

MONROVIA PLANNING COMMISSION AGENDA

City Council Chambers
415 South Ivy Avenue, Monrovia, California 91016



Jhaila R. Brown
Chair

Cheryl Rose
Vice-Chair

Scott Austin
Commissioner

Lyle Janicek
Commissioner

Gary Schaeffler
Commissioner

Aaron Stehura
Commissioner

Michael Vachani
Commissioner

Welcome to the Monrovia Planning Commission Meeting Wednesday, November 12, 2025, 7:30 PM

Thank you for participating in tonight's meeting. The Planning Commission encourages public participation, and invites you to share your views on City business that falls within its purview.

MEETINGS: Regular Meetings of the Planning Commission are held on the first Wednesday following the second Tuesday of each month at 7:30 PM in the City Council Chambers.

AGENDA PACKETS: A full Planning Commission agenda packet with all backup information is available at City Hall in the Community Development Department and on the City's website at www.monroviaca.gov. Copies of individual Agenda Reports are available via email upon request to planning@monroviaca.gov. Documents distributed to a majority of the Planning Commission after the posting of this agenda will be available for review at the Community Development Department, 415 South Ivy Avenue, Monrovia, California and on the City's website.

RECORDING: Community Media of the Foothills (KGEM) shows both live broadcasts and replays of Planning Commission Meetings on cable television and over the Internet at www.kgem.tv. Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice.

CITIZEN PARTICIPATION: Your participation is welcomed and invited at all Planning Commission meetings. Time is reserved at each regular meeting for those in the audience who wish to address the Commission. The City requests that persons addressing the Planning Commission refrain from making personal, slanderous, profane or disruptive remarks.

TO ADDRESS THE PLANNING COMMISSION simply approach the podium when the Chair asks for those who wish to speak, and state your name for the record. Please provide the Commission Clerk with a copy of any written materials you wish the Commission Secretary to distribute to the Planning Commission.

MATTERS NOT ON THE AGENDA should be presented during the time designated as "PUBLIC INPUT." By State law, the Planning Commission may not discuss or vote on items not on the agenda.

MATTERS ON THE AGENDA: If you wish to address the Planning Commission on a matter on the agenda, please wait until the Chair opens the public hearing or calls for public comment on that matter. For public hearings and appeals, the applicant is invited to speak first, followed by those who support the project, then those who have concerns or oppose the project. The applicant is then given the opportunity to rebut. Appellants will be afforded the same opportunities as applicants.

AGENDA ITEMS: The Agenda contains the regular order of business of the Planning Commission. Items on the Agenda have generally been reviewed and investigated by the City Staff in advance of the meeting so that the Planning Commission can be fully informed about a matter before making its decision.



In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the Community Development Department at 932-5565. Please notify the Community Development Department at least seventy-two hours prior to the meeting so that reasonable arrangements can be made to ensure accessibility. Council Chambers is equipped with audio equipment for the hearing impaired, and is wheelchair accessible.





AGENDA MONROVIA PLANNING COMMISSION

Regular Meeting of the Monrovia Planning Commission
Monrovia City Hall
415 South Ivy Avenue
Wednesday, November 12, 2025, 7:30 PM

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 Chair Brown

PLEDGE OF ALLEGIANCE Commissioner Austin

ROLL CALL Commissioners Austin, Janicek, Rose, Schaeffler, Stehura, Vachani, Chair Brown

APPROVAL OF MINUTES
None

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 [Variance Requests; VAR2025-0001 and VAR2025-0002,](#)
[Minor Exceptions; ME2025-0010, ME2025-0011, and ME2025-0018, and](#)
[Design Review; DR2025-0018](#)
113 South Mountain Avenue, Khaty Damlakyan, Applicant

Request: Applicant is requesting two Variances to allow a maximum Floor Area Ratio of 57% in lieu of 40%, and a front yard setback of 9 feet in lieu of 25 feet, two Minor Exceptions to allow a north side yard setback of 3 feet in lieu of 5 feet on the ground floor and a rear yard setback of 16 feet in lieu of 20 feet, a Minor Exception to allow a driveway back-up clearance of 10 feet in lieu of 25 feet, and a Level "6" Neighborhood Compatibility Design Review for the construction of a 1,433 square foot, two-story single-family residence. The property is located at 113 South Mountain Avenue in the PD-2 (Planned Development – Area 2) zone.

Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

PH-2 [Environmental Impact Report \(EIR\) Certification / Resolution No. 2025-0004, General Plan Amendment GPA2025-0002 / Resolution No. 2025-0005, Specific Plan SP2025-0002 / Resolution No. 2025-0006, Zoning Amendment ZA2025-0001 / Resolution No. 2025-0007, Vesting Tentative Parcel Map TPM2025-0002, and Conditional Use Permit CUP2025-0010](#)
701 South Myrtle Avenue, BGB Myrtle, LLC (Scott Griggs), Applicant

Request: Applicant is requesting approval for a proposed Specific Plan (701 South Myrtle Specific Plan) and development project at 701 South Myrtle Avenue. The project includes a five-story mixed-use building with 204 apartment units (including 20 affordable units), 2,370 square feet of commercial space, a fitness center, and 1.5 levels of subterranean parking. The application includes a request for a General Plan Amendment to change the Project site's General Plan Land Use designation from Office/Research and Development/Light Manufacturing (O/RD/LM) to Planned Development Area (PD) and to establish a base density of up to 105 dwelling units per acre, as the existing designation does not include a residential density standard. The project also requires the adoption of the 701 South Myrtle Specific Plan to establish a site-specific zoning regulations and development standards, and a Zoning Code and Map Amendment to change the Project site's zoning classification from O/RD/LM to PD-29 (Planned Development Area 29). In addition, the applicant requests approval of a Vesting Tentative Parcel Map

to consolidate two existing parcels (APNs 8516-033-030 and 8516-033-031) into one legal lot, and the approval of Conditional Use Permit for new construction over 10,000 square feet and to permit certain types of commercial and nonresidential uses on the ground floor.

A [Draft Environmental Impact Report](#) was prepared for the project and was distributed for a 45-day public review and comment period from July 3 to August 18, 2025.

Recommendation: Adopt Planning Commission Resolution Nos. PCR2025-0004, PCR2025-0005, PCR2025-0006, and PCR2025-0007, recommending City Council certification of the Environmental Impact Report (State Clearinghouse No. 2023120051), approval of General Plan Amendment GPA2025-0002, adoption of the 701 South Myrtle Avenue Specific Plan (SP2025-0002), approval of Zoning Amendment ZA2025-0001, and recommendation of approval for Tentative Parcel Map No. 085041 and Conditional Use Permit CUP2025-0010

ADMINISTRATIVE REPORTS

None

COMMUNITY DEVELOPMENT DIRECTOR REPORT

- Development Updates

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 November, 2025.

April Kea, Management Assistant