



**CONVENE:** Chair Schaeffler convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, December 11, 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, Planning Technician Vincent Gillespie, and Planning Technician Brenda Quezada.

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

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

**APPROVAL OF MINUTES:** It was moved by Commissioner Beebe, seconded by Commissioner Shieff to approve the minutes of the November 13, 2019 meeting. The motion carried with a 5-0 vote with the correction of Condition of Approval #5 omitted from CUP2019-0014. Commissioners Austin and Rose abstained.

**PUBLIC INPUT:** None.

**PUBLIC HEARINGS:**

**PH-1 127 Pomona Specific Plan, Mitigated Negative Declaration (Planning Commission Resolution PCR2019-0003); Zoning Amendment ZA2018-0004 (Planning Commission Resolution PCR2019-0004); Specific Plan SP2019-0001 (Planning Commission Resolution PCR2019-0005); 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)**

Senior Planner John Mayer presented the staff report and answered questions of the Planning Commission. He also recommended amending Condition Number 2a on Data Sheet 2 to read as follows: "Applicant shall dedicate a half width of 30 feet for Primrose and Evergreen Avenue along their entire frontage. Additional dedications are needed at the corners for ADA Ramps: at the South East corner of Evergreen Avenue and Primrose Avenue and at the North East corner of Pomona Avenue and Primrose Avenue."

Commissioner Beebe and Vice Chair Carter-Bowen announced that they were unable to attend the October 9, 2019 meeting, but both watched a televised recording of the meeting in order to prepare for this public hearing.

Chair Schaeffler opened the public hearing.

Public Input:

1. Kevin Farrell, President of Fifield Realty Corporation, spoke in favor of the project and thanked staff.

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 Chair Schaeffler, to adopt General Plan Conformity GPC2019-0002 and adopt Planning Commission Resolutions PCR2019-0003, PCR2019-0004, and PCR2019-0005 recommending approval of Tentative Tract Map No. 82520 and Conditional Use Permit CUP2018-0016 with an amendment to Condition Number 2av) on Data Sheet 2 to read as follows:**

**“Applicant shall dedicate a half width of 30 feet for Primrose and Evergreen Avenue along their entire frontage. Additional dedications are needed at the corners for ADA Ramps: at the South East corner of Evergreen Avenue and Primrose Avenue and at the North East corner of Pomona Avenue and Primrose Avenue.”**

The motion carried with a 7-0 vote.

**PH-2 Arroyo at Monrovia Station Specific Plan, Environmental Impact Report (Planning Commission Resolution PCR2019-0015); Zoning Amendment ZA2019-0005/Ordinance No. 2019-11 (Planning Commission Resolution PCR2019-0016); Specific Plan SP2019-0004 (Planning Commission Resolution PCR2019-0017); General Plan Conformity GPC2019-0004; Vesting Tentative Tract Map 82517; and Conditional Use Permit CUP2019-0016 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 Investments Group, LLC, Applicant (Continued)**

Chair Schaeffler announced that the item is being continued.

**It was moved by Commissioner Austin, seconded by Commissioner Carter-Bowen, to continue the public hearing to the regular Planning Commission meeting on January 15, 2020 at 7:30 p.m.**

**PH-3 Conditional Use Permit CUP2019-0018, 431 West Lemon Avenue; Luis Cortez, C.B. Home Design, Applicant**

Planning Technician Vincent Gillespie presented the staff report and answered questions of the Planning Commission regarding landscaping and privacy impacts.

Chair Schaeffler opened the public hearing.

Public Input:

1. German Cortez, applicant, agreed to provide a landscaping plan to create privacy for neighbor.

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 Beebe, seconded by Commissioner Rose, to approve Conditional Use Permit CUP2019-0018 with Conditions of Approval, specifically to amend Condition Number 15e on Data Sheet 1 to read as follows: “Landscape shall be designed to minimize privacy impacts to the neighbors”.**

**The motion carried with a 7-0 vote.**

**PH-4 General Plan Amendment GPA2020-001 (Resolution No. 2020-01) Zone Change ZC2020-0001 (Ordinance No. 2020-01); General Plan Conformity GPA2019-006; Planning Commission Resolutions PCR2019-0019; PCR2019-0020; APN 8503-001-020 and APN 8503-016-009, City of Monrovia, Applicant**

Chair Schaeffler recused himself from the meeting agenda item as he resides within 500 feet of the property.

Community Development Director Craig Jimenez presented the staff report and answered questions of the Planning Commission.

Vice Chair Carter-Bowen opened the public hearing.

Public Input:

1. John Jogminas, resident, spoke with concerns regarding alleyway access to the public.
2. Joe Trentalange, resident, spoke with concerns regarding alleyway access, signage, and the property's use as public trails.

Vice Chair Carter-Bowen closed the public hearing.

The Planning Commission discussed various aspects of the application and asked additional questions of staff. The Commission recommended that the City explore the necessity of the alley.

**Following discussion, Commissioner Austin, seconded by Commissioner Beebe, moved to approve Planning Commission Resolutions PCR2019-0019 and PCR2019-0020. The motion carried with a 6-0 vote.**

**ADMINISTRATIVE REPORTS:** None.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:** Community Development Director Jimenez provided a development update and announced that that this would be Commissioner Beebe's last Planning Commission Meeting with the City.

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** None.

**ADJOURNMENT:** Chair Schaeffler adjourned the meeting at 9:45 p.m.

APPROVED:

ATTEST:

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Gary Schaeffler, Chair  
Monrovia Planning Commission

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Craig Jimenez, AICP, Secretary  
Monrovia Planning Commission