



CONVENE: Chair Schaeffler convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, November 13, 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 Steel, Assistant Planner Austin Arnold, and Planning Technician Brenda Quezada.

PLEDGE OF ALLEGIANCE: Commissioner Robert McClellan led the pledge of allegiance.

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

APPROVAL OF MINUTES: It was moved by Commissioner McClellan, seconded by Commissioner Shieff to approve the minutes of the October 9, 2019 Regular meeting. It was moved by Commissioner McClellan, seconded by Commissioner Shieff to approve the minutes of the October 29, 2019 Special meeting. The motion carried unanimously.

PUBLIC INPUT: None.

PUBLIC HEARINGS:

PH-1 127 Pomona Specific Plan – Zoning Amendment ZA2018-0004, Specific Plan SP2019-0001, General Plan Conformity GPC2019-0002, Vesting Tentative Parcel Map TPM 82520, and Conditional Use Permit CUP2018-0016 for the properties at 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; Continued

Chair Schaeffer announced that the item is being continued.

It was moved by Commissioner Shieff, seconded by Commissioner McClellan, to continue the public hearing to the regular Planning Commission meeting on December 11, 2019. The motion carried with a 5-0 vote.

PH-2 Conditional Use Permit CUP2017-09 (Amendment) and Conditional Use Permit CUP2019-0014, 235 West Maple Avenue (APN: 8508-005-017 and 8508-005-018); Wingwalker Brewing, LLC (David Robkin), Applicant

Assistant Planner Austin Arnold presented the staff report and answered questions of the Planning Commission.

Chair Schaeffler opened the public hearing.

Public Input:

1. David Robkin, applicant, spoke in favor of the project and answered questions of the commission.

Chair Schaeffler closed the public hearing.

The Planning Commission discussed various aspects of the application, including a recommendation to remove CUP2019-0014 Condition of Approval No. 5 in its entirety to allow the exterior doors to be open during live entertainment performances given that residential uses are not located in the immediate vicinity.

Following discussion, it was moved by Commissioner Beebe, seconded by Commissioner Shieff to approve CUP2017-09 (Amendment) and CUP2019-0014 with amended conditions. Specifically, CUP2019-0014 Condition of Approval No. 5 was removed in its entirety.

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.

PH-3 General Plan Amendment GPA2019-0003 and Zoning Ordinance and Map Amendment ZA2019-0003 for the properties located in the city block bound by South Mayflower Avenue to the west, South Magnolia Avenue to the east, West Evergreen Avenue to the north, and the Metro Railway to the south; and the Alexan Foothills Specific Plan SP2019-0002; Vesting Tentative Parcel Map No. 82326; Conditional Use Permit COP2019-0013; and General Plan Conformity Findings for the properties located at 1607, 1625, and 1631 South Magnolia Avenue (APN: 8507-006-035, 8507-006-041, and 8507-006-042); 1541 South Dale Drive (APN: 8507-006-044); and 340, 410, and 418 West Evergreen Avenue (APN: 8507-006-016, 8504-006-043, 8507-006-022, and 8507-006-024). City of Monrovia, Applicant (General Plan and Zoning Amendment); Trammell Crow Residential (Alec Schiffer), Applicant (Alexan Foothills Specific Plan and Development

Chair Schaeffer announced that the item is being continued.

It was moved by Commissioner Beebe, seconded by Commissioner McClellan, to continue the public hearing the regular Planning Commission meeting on January 15, 2020. The motion carried with a 5-0 vote.

PH-4 Arroyo at Monrovia Station Specific Plan, Environmental Impact Report; Planning Commission Resolution 2019-0015, Zoning Amendment ZA2019-0005/Ordinance No. 2019-11 (Planning Commission Resolution PCR2019-0016), Specific Plan SP2019-0004 (Planning Commission Resolution PCR2019-0017), Vesting Tentative Tract Map 82517; Conditional Use Permit CUP2019-0016; General Plan Conformity GPC2019-0004 for the properties located at 202, 206, 210, 212, 216, 220, 224, 228, 234, and 238 West Evergreen Avenue, and 1551 South Primrose Avenue and 1610 South Magnolia Avenue (Assessor's Parcel Numbers [APN] 8507-002-011, -012, 014, 015, 017, 018, 019, 020, 022, 023, 036, 037); Evergreen Investment Partners, LLC C/O MW Investment Group, LLC

Planning Manager Sheri Bermejo presented the staff report and answered questions of the Planning Commission.

Chair Schaeffler opened the public hearing and first took comment on the Draft Environmental Impact Report (DEIR), then on the project entitlement requests.

Public Input on the Environmental Impact Report:

1. Brian Flynn, a representative on behalf of the Supporters Alliance for Environmental Responsibility (SAFER), spoke with concerns about the DEIR and requested that the item be continued.

2. Matt Waken, applicant, thanked staff and spoke in regards to responding accordingly to correspondence from SAFER.

Public Input on the Project Entitlement Requests:

1. Juan Banuelos, resident, spoke in favor of the project.
2. Brad Ratliff, father of a resident, spoke in favor of the project.

It was moved by Commissioner Beebe, seconded by Commissioner Carter-Bowen, to close the public review and comment period on the DEIR and continue the public hearing to the regular Planning Commission meeting on December 11, 2019. The motion carried with a 5-0 vote.

ADMINISTRATIVE REPORTS: None.

COMMUNITY DEVELOPMENT DIRECTOR REPORT: None.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None.

ADJOURNMENT: Chair Schaeffler adjourned the meeting at 8:15 p.m.

APPROVED:

ATTEST:

Gary Schaeffler, Chair
Monrovia Planning Commission

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission