



CONVENE: Chair Vachani convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, December 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, Senior Planner John Mayer, Assistant City Attorney Chelsea Straus, and Administrative Assistant April Kea.

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

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

APPROVAL OF MINUTES: It was moved by Commissioner Stehura, seconded by Commissioner Austin, to approve the minutes of the November 15, 2023 regular meeting. The motion carried unanimously with a 6-0 vote.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Ordinance No. 2024-01 (Planning Commission Resolution No. 2023-0004) City of Monrovia, Applicant

Senior Planner John Mayer reviewed the staff report and presented the following revisions to Section 7 of proposed Ordinance No. 2024-01:

SECTION 7. Title 2 (Administration and Personnel), Chapter 2.56 (Development Review Committee), Section 2.56.030 (Powers) is hereby amended by modifying paragraph **(D) by deleting duplex and multiple-family developments from the Development Review Committee's neighborhood compatibility design review and** (H), to exclude residential development projects from the review of Grading Permits by the Development Review Committee to read as follows (new text is underlined; **deletions are indicated by strikethrough**):

“(D) Neighborhood compatibility design review.

(1) The Committee shall review site plans and elevations and approve, approve with conditions or deny applications or make recommendations on applications that will be forwarded to the Planning Commission with respect to the design review criteria contained below.

(a) Single-family residential. Neighborhood compatibility design review shall be conducted pursuant to § 17.12.005 of this code.

(b) Duplex, multiple-family, office, commercial and industrial.

“(H) Grading permits. The Committee shall review grading permits for non-residential development projects to assure that the proposed grading permits will maintain finished grade height compatibility with adjacent lots and not be environmentally detrimental.

In addition, staff answered questions of the Planning Commission regarding:

- whether data exists indicating that the CUP review process adversely impacts multi-family residential development pertaining to increased costs and approval timeframes;
- whether the State issued a hard deadline to implement the proposed amendment;
- whether the Planning Commission would be reviewing multi-family development projects moving forward;
- whether staff will have the ability to review multi-family developments projects to ensure that the proposed objective design standards are being followed;
- whether the public would be able to submit public comments regarding multi-family development projects moving forward; and
- whether Accessory Dwelling Units (ADUs) will be required to follow the proposed objective standards regarding building entrance design.

Chair Vachani opened the public hearing.

Public Input:

1. Jodyne Wood, Monrovia resident, expressed concerns regarding the proposed elimination of public notification and the community's future inability to submit public comments regarding multi-family residential developments.

Chair Vachani closed the public hearing.

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

- whether a provision could be added to the proposed Ordinance to require neighborhood notification and public comment opportunity for multi-family development proposals;
- whether amendments such as these are occurring simultaneously throughout the State;
- whether staff knows if any cities are pushing back on this requirement;
- whether the elimination of the multi-family CUP review requirement would prevent the public from asking staff for information regarding proposed developments;
- whether the City is doing the minimum or exceeding the State's Housing Accountability Act requirement; and
- whether single-family development would still require noticing in accordance with the City's Neighborhood Compatibility Ordinance.

Following discussion, it was moved by Commissioner Schaeffler, seconded by Commissioner Austin, to adopt Planning Commission Resolution No. 2023-0004, recommending approval of Ordinance No. 2024-01 to the City Council with the revised language. The motion carried unanimously with a 6-0 vote.

ADMINISTRATIVE REPORTS: None

COMMUNITY DEVELOPMENT DIRECTOR REPORT: Community Development Director Jimenez reported on the following:

- January 2024 Planning Commission meeting cancellation;
- Notice of Preparation (NOP) for the 701 South Myrtle Avenue project and the Oak Park project; and
- Art in Public Places (AIPP) tree ornament.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: Chair Vachani adjourned the meeting at 8:18 p.m.

APPROVED:

ATTEST:

Michael Vachani, Chair
Monrovia Planning Commission

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission