



**CONVENE:** Chair Vachani convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, September 13, 2023, 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, and Assistant City Attorney Chelsea Straus.

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

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

**APPROVAL OF MINUTES:** It was moved by Commissioner Austin, seconded by Commissioner Shieff, to approve the minutes of the August 9, 2023 regular meeting. The motion carried unanimously with a 5-0 vote.

**PUBLIC INPUT:** None

**PUBLIC HEARINGS:** None

**ADMINISTRATIVE REPORTS:**

**AR-1 Miscellaneous Review; MISC2023-0021**

Associate Planner Teresa Santilena reviewed the staff report and answered questions of the Planning Commission regarding:

- the amount of noise expected to emanate from the proposed transformer and whether screening would mitigate the impact of this noise,
- the percentage of the pocket park area that would be occupied by the screened transformer,
- whether the transformer requires screening,
- the possibility of utilizing other screening methods, such as landscaping or an art application,
- whether the materials of the proposed screening match the development's design,
- the reasoning why transformers have not been screened on similar project sites, and
- the proposed size of the transformer and clearance requirements around the perimeter of the proposed transformer imposed by Southern California Edison.

Public Input:

1. Brian Yamaguchi, Monrovia resident, spoke in favor of the proposed screening method and recommended the installation of weatherproof sound-dampening panels on the inside of the screening to absorb the noise emitted from the proposed transformer.

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

- whether there are currently any other transformers in the City that are similarly screened,
- any way to minimize the footprint of the proposed screening, and
- the distance between the proposed transformer and the closest residential unit.

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

Data Sheet 1:

- Condition #3 was amended to read: "All landscape screening for the electrical transformer shall be maintained in a neat, clean, and healthful condition. Dead or dying landscape screening material shall be replaced in accordance with the project's approved landscape plan **within 10 business days.**"
- Condition #4 was amended to read: "Enclosure components including the decorative block wall, "Knotwood" slats and metal frame, shall be maintained per the manufacturer's specifications. Damaged or non-functioning enclosure components shall be replaced **within 10 business days.**"
- Condition #5 was added to read: "If additional noise impacts occur, the applicant shall submit to the Planning Division a plan for implementation of sound attenuation techniques."

**Following discussion, it was moved by Commissioner Schaeffler, seconded by Commissioner Shieff, to approve MISC2023-0021 with the amended conditions. The motion carried unanimously with a 5-0 vote.**

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:** Community Development Director Jimenez provided an update on the Art in Public Places Program.

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** None

**ADJOURNMENT:** Chair Vachani adjourned the meeting at 8:21 p.m.

APPROVED:

ATTEST:

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Michael Vachani, Chair  
Monrovia Planning Commission

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Craig Jimenez, AICP, Secretary  
Monrovia Planning Commission