



CONVENE: Chair Schaeffler convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, February 12, 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 Maricela Marroquín, Assistant Planner Austin Arnold, and Planning Technician Brenda Quezada.

PLEDGE OF ALLEGIANCE: Commissioner Austin led the pledge of allegiance.

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

APPROVAL OF MINUTES: It was moved by Commissioner Austin, seconded by Commissioner Rose to approve the minutes of the January 15, 2020 meeting. The motion carried unanimously.

PUBLIC INPUT: None.

Due to the length in time anticipated for PH-1, Community Development Director Craig Jimenez requested that the Commission re-order the Agenda to hear the reports on the Census 2020 and PH-2 first. The Commission concurred.

COMMUNITY DEVELOPMENT DIRECTOR REPORT: City Clerk Alice Atkins presented a report on the Census 2020.

PUBLIC HEARINGS:

PH-2 Conditional Use Permit CUP2020-0001, 721 South Shamrock Avenue; Norberto Nardi, AIA for Runabout Goods, Applicant

Assistant Planner Austin Arnold presented the staff report and answered questions of the Planning Commission.

Chair Schaeffler opened the public hearing.

Public Input:

1. Mike Hodus, applicant, explained what a typical small batch consists of to the Commission and spoke in favor of the project.
2. Norberto Nardi, architect, spoke in favor of the project and thanked staff.
3. Eric Vaughn, owner of 111 North Myrtle, spoke in favor of the project.

Chair Schaeffler closed the public hearing.

The Planning Commission discussed various aspects of the application and asked additional questions of staff.

Following discussion, it was moved by Commissioner Rose, seconded by Commissioner Austin, to approve Conditional Use Permit CUP2020-0001 with conditions. The motion carried with a 5-0 vote.

Community Development Director Jimenez stated for the record that the actions of the Planning Commission may be appealed to the City Council if filed in writing within ten days.

PH-1 Continued from January 15, 2020; Arroyo at Monrovia Station Specific Plan, Zoning Amendment ZA2019-0005/Ordinance No. 2019-11 (Planning Commission Resolution PCR2019-0016), Specific Plan SP2019-0016 (Planning Commission Resolution PCR2019-0017), Vesting Tentative Tract Map 82517; 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); General Plan Conformity GPC2019-0004; Environmental Impact Report; Planning Commission Resolution PCR2019-0015

Planning Division Manager Sheri Bermejo presented the staff report and answered questions of the Planning Commission.

Chair Schaeffler opened the public hearing.

Public Input:

1. Matt Waken, representative of Evergreen Investments Partners, LLC, spoke in favor of the project and thanked staff.
2. Michelle Wilson, a representative of MIG, Inc. and author of the Arroyo at Monrovia Station Specific Plan EIR, addressed the letter of comment submitted by the Southwest Regional Council of Carpenters and summarized her response for each comment made in regards to: the argument that consideration of the project had been improperly divided into segments, traffic analysis, noise analysis, and concerns with inconsistency with the General Plan. She further explained to the Commission that this comment letter was not timely because it was submitted to the City after the 45-day public review and comment period on the DEIR.
3. Brian Flynn, a representative of the Supporters Alliance for Environmental Responsibility (SAFER), spoke with concerns about potential added formaldehyde and composite wood products being used in the proposed development. He stated that SAFER is asking the Commission to refrain from approving the project at this time until the health risk assessment can be addressed.
4. Angel Esparza, a representative of the Southwest Regional Council of Carpenters, spoke with concerns in regards to potential environmental impacts such as traffic and construction noise, segmenting one large project into three pieces, and insufficient affordable units.
5. Michelle Wilson, representative of MIG, Inc. and author of the Arroyo at Monrovia Station Specific Plan EIR, came back to the podium to address Brian Flynn's concerns and also stated that SAFER's health risk assessment did not conduct full calculations and were not based on substantial evidence. She further explained that the project will comply with required standards concerning construction materials and will be protective of human health.

Chair Schaeffler closed the public hearing.

The Planning Commission discussed various aspects of the application and asked additional questions of staff.

Following discussion, it was moved by Commissioner Rose, seconded by Commissioner McClellan, to adopt Planning Commission Resolution Nos. PCR2019-0015, PCR2019-0016,

PCR2019-0017 and recommend approval of Vesting Tentative Tract Map No. 82517, Conditional Use Permit CUP2019-0016, and General Plan Conformity GP2019-0004. The motion carried with a 5-0 vote.

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

- Development Update
- Joint Study Session

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None.

ADJOURNMENT: Chair Schaeffler adjourned the meeting at 8:57 p.m.

APPROVED:

ATTEST:

Gary Schaeffler, Chair
Monrovia Planning Commission

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission