



AGENDA

MONROVIA PLANNING COMMISSION

Regular Meeting of the Monrovia Planning Commission
Monrovia City Hall
415 South Ivy Avenue
Wednesday, April 12, 2017

Staff reports or other written documentation relating to each proposed item of business on the Agenda presented for consideration by the Planning Commission are on file in the Community Development Department

CONVENE Commission Chair Winn

PLEDGE OF ALLEGIANCE Commissioner Scott Austin

ROLL CALL Commission Chair Winn, Commissioners Austin, Beebe, McClellan, Parrague, Parry, Rose

APPROVAL OF MINUTES Unadopted Minutes of the February 15, 2017, Regular Meeting

PUBLIC INPUT

At this time, citizens who wish to speak on any City business not on the Agenda that is within the purview of the Planning Commission may approach the podium on a first come, first served basis. Please state your name for the record. By State Law, the Commission may not discuss or vote on items not on the Agenda.

PUBLIC HEARINGS

PH-1 **Conditional Use Permit CUP2017-03**
Foothill Unity Center – Applicant, Betty McWilliams
790 West Chestnut Avenue

Request: Allow a non-profit organization to occupy an existing building to provide services to low-income and homeless families who reside in Monrovia and several other communities throughout the San Gabriel Valley. This property is located in the PD 3 (Planned Development-Area 3) Zone. Determine that the project is Categorically Exempt (Class 1) from the California Environmental Quality Act (CEQA).

Recommendation: Close the public hearing and approve CUP2017-03 pursuant to the recommendations in the Staff Report.

PH-2 **Tentative Parcel Map No. 74963**
World Vision International – Applicant, Vahak Agojian
800 and 790 West Chestnut Avenue

Request: Subdivide 3.17 acres of land into two parcels creating a 1.4 acre parcel and a 1.77 acre parcel. Current improvements will be retained, which includes two office/industrial buildings and a parking lot. Each proposed parcel will contain one of the existing buildings and a portion of the parking lot that will be mutually used by both. This property is located in the PD-3 (Planned Development – Area 3) Zone. Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Close the public hearing and approve TPM 74963 pursuant to the recommendations in the Staff Report.

ADMINISTRATIVE REPORTS

COMMUNITY DEVELOPMENT DIRECTOR REPORT

- **Design Sensitive Multifamily Development Parking Strategies**

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS

ADJOURNMENT

NOTE: Decisions of the Planning Commission may be appealed to the City Council if filed in writing to the City Clerk within ten (10) days. (Note: Appeal Fee Required).

I hereby certify, under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the front entrance of City Hall not less than 72 hours prior to the meeting. Dated this 6th day of April 2017.



Sylvia C. Alvarez, Senior Administrative Assistant