

# MONROVIA PLANNING COMMISSION AGENDA

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



**Scott Austin**  
Chair

**Bill Shieff**  
Vice-Chair

**Darrell Brooke**  
Commissioner

**Cheryl Rose**  
Commissioner

**Gary Schaeffler**  
Commissioner

**Aaron Stehura**  
Commissioner

**Michael Vachani**  
Commissioner

**Welcome to the Monrovia Planning Commission Meeting**  
**Wednesday, February 9, 7:30 PM**

## **CORONAVIRUS DISEASE (COVID-19) ADVISORY**

As a precaution to protect staff, our constituents, and elected officials, in accordance with Government Code Section 54953(e) and guidance from the California and Department of Public Health, Los Angeles County Health Department, and Occupational Safety and Health Administration, the City Council has made the determination that 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](http://www.foothillsmedia.org/monrovia)

### **PUBLIC COMMENT WILL BE ACCEPTED BY THE FOLLOWING MEANS:**

**BY E-MAIL:** Public comment will be accepted by email to [planning@ci.monrovia.ca.us](mailto:planning@ci.monrovia.ca.us) before 5:00 p.m. on February 9, 2022. Public comment may be summarized in the interest of time, however the full text will be provided to all members of the Planning Commission and made available on the City's website prior to the meeting. Public input related to Public Hearings will be accepted by email to [planning@ci.monrovia.ca.us](mailto:planning@ci.monrovia.ca.us) prior to the close of the Public Hearing.

**BY ZOOM OR BY PHONE - Meeting ID 826 0476 2691** To participate from your computer, laptop, or smartphone, join at <https://zoom.us/join>, or call 1 (669) 900-9128 on your phone. **Please remain muted with video off until called upon.**

To comment during the public comment portions of the agenda, click the Participants "raise hand" icon or press \*9 on your phone at the appropriate time indicated by the Chair during the meeting, and you will be selected from the meeting queue. Please limit comments to three minutes.

**Pursuant to Government Code Section 54953(e), Commissioners may participate via teleconference.**

**MEETINGS:** Regular Meetings of the Planning Commission are held on the first Wednesday following the second Tuesday of each month at 7:30 PM 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](http://www.cityofmonrovia.org). Copies of individual Agenda Reports are available via email upon request to [Planning@ci.monrovia.ca.us](mailto: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](http://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, February 9, 2022

### CORONAVIRUS DISEASE (COVID-19) ADVISORY

As a precaution to protect staff, our constituents, and elected officials, in accordance with Government Code Section 54953(e) and guidance from the California and Department of Public Health, Los Angeles County Health Department, and Occupational Safety and Health Administration, the City Council has made the determination that there will NOT be a physical meeting location and all public participation will be electronic.

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 Austin

**PLEDGE OF ALLEGIANCE** Commissioner Cheryl Rose

**ROLL CALL** Commissioners Brooke, Rose, Schaeffler, Shieff, Stehura, Vachani, Chair Austin

**APPROVAL OF MINUTES** Unadopted Minutes of the [October 13, 2021 Regular Meeting](#) and [November 10, 2021 Special 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 CUP2022-0001](#)  
602 East Huntington Drive; Benjamin Switzer, Applicant

**Request:** Approve a Conditional Use Permit to construct a new major wireless telecommunications tower (cellular tower). An existing wireless telecommunications facility on the same property will be removed. The property is located in the O/RD/LM (Office/Research and Development/Light Manufacturing) zone. Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

**Recommendation:** Approve Conditional Use Permit CUP2022-0001

**PH-2** [Tentative Parcel Map No. 83639 TPM2022-0001 and Conditional Use Permit CUP2022-0002](#)  
405 Genoa Street; Stanley Tsai for JWDA-MS Architects, Applicant

**Request:** Approve a Tentative Parcel Map and Conditional Use Permit to construct a four-unit, two-story, attached condominium development with attached two-car garages on an 11,293 square foot lot. The property is located in the RH (Residential High Density) zone. Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

**Recommendation:** Approve Tentative Parcel Map No. 83639 TMP2022-0001 and Conditional Use Permit CUP2022-0002

PH-3

[Minor Conditional Use Permit MCUP2022-0001, Minor Exception ME2022-0002, Minor Exception ME2022-0003, and Minor Exception ME2022-0004](#)

225 West Duarte Road, 205 West Duarte Road, 1725 Peck Road, and 1726 South Magnolia Avenue; Rick North of JPI Development, Applicant.

**Request:** Applicant is requesting a review of proposed minor design modifications to the previously approved *Station Square South Specific Plan*. Specifically, a Minor Conditional Use Permit is needed for a proposed reconfiguration of the floor plans for the Live/Work units, including the elimination of one Live/Work unit; and Minor Exceptions are needed for proposed changes in the location of residential amenities, changes in the building materials and colors, and changes to the interior layout of the parking structure. The property is located within Station Square Transit Village and is zoned SP (Specific Plan).

Determine that the project is consistent with the *Station Square South Specific Plan* Mitigated Negative Declaration pursuant to the Public Resources Code 21083.3 and CEQA Guidelines sections 15162, 15168, and 15183 is exempt from the requirement that additional environmental documentation be prepared.

**Recommendation:** Approve Minor Conditional Use Permit MCUP2022-0001, Minor Exception ME2022-0002, Minor Exception ME2022-0003, and Minor Exception ME2022-0004

**ADMINISTRATIVE REPORTS**

AR-1 [Appointment of New Vice-Chair](#)

**Request:** Elect a Planning Commissioner to serve as Vice-Chair for the remaining months of fiscal year 2021-2022.

**Recommendation:** Elect one Commissioner to serve as Vice-Chair.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

- Senate Bill 9 Policy Implementation

**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 3<sup>rd</sup> day of February 2022.

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Brenda Quezada, Planning Technician