

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, April 13, 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 April 13, 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.

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 zoning@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, April 13, 2022, 7:30 PM

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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 Bill Shieff

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

APPROVAL OF MINUTES [Unadopted Minutes of the March 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 CUP2022-0007](#)
429 Wildrose Avenue, Harry Ralston for Oasis Trilingual Community School, Applicant

Request: Approve a Conditional Use Permit to place up to two mobile classroom units on an existing school campus at St. Luke's Episcopal Church. The property is located in the P/QP (Public/Quasi Public) zone.
Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Approve Conditional Use Permit CUP2022-0007

PH-2 [General Plan Amendment GPA2022-0001, Zone Change ZA2022-0002, Hillside Development Permit HDP2022-0002, Design Review DR2022-0009, and Minor Exception ME2022-0008](#)
Vacant Lot (APN 8523-002-045), Miguel Uribe for Group Atom Development, Applicant

Request: Approve a Continuance of the Public Hearing for the Norumbega Residential Project to a date uncertain. The project proposes the construction of a new two-story, 3,758 square foot single-family residence and a four-car garage on a 1.3-acre vacant lot. The project site is currently zoned P/QP (Public/Quasi Public). The applicant is requesting to change the zoning to RF (Residential Foothill). Additional time is needed to revise and recirculate an Initial Study of Environmental Impacts in accordance with the California Environmental Quality Act (CEQA) to address comments received during the initial public review period.

Recommendation: Continue Public Hearing

ADMINISTRATIVE REPORTS

None.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

- Urban Water Management Update
- [Annual Report of the General Plan](#)
- Update on “In Person” Meetings
- Update on Raising Cane’s Appeal

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS

ADJOURNMENT

IN MEMORY OF

Mr. Steve Baker, City Historian and City Treasurer

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 April 2022.

Brenda Quezada, Planning Technician