



CONVENE: Chair Brooke convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, September 14, 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, Assistant City Attorney Chelsea Straus, Assistant Planner Vincent Gillespie, and Planning Technician Brenda Quezada.

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

ROLL CALL: In attendance were Commissioners Austin, Schaeffler, Stehura, Vice-Chair Vachani, and Chair Brooke. Commissioners Rose and Shieff were excused.

APPROVAL OF MINUTES: It was moved by Commissioner Vachani, seconded by Commissioner Stehura to approve the minutes of the August 10, 2022, meeting. The motion carried with a 5-0 vote.

PUBLIC INPUT: None.

PUBLIC HEARINGS:

PH-1 Conditional Use Permit CUP2022-0011; 302 West Foothill Boulevard, Lianna Navasardyan and Arpine Patatanyan for My Academy Preschool, Applicants

Commissioner Austin recused himself from the meeting agenda item as he had a conflict of interest.

Assistant Planner Vincent Gillespie presented the staff report and answered questions of the Planning Commission regarding the proposed retaining wall at the southern portion of the property, the circulation plan provided by Richard Gibson of Gibson Transportation Consulting, Inc., and how traffic will be mitigated during drop-off and pick-up times. Lastly, staff clarified that the prescriptive easement issue between the property owners of 316 and 302 West Foothill Boulevard is a civil matter and not part of the Commission's project consideration..

Chair Brooke opened the public hearing.

Public Input:

1. Lianna Navasardyan and Arpine Patatanyan, applicants, thanked staff and answered questions of the Commission regarding state licensing and provided an overview of their tenant improvements required for occupancy.
2. Kathy Gazarian, property owner, spoke in favor of the proposed preschool use and thanked the applicants for all their research and dedication to the project. She also addressed the Commission's questions regarding homeless people being on the site when the property was vacant and that she is not aware of any recent homeless activity.
3. Sona, project designer, addressed questions regarding water flow concerns and mitigation proposed to reduce noise impacts from the playground area. She also explained the importance of allowing the school to help parents balance their time with work and that there are currently two other preschools within the vicinity.

4. Richard Gibson, Gibson Transportation Consultant Inc., responded to the Commission's questions regarding the proposed student population and stated that physical and operational changes can be implemented should drop-off and pick-time times cause traffic to back-up on Magnolia Avenue.
5. Jack Orswell, neighboring property owner, addressed questions regarding homeless issues occurring on his site and the project site.
6. Brian Yamaguchi, Monrovia resident, recommended that the applicants replace the toilets with capacity of 1.1 gallons per flush for water conservation, extend the landscaping along the south property line to Magnolia Avenue to mitigate drainage issues, and that the ADA access ramp that extends between the public right of way on Foothill Boulevard and the main building entrance requires building code compliance upgrades. He also suggested on-site circulation improvements to facilitate safe exiting from the subject site.
7. Lianna Navasardyan, addressed comments regarding homeless issues and stated that fencing, security cameras and alarms will be installed around the building to deter homeless people from loitering on the site. She also stated that the site has an accessible parking space, and addressed the Commissions questions regarding drainage.

Chair Brooke closed the public hearing.

The Planning Commission discussed various aspects of the application and asked staff to confirm that the "no left-turn" sign is included in the conditions of approval. Staff noted it is included in Data Sheet 1, Condition No. 13.

Following discussion, it was moved by Commissioner Schaeffler, seconded by Commissioner Stehura, to approve CUP2022-0011 with the conditions. The motion carried with a 4-0 vote.

Commissioner Austin rejoined the meeting.

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.

Community Development Director Jimenez announced that Mayer Pro Tem Larry Spicer will be the Planning Commission council liaison for the 2022 fiscal year.

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

- Focused General Plan Update
- Planning Study Session

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None.

ADJOURNMENT: Chair Brooke adjourned the meeting at 8:34 p.m.

APPROVED:

ATTEST:

Darrell Brooke, Chair
Monrovia Planning Commission

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission