: Approve Tentative Tract Map No. 83265 and Conditional Use Permit CUP2021-0002

**PH-4 [Conditional Use Permit CUP2021-0003](#)
131-141 South Myrtle Avenue; R & M Eateries (Johnnie Moore and Rashad Randell); Applicants**

Request: Approve a Conditional Use Permit for the indoor service and sales of beer and wine (Type 41 ABC License) at a new restaurant (Chronic Tacos). The restaurant will include a beer wall for customers to enjoy using a beer keg and tap system. The subject property is located in the NC (Neighborhood Commercial) zone. Determine that the project is Categorically Exempt (Class 1) from the California Environmental Quality Act (CEQA).

Recommendation: Approve Conditional Use Permit CUP2021-0003

**PH-5 [Conditional Use Permit CUP2019-0010 \(Amendment\)](#)
406 South Myrtle Avenue; Ikonicks Burgers and Brews, Co. (Alba Lilliam Escobar); Applicant**

Request: Approve an amendment to Conditional Use Permit (CUP2019-10) to allow full service and sales of alcohol (Type 47 ABC License) at an existing restaurant (Ikonicks Burgers and Brews, Co). The existing Conditional Use Permit only allows the service and sales of beer and wine. The Type 47 license would allow the service of beer, wine and distilled spirits. The subject property is located in the Historic Commercial Downtown (HCD) zone. Determine that the project is Categorically Exempt (Class 1) from the California Environmental Quality Act (CEQA).

Recommendation: Approve Conditional Use Permit CUP2019-0010 (Amendment)

COMMUNITY DEVELOPMENT DIRECTOR REPORT

- Housing Element Update

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 day of January, 2021.

Brenda Quezada, Planning Technician