



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, April 13, 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 Senior Management Analyst Chris Castruita. Assistant City Attorney Carol Lynch and Assistant City Attorney Chelsea Straus participated via video conference.

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

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

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

PUBLIC INPUT: None.

Community Development Director Craig Jimenez requested that the Commission re-order the Agenda to hear the report on Urban Water Management Update first. The Commission concurred.

Senior Management Analyst Chris Castruita presented the staff report for the Urban Water Management Update and answered questions of the Planning Commission.

PUBLIC HEARINGS:

PH-1 Conditional Use Permit CUP2022-0007; 429 Wildrose Avenue; Harry Ralston for Oasis Trilingual Community School, Applicant

Commissioners Brooke and Stehura recused themselves due to a potential conflict of interest due to the proximity of their residences and were moved to the waiting room.

Associate Planner Teresa Santilena presented the staff report and answered questions of the Planning Commission regarding the crosswalk at the California Avenue and East Foothill Boulevard intersection.

Chair Austin opened the public hearing.

Public Input:

1. Harry Ralston, applicant, spoke in favor of the project and answered questions of the Planning Commission regarding child drop-off areas.

Chair Austin closed the public hearing, as there was no one else present who wished to speak on the item and no written comments were received.

Following discussion, it was moved by Commissioner Rose, seconded by Commissioner Schaeffler, to approve CUP2022-0007 as presented. The motion carried with a 4-0 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.

Commissioners Brooke and Stehura returned to the meeting.

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

Chair Austin announced that the item is being continued, and a new public hearing notice will be issued once the project application is complete for public review.

It was moved by Commissioner Stehura, seconded by Commissioner Vachani, to approve the continuance of the public hearing to a date uncertain. The motion carried with a 4-0 vote.

ADMINISTRATIVE REPORTS: None.

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

- Annual Report of the General Plan
- Update on "In Person" Meetings which will resume in May for all Commissions
- Update on Raising Cane's Appeal

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None.

ADJOURNMENT: Chair Austin adjourned the meeting in memory of Mr. Steve Baker, City Historian and City Treasurer at 8:43 p.m.

APPROVED:

ATTEST:

Scott Austin, Chair
Monrovia Planning Commission

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission