



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.

Members of the public were encouraged to participate in the meeting by emailing public comments to planning@ci.monrovia.ca.us before or during the meeting. Comments received prior to 5:00 p.m. were posted on the City's website and distributed to the Commission. Comments received after 5:00 p.m. were read by the planning staff during the public hearing. Any lengthy public comments were summarized in the interest of time. All parties that provided public comment on any items were notified of the decision and the appeal process.

CONVENE: Chair Austin convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, February 9, 2022, at 7:30 p.m. electronically via videoconference. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Associate Planner Teresa Santilena, and Planning Technician Vincent Gillespie. Assistant City Attorney Carol Lynch and Assistant City Attorney Chelsea Straus participated via videoconference.

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

ROLL CALL: In attendance were Commissioners Darrell Brooke, Cheryl Rose, Gary Schaeffler, Aaron Stehura, Michael Vachani, Vice-Chair Bill Shieff, and Chair Scott Austin via videoconference.

APPROVAL OF MINUTES: It was moved by Commissioner Brooke, seconded by Commissioner Rose to approve the minutes of the October 13, 2021 regular meeting. The motion carried unanimously.

It was moved by Vice-Chair Shieff, seconded by Commissioner Stehura to approve the minutes of November 10, 2021 Special Meeting. The motion carried with a 6-0 vote with Commissioner Rose abstaining due to her absence.

PUBLIC INPUT: None.

PUBLIC HEARINGS:

PH-1 Conditional Use Permit CUP2022-0001; 602 East Huntington Drive; Benjamin Switzer, Applicant

Associate Planner Teresa Santilena presented the staff report and answered questions of the Planning Commission regarding current noise concerns, wireless coverage during the removal of the existing facility, and Radio Frequency (RF) emission monitoring.

Chair Austin opened the public hearing.

Public Input:

1. Benjamin Switzer, applicant, spoke in favor of the project and answered questions of the Planning Commission.

Chair Austin closed the public hearing.

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

The Planning Commission made the following changes to the conditions of approval:

Data Sheet 1, Condition 11 was amended to read:

~~“Prior to~~ Within 15 days of construction of the new facility, Permittee shall remove the existing Wireless Telecommunications Facility in its entirety, including the monopole, shroud exposure, and concrete base. If an extension is needed, a written request shall be submitted to the Community Development Department for approval by the Community Development Director. Following construction of the new facility, replacement landscaping shall be installed to the satisfaction of the Director.”

Following discussion, it was moved by Commissioner Stehura, seconded by Commissioner Shieff, to approve Conditional Use Permit CUP2022-0001 with the amended conditions. The motion carried with a 7-0 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-2 Tentative Parcel Map No. 83639 TPM2022-0001 and Conditional Use Permit CUP2022-0002; 405 Genoa Street; Stanley Tsai for JWDA-MS Architects, Applicant

Planning Technician Vincent Gillespie presented the staff report and answered questions of the Planning Commission.

Chair Austin opened the public hearing.

Public Input:

1. Michael Sun, applicant, spoke in favor of the project and thanked Staff.

Chair Austin closed the public hearing.

Following discussion, it was moved by Commissioner Vachani, seconded by Commissioner Shieff, to approve Tentative Parcel Map No. 83639 TPM2022-0001 and Conditional Use Permit CUP2022-0002 as presented. The motion carried with a 7-0 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-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

Associate Planner Teresa Santilena presented the staff report and answered questions of the Planning Commission regarding the landscape plan, traffic improvements, and applicability of new water rate.

Chair Austin opened the public hearing.

The following individuals submitted public written comments before the public hearing, after the Planning Commission Agenda was posted:

1. Jacob Pierce, of Monrovia Housing and Tenants Advocates, indicated that while they do not oppose the project, they advocate for the following three items: affordable housing units, reduced parking ratio, and a project with higher density.
2. Brian Yamaguchi, Monrovia resident, wrote regarding the need for traffic signalization improvements on Duarte Road.

Public Input:

1. Rick North, applicant, Mike Soto, Design Director, and Paul Anderson, Architect from TCA Architects spoke in favor of the project and answered questions of the Planning Commission.

Chair Austin 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 Schaeffler, seconded by Commissioner Brooke, to approve Minor Conditional Use Permit MCUP2022-0001, Minor Exception ME2022-0002, Minor Exception ME2022-0003, and Minor Exception ME2022-0004 as presented. The motion carried with a 7-0 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.

ADMINISTRATIVE REPORTS:

AR-1 Appointment of New Vice-Chair

Community Development Director Craig Jimenez presented the staff report and answered questions of the Planning Commission.

Following discussion, it was moved by Commissioner Schaeffler, seconded by Vice-Chair Shieff, to elect Commissioner Brooke as Vice-Chair to the Planning Commission. The motion carried with a 6-0 vote, with Commissioner Brooke abstaining.

COMMUNITY DEVELOPMENT DIRECTOR REPORT: Community Development Director Jimenez provided the following updates:

- Senate Bill 9 Policy implementation.
- Status of the Focused general Plan Update
- Status of the Inclusionary Ordinance and Density Bonus Ordinance

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:

- Commissioner Stehura inquired about the status of upcoming Bricks and Mortar trainings.

ADJOURNMENT: Chair Austin adjourned the meeting at 8:59 p.m.

APPROVED:

ATTEST:

Scott Austin, Chair
Monrovia Planning Commission

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission