



SPECIAL MEETING: Chair Schaeffler convened the Special Meeting of the Monrovia Planning Commission on Wednesday, October 9, 2019, at 7:30 p.m. in the City Council Chambers, 415 South Ivy Avenue, Monrovia, California, to receive an overview of the City Sales Tax Measure. In attendance were Commissioners Scott Austin, Robert McClellan, Cheryl Rose, Bill Shieff, and Chair Gary Schaeffler. Commissioner Bill Beebe and Vice Chair Keshia Carter-Bowen were excused. Chair Schaeffler adjourned the Special Meeting at 7:50 p.m.

CONVENE: Chair Schaeffler convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, October 9, 2019, 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, City Attorney Craig Steele, Senior Planner John Mayer, Assistant Planner Austin Arnold, and Planning Technician Vincent Gillespie.

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

ROLL CALL: In attendance were Commissioners Scott Austin, Robert McClellan, Cheryl Rose, Bill Shieff, and Chair Gary Schaeffler. Commissioner Bill Beebe and Vice Chair Keshia Carter-Bowen were excused.

APPROVAL OF MINUTES: It was moved by Commissioner Austin, seconded by Commissioner Rose to approve the minutes of the September 11, 2019 meeting. The motion carried unanimously.

PUBLIC INPUT: None.

PUBLIC HEARINGS:

PH-1 General Plan Amendment GPA2019-0001, Zoning Amendment ZA2019-0002, Tentative Parcel Map TPM 82736, and Conditional Use Permit CUP2019-0008 115-127 East Lime Avenue; Monrovia Lime, LLC, Applicant

Assistant Planner Austin Arnold presented the staff report and answered questions of the Planning Commission regarding the hours of operation for self-storage use, public art, proposed window coverings for the commercial storefronts on Lime Avenue, and fire safety and emergency response access.

Chair Schaeffler opened the public hearing.

Public Input:

1. Timur Tecimer, applicant, made himself available for questions.
2. Linda Bartly, self-storage business and property manager responded to questions about vehicle loading and truck access from the alley.

Chair Schaeffler closed the public hearing.

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

Following discussion, it was moved by Commissioner Austin, seconded by Commissioner Shieff, to adopt Planning Commission Resolutions PCR2018-0006, PCR2019-0007, and PCR2019-0008 recommending approval of Zoning Ordinance and Map Amendment Ordinance Number 2019-09, GPA2019-0001, ZA2019-0002, TPM 82736, and CUP2019-0008 to the City Council as presented. The motion carried with a 5-0 vote.

**PH-2 127 Pomona Specific Plan – Zoning Amendment ZA2018-0004, Specific Plan SP2019-0001, General Plan Conformity GPC2019-0002, Tentative Parcel Map TPM 82520, and Conditional Use Permit CUP2018-0016
123 West Pomona Avenue (APN: 8507-002-034 and 8507-002-035), 137 West Pomona Avenue (APN: 8507-002-033), 141 West Pomona Avenue (APN: 8507-002-039), 145 West Pomona Avenue (APN: 8507-002-038), 1528 South Primrose Avenue (APN: 8507-002-907), and 1532 South Primrose Avenue (APN: 8507-002-908); Fifield Realty Corporation, Applicant**

Senior Planner John Mayer presented the staff report and answered questions of the Planning Commission regarding the height of the building in relation to the freeway and traffic impact fees.

Chair Schaeffler opened the public hearing.

Public Input:

1. Kevin Farrell, applicant, thanked staff for their help and explained the nature of the development and mix of uses.
2. Brian Flynn, Supporters Alliance for Environmental Responsibility (SAFER) spoke with concerns regarding the Mitigated Negative Declaration's analysis of indoor air quality and other health hazards.
3. Jimmy Elrod, Southwest Regional Council of Carpenters had concerns with the presence of hazardous materials and the application of the density bonus law.

Following discussion, it was moved by Commissioner McClellan, seconded by Commissioner Austin, to close the public comment period on the Mitigated Negative Declaration and continue the public hearing for ZA2018-0004, SP2019-0001, GPC2019-0002, TPM 82520, and CUP2018-0016 to a Special Meeting of the Planning Commission on October 29, 2019 at 7:30 p.m. in the City Council Chambers. The motion carried with a 5-0 vote.

ADMINISTRATIVE REPORTS:

AR-1 Nominations to Board of Appeals

Community Development Director Craig Jimenez presented the staff report.

Following Discussion, it was moved by Commissioner Austin, seconded by Commissioner Rose, to nominate Bill Beebe, Robert McClellan, and Scott Austin to serve on the Board of Appeals pursuant to Ordinance Number 2019-06. The motion carried with a 5-0 vote.

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

- Ethics Training
- National Community Planning Month
- Development Update

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None.

ADJOURNMENT: Chair Schaeffler adjourned the meeting at 9:13 p.m.

APPROVED:

ATTEST:

Gary Schaeffler, Chair
Monrovia Planning Commission

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission