



As a precaution to protect staff, our constituents, and elected officials, in accordance with Government Code Section 54953(e) and guidance from the California 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, March 9, 2022, at 7:30 p.m. in the City Council Chambers, 415 South Ivy Avenue, Monrovia, California. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Associate Planner Teresa Santilena, Planning Technician Vincent Gillespie, and Planning Technician Brenda Quezada. Assistant City Attorney Carol Lynch and Assistant City Attorney Chelsea Straus participated via video conference.

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

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

APPROVAL OF MINUTES: It was moved by Commissioner Vachani, seconded by Commissioner Shieff to approve the minutes of the February 9, 2022 meeting. The motion carried unanimously.

PUBLIC INPUT:

The following individuals submitted written public comments before the Planning Commission meeting:

1. Evelyn Lockerbie, Monrovia resident, requested the Planning Commission to consider allowing her to keep her chickens or support a change to the municipal code so that she can maintain the chickens on her property.
2. Selene Lockerbie, Monrovia resident, wrote in support of Evelyn Lockerbie's written request to keep her chickens and submitted a petition with 16 signatures noting their support of this request.
3. Brian Yamaguchi, Monrovia resident, wrote in support of Evelyn Lockerbie's request to keep her chickens.
4. Mitchell Tsai, Attorney for Southwest Regional Council of Carpenters, submitted a recommendation that the updated Housing Element include policies that require the use of a local skilled and trained workforce. The letter explains the economic and environmental benefits to the local area.

Public Input:

1. Evelyn Lockerbie, Monrovia resident, asked the Planning Commission to consider allowing her to keep her chickens or support a change to the municipal code so that she can maintain the chickens on her property.
2. Salvador George, member of the Southwest Regional Council of Carpenters, spoke in regards to the Housing Element Update and suggested requiring hiring skilled and trained workforces for future development projects in the City.

PUBLIC HEARINGS:**PH-1 Conditional Use Permit CUP2022-0005; 541 El Norte Road; Paul Bazerkanian for Kanian Designs, Applicant**

Planning Technician Vincent Gillespie presented the staff report and requested the Planning Commission approve the application with revised conditions of approval for Data Sheet 2. Staff answered questions of the Planning Commission regarding irrigation requirements.

Chair Austin opened the public hearing.

The following individuals submitted written public comments before the Planning Commission meeting:

1. Brian Yamaguchi, Monrovia resident, suggested changing standard condition (Data Sheet 1 – Condition 18(d)) from “All landscaping shall be maintained by a permanent automatic irrigation sprinkler system” to “All landscaping shall be maintained by a permanent weather based automatic drip, bubbler or high efficiency sprinkler irrigation system.”

Public Input:

1. Paul Bazerkanian, applicant, spoke in favor of the project and thanked staff.

Chair Austin closed the public hearing.

The Planning Commission discussed various aspects of the application and asked additional questions regarding applicant having to work with two municipalities, the City of Arcadia and City of Monrovia.

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

Data Sheet 1, Condition 15 c. was amended to read:

“All landscaping shall be maintained by a permanent weather-based automatic drip, bubbler or high efficiency sprinkler irrigation system.”

The Planning Commission also approved the modified conditions b, c, g, and h of Data Sheet 2 (Public Works Conditions) to ensure that the necessary permits are obtained from the City of Arcadia for work in the public right-of-way.

Following discussion, it was moved by Vice Chair Brooke, seconded by Commissioner Schaeffler, to approve Conditional Use Permit CUP2022-0005 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 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

Associate Planner Teresa Santilena presented the staff report and answered questions of the Planning Commission regarding landscape screening, Lucinda Garcia Park improvements, traffic circulation, in particular ingress egress points for resident and public safety vehicles.

Chair Austin opened the public hearing.

The following individuals submitted written public comments before the Planning Commission meeting:

1. Brian Yamaguchi, Monrovia resident, suggested changing the standard landscape condition on Data Sheet 1 (Condition 18(d)) from "All landscaping shall be maintained by a permanent automatic irrigation sprinkler system" to "All landscaping shall be maintained by a permanent weather based automatic drip, bubbler or high efficiency sprinkler irrigation system."

Public Input:

1. Janet Chan, applicant, spoke in favor of the project and thanked staff.
2. Philip K. Chan, architect, spoke in favor of the project and addressed the Commission's questions regarding the project's irrigation system and water efficiency.
3. Salvador George, member of the Southwest Regional Council of Carpenters, asked if the project had already hired a general contractor and if it will have a local hire component.
4. Janet Chan addressed the question of using local skilled labor.

Chair Austin closed the public hearing.

At 7:56 p.m. Community Development Director Craig Jimenez announced that the Zoom conference was experiencing technical difficulties and requested that the Commission grant a five minute recess for the issue to be resolved.

The meeting resumed at 8:01 p.m.

The Planning Commission discussed various aspects of the application and asked additional questions of staff. The Commission agreed to modify the standard landscape condition of approval as recommended by Brian Yamaguchi.

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

Data Sheet 1, Condition 18(d) was amended to read:

"All landscaping shall be maintained by a permanent weather-based automatic drip, bubbler or high efficiency sprinkler irrigation system."

Following discussion, it was moved by Commissioner Schaeffler, seconded by Commissioner Shieff, to recommend approval of Tentative Tract Map No. 83495 TTM2022-0001; Conditional Use Permit CUP2022-0004; Minor Exception ME2022-0006, and General Plan Conformity GPC2022-0001 to the City Council with the amended conditions. The motion carried with a 7-0 vote.

PH-3 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 (AMD2022-0002); Conditional Use Permit 2019-0016 Amendment (AMEND2022-0001); Addendum No. 1 to the 20220 Environmental Impact Report; (Planning Commission Resolution RESO2022-0001); 202, 206, 210, 212, 220, 224, 228, 230, 234, 238, West Evergreen Investment Partners LLC, Applicant

Planning Division Manager Sheri Bermejo presented the staff report and answered questions of the Planning Commission. In response to written public input received from Brian Yamaguchi, Monrovia resident, she recommended amending Arroyo at Monrovia Specific Plan Section 2.6.7 "Telecommunication Services" as follows:

"Land-based communications services are offered by companies, including but not limited to AT&T, Verizon, Giggle Fiber, and Spectrum. ~~Champion Cable provides cable service, and Time Warner Cable provides franchised cable television and internet services to the project area.~~ Any and all extension of and improvements to available telecommunications facilities will be paid for by the project developer.

Chair Austin opened the public hearing.

The following individuals submitted written public comments before the Planning Commission meeting:

1. Brian Yamaguchi, Monrovia resident, submitted comments recommending that the Specific Plan be updated to reflect the telecommunication companies that are currently providing services in the city. He also encouraged the developer to use the rainwater collected in dry wells to be used to supplement landscape irrigation.

Public Input:

1. Matt Waken, applicant, spoke in favor of the project and thanked staff and answered the Commission's questions regarding the installation of EV charging stations, his timeline for purchasing the parcel located at 230 W Evergreen, the amount of turf proposed within the pet amenity areas (dog run and dog spa), and the sound proofing measures that will be implemented for the karaoke room.
2. Terri Prado, Monrovia resident, spoke with concerns related to the limited parking supply.
3. Salvador George, member of the Southwest Regional Council of Carpenters, asked if the project had already hired a general contractor and if it will have a local hire component.
4. Matt Waken, applicant, addressed questions regarding parking. He stated the project requires the approval of a parking management plan. Lastly, he noted he will be looking into the use of local skilled workforces.

Chair Austin closed the public hearing.

The Planning Commission discussed various aspects of the application and asked additional questions of staff regarding parking provisions and usage of turf. The Planning Commission also concurred with staff's recommendation to update Section 2.6.7 of the Arroyo at Monrovia Specific Plan as presented.

Following discussion, it was moved by Commissioner Schaeffler, seconded by Commissioner Brooke, to adopt Planning Commission Resolution Nos. RESO2022-0001, RESO2022-0002, and RESO2022-0003 recommending approval of Addendum No. 1 to the Arroyo at Monrovia Station Environmental Impact Report and Mitigation, Reporting and Monitoring Program, Zoning Amendment ZA2022-0001, Specific Plan Amendment (AMEND2022-0003), Vesting Tentative Tract Map No. 82517 Amendment (AMEND2022-0002), and Conditional Use Permit CUP2019-0016 Amendment (AMEND2022-0001) with the amended Specific Plan language to the City Council. The motion carried with a 7-0 vote.

ADMINISTRATIVE REPORTS: None.

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

- Legislative Update on SB9, SB478 and AB803
- Housing Element Update
- Reminder to file Form 700

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:

ADJOURNMENT: Chair Austin adjourned the meeting at 9:32 p.m.

APPROVED:

ATTEST:

Scott Austin, Chair
Monrovia Planning Commission

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission