

MONROVIA PLANNING COMMISSION AGENDA

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



Scott Austin
Chair

Darrell Brooke
Vice-Chair

Cheryl Rose
Commissioner

Gary Schaeffler
Commissioner

Bill Shieff
Commissioner

Aaron Stehura
Commissioner

Michael Vachani
Commissioner

Welcome to the Monrovia Planning Commission Meeting
Wednesday, March 9, 2022 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

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 before 5:00 p.m. on March 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 prior to the close of the Public Hearing.

BY ZOOM OR BY PHONE - Meeting ID 847 9798 2273 To participate from your computer, laptop, or smartphone, join at <https://zoom.us/join>, or call 1 (669) 900-6833 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. 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, March 9, 2022

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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 Gary Schaeffler

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

APPROVAL OF MINUTES Unadopted Minutes of the [February 9, 2022 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 CUP2022-0005](#)
541 El Norte Road; Paul Bazerkanian for Kanian Designs, Applicant

Request: Approve a Conditional Use Permit to construct three new, one-story, detached single-family dwellings with a two-car garage for each unit. The property is located in the PD-14 (Planned Development - Area 14) zone.
Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Approve Conditional Use Permit CUP2022-0005

PH-2 [Tentative Tract Map No. 83495 TTM2022-0001; Conditional Use Permit CUP2022-0004; Minor Exception ME2022-0006, and General Plan Conformity GPC2022-0001](#)
634 West Olive Avenue and 610 West Walnut Avenue; Grace Kwok, Applicant

Request: Approve a Tentative Tract Map, Conditional Use Permit, and Minor Exception to construct 11 new, two-story, detached single-family dwellings in a Planned Unit Development. The property is located in the RM 3500 (Residential Medium Density) zone.
Determine that the project is Categorically Exempt (Class 32) from the California Environmental Quality Act (CEQA).

Recommendation: Approve Tentative Parcel Map No. 83495, Conditional Use Permit CUP2022-0004, and Minor Exception ME2022-0006

[Zoning Amendment ZA2022-0001/Ordinance No. 2022-03 \(Planning Commission Resolution RESO2022-0002\), Specific Plan Amendment AMEND2022-0003 \(Planning Commission Resolution RESO2022-0003\), Vesting Tentative Tract Map 82517 Amendment \(AMEND2022-0002\); Conditional Use Permit 2019-0016 Amendment \(AMEND2022-0001\); Addendum No. 1 to the 2020 Environmental Impact Report; \(Planning Commission Resolution RESO2022-0001\)](#)
202, 206, 210, 212, 216, 220, 224, 228, 230, 234, 238 West Evergreen Avenue; 1551 South Primrose Avenue; and 1610 South Magnolia Avenue; Mathew Waken of Evergreen Investment Partners, LLC, Applicant

Request: Approve a Zone Change and Amendments to the Arroyo at Monrovia Station Specific Plan, Conditional Use Permit 2019-0016, and Vesting Tentative Tract Map 82517 to incorporate the property located at 230 West Evergreen Avenue into the project boundary. The revised project includes an increase in residential units (302 to 324) and other minor modifications to residential and commercial unit sizes and floor areas, open space provisions, residential amenities, and the trash service collection route. The property located at 230 West Evergreen Avenue is located in the Planned Development - Area 12 (PD-12) zone. The remainder of the project site is located in the Arroyo at Monrovia Station Specific Plan (SP) zone.

An Addendum No. 1 to the certified 2020 Arroyo at Monrovia Station EIR was prepared pursuant to Section 15164 of the State CEQA Guidelines for considering approval of the modified project. The Addendum concludes that there are no new or more significant impacts that result from the project modifications.

Recommendation: Adopt Planning Commission Resolution Nos. RESO2022-0001, RESO2022-0003, RESO2022-0003 and recommend approval of Conditional Use Permit CUP2019-0016 Amendment (AMEND2022-0001) and Vesting Tentative Tract Map No. 82517 Amendment (AMEND2022-0002)

ADMINISTRATIVE REPORTS

None.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

- Legislative Update
- 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 3rd day of March 2022.

Austin Arnold, Assistant Planner