

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

Michael Vachani
Commissioner

Welcome to the Monrovia Planning Commission Meeting Wednesday, June 9, 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 April 14, 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, June 9, 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 Commission Chair Carter-Bowen

PLEDGE OF ALLEGIANCE Commissioner Austin

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

APPROVAL OF MINUTES [Unadopted Minutes of the April 14, 2021 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 CUP2019-0003 \(Amendment\)
320 West Chestnut Avenue; Paul Kalemkarian for Wine of the Month Club; Applicant](#)

Request: Approve an amendment to Conditional Use Permit (CUP2019-0003) to increase the floor area of the wine tasting room from 378 square feet to approximately 990 square feet, and to allow online sales and incidental retail sales of distilled spirits (ABC License Type 21) in conjunction with an existing wine warehousing and mail order business (Wine of the Month Club). The existing Conditional Use Permit allows the off-site sale of wine (Type 20) and incidental wine tasting (Type 2). The subject property is located in the M (Manufacturing) zone. Determine that the project is Categorically Exempt (Class 1) from the California Environmental Quality Act (CEQA).

Recommendation: Approve Conditional Use Permit CUP2019-0003 (Amendment)

PH-2 [Mitigated Negative Declaration \(Planning Commission Resolution PCR2021-0002\); Zoning Code Text Amendment ZA2021-0001 \(Planning Commission Resolution PCR2021-0003\); Tentative Parcel Map TPM 83202; Conditional Use Permits CUP2021-0006 through CUP2021-0011; and General Plan Conformity GPC2021-0002 for the properties located at 820 West Huntington Drive \(Assessor's Parcel Numbers \[APN\] 8507-008-035, -041, -042, -044, and -070 through -072\); Brook Reimer for Chick-Fil-A Inc. Applicant](#)

Request: An application to develop a 2.09-acre site with a 4,562 square foot Chick-fil-A drive-thru restaurant and a 2,200 square foot drive-thru Starbucks café. The Project also includes the dedication of approximately 8,600 square feet (±0.2 acres) of land at the southeast corner of the site, just North of Alta Street, to the City of Monrovia for future parkland use. The existing 12,216 square foot restaurant onsite, formerly operated by Claim Jumper, will be demolished. This property is located in the RCM (Retail Corridor Mixed Use) zone. An Initial Study was completed in accordance with the California Environmental Quality Act (CEQA) and a Notice of Intent to adopt a Mitigated Negative Declaration for the project was distributed for a 30-day public review and comment from May 3, 2021 to June 1, 2021.

Recommendation: Adopt Planning Commission Resolutions No. PCR2021-0002 and PCR2021-0003, and recommend City Council approval of Tentative Parcel Map TPM 83202, Conditional Use Permits CUP2021-0006 through CUP2021-0011, and General Plan Conformity Finding GPC2021-0002.

ADMINISTRATIVE REPORTS

None.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

- Joint Study Session
- Reorganization

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 day of June 2021.

Vincent Gillespie, Planning Technician