



CONVENE: Chair Austin convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, June 15, 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, Assistant City Attorney Chelsea Strauss, Senior Planner John Mayer, and Planning Technician Vincent Gillespie. City RF Emissions Consultant Dr. Jonathan Kramer, Esq. of Telecom Law Firm attended remotely via teleconference.

PLEDGE OF ALLEGIANCE: Commissioner Vachani 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.

APPROVAL OF MINUTES: It was moved by Commissioner Shieff, seconded by Commissioner Vachani to approve the minutes of the May 11, 2022 meeting. The motion carried unanimously.

PUBLIC INPUT: None.

PUBLIC HEARINGS:

PH-1 Conditional Use Permit CUP2022-0006 and Wireless Telecommunications Exceptions WTE2022-0009, WTE2022-0010, and WTE2022-0011, 127 West Pomona Avenue, Damien Pichardo, Coastal Business Group, Inc. (for T-Mobile West), Applicant

Senior Planner John Mayer presented the staff report and answered questions of the Planning Commission regarding the deadline for the removal of the temporary monopole and timeline for the submittal of the application for the permanent facility for City review and approval. Chair Austin opened the public hearing.

Public Input:

1. Dr. Jonathan Kramer, Esq. City RF Emissions Consultant, answered questions of the Planning Commission regarding the FCC safety regulations that T-Mobile will have to abide by, and mentioned that a secondary agreement will be made to indemnify the City.
2. Damien Pichardo, representative for T-Mobile West spoke in favor and answered questions regarding whether a taller monopole was considered and the various alternatives T-Mobile explored for the temporary cell tower location.
3. Robert Montano, representative for Adept, spoke in favor and explained that the safety of the construction workers is fundamental, and that 30-month deadline to remove the monopole should be plenty of time.
4. Brian Yamaguchi, Monrovia resident spoken with concerns regarding Data Sheet 1, Condition 12 regarding the sequence of events for the new telecommunications facility.

Chair Austin closed the public hearing.

The Planning Commission discussed various aspects of the application and asked additional questions of staff. Senior Planner John Mayer addressed the concern about Condition 12 and suggested the following revision.

Data Sheet 1, Condition 12 was amended to read:

~~“Prior to the~~ Following construction of the new facility, Permittee shall remove the existing Wireless Telecommunications Facility in its entirety, including the monopole, shroud enclosure, and concrete base. ~~Following construction of the removal of the temporary facility,~~ the public plaza component of the mixed use development shall be completed.”

Following discussion, it was moved by Commissioner Schaeffler, seconded by Commissioner Brooke, to approve CUP2022-0006, WTE2022-0009, WTE2022-0010, and WTE2022-0011 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 Ordinance No. 2022-06 (Planning Commission Resolution No. 2022-0004)
City of Monrovia**

Senior Planner John Mayer presented the staff report and answered questions of the Planning Commission regarding the reasons why the City is changing the minimum dwelling unit size, and how other cities have similar floor area requirements that tend to be less than the City of Monrovia. Community Development Director Craig Jimenez mentioned that the change is an effort to increase affordability of new dwelling units in Monrovia, and that the definition of an Efficiency Unit in ordinance will be consistent with the State’s definition.

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

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

Assistant City Attorney Chelsea Strauss read into the record the following edits:

Subsection 17.04.080(B): “APARTMENT, EFFICIENCY. A dwelling unit in an apartment house that may be permitted for occupancy by no more than two persons. The efficiency unit shall have a minimum floor area of 220 square feet and shall have a bathroom facility and a partial kitchen. “Efficiency living unit” and “efficiency apartment” shall have the same meaning as set forth in Cal. Health and Safety Code § 17958.1.”

Subsection 17.04.080(C)(2):

<u>STUDIO</u> <u>EFFICIENCY</u> <u>APARTMENT</u>	<u>EFFICIENCY</u> <u>STUDIO</u>	<u>1-BED-</u> <u>ROOM</u>	<u>2-BED-</u> <u>ROOM</u>	<u>3-BED-</u> <u>ROOM</u>	<u>OVER 3-BEDROOM</u>
500 220	500	800 <u>600</u>	1,000 <u>800</u>	1,200 <u>1,000</u>	Add 50 square ft. for every bedroom over 3

Following discussion, it was moved by Commissioner Vachani, seconded by Commissioner Shieff, to approve Planning Commission Resolution No. 2022-0004 recommending approval of Ordinance No. 2022-06 to the City Council with the revised language. The motion carried with a 6-1 vote, with Commissioner Rose voting “no” due to concerns regarding the potential for high cost of rent for smaller units.

ADMINISTRATIVE REPORTS: None.

COMMUNITY DEVELOPMENT DIRECTOR REPORT: Community Development Director Jimenez provided an update on the 2022-23 Planning Work Program.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:

- Commissioner Brooke announced that the Rotary Club is hosting a centennial event on July 1, 2022 and invited everyone to join.

ADJOURNMENT: Chair Austin adjourned the meeting at 8:45 p.m.

APPROVED:

ATTEST:

Darrel Brooke, Chair
Monrovia Planning Commission

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission