



**MINUTES OF THE SPECIAL MEETING OF THE  
MONROVIA PLANNING COMMISSION  
HELD WEDNESDAY, OCTOBER 11, 2017, 7:30 P.M.**

**CONVENE:**

Acting Chair Rose convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, October 11, 2017, at 7:30 p.m. in the City Council Chambers. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Assistant Planner Teresa Santilena, Planning Technician Austin Arnold, Management Analyst Diane Delmatoff, and Assistant City Attorney Carol Lynch.

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

**ROLL CALL:** In attendance were Commissioners Austin, Beebe, McClellan, Schaeffler, and Acting Chair Rose. Commissioner Winn and Chair Parry were excused.

**APPROVAL OF MINUTES:** Commissioner Schaeffler moved to approve the minutes of the September 12, 2017, meeting, seconded by Acting Chair Rose. The motion carried on a voice vote with Commissioners Austin and Beebe abstaining.

**PUBLIC INPUT:** None

**PUBLIC HEARINGS:**

**PH-1 Conditional Use Permit CUP2017-09; 235 West Maple Avenue, Applicant, Wingwalker Brewing, LLC (David Robkin)**

Austin Arnold gave the staff report. There were questions about the maximum building occupancy, the number of parking spaces provided, the size of the pours, and what an ABC Type 23 Brewery license allows. The Building Official will determine the maximum building occupancy based on the approved plans. Based on the proposed business operation, 17 parking spaces are required and 18 spaces will be provided. The tasting room operation will not begin until 5:00 pm, when most of the other businesses in the area close. There will be ample street parking available. A Type 23 Brewery License restricts a business' beer production to a maximum of 60,000 barrels per year.

Acting Chair Rose opened the public hearing.

The applicant David Robkin and Real Estate Agent Mike Lanzarotta spoke on behalf of the item. No one else spoke in favor or with concerns. Acting Chair Rose closed the public hearing. The Commission discussed the item further.

Commissioner Beebe moved to approve CUP2017-09, seconded by Commissioner Austin. The motion carried on the following vote:

AYES: Austin, Beebe, McClellan, Rose, Schaeffler  
NOES: None  
ABSTAIN: None  
ABSENT: Parry, Winn

**PH-2 Conditional Use Permit CUP2017-08 and Minor Exception ME2017-16; 609 West Olive Avenue, Applicant, Minghua Na**

Teresa Santilena gave the staff report. The Commission had questions about the outdoor parking and the results of the Development Review Committee (DRC) meeting. The outdoor parking setback from the property line is less than 5' in order to allow enough room for backing up. There were concerns voiced by the neighbors at the DRC meeting, and there were additional conditions added to balance the property owner's rights with the potential impacts to the neighbors. The average height of a one-story house is between 18 – 20 feet and this project proposes a building height of 23' 10." A two-story home is permitted by right in the zone. Acting Chair Rose opened the public hearing.

The architect Katie Shue was available to answer questions. She stated that they talked to the neighbors about their concerns and took the issue of privacy into consideration when designing the window placement. No one else spoke in favor.

Christopher Jones, Frank Holmes, and Florence Holdrige spoke with concerns about the project. The concerns voiced were:

- Will the new block wall match the wall on the north property line?
- Will the front unit be upgraded? – If not, it will be out of place with the new unit.
- There are privacy issues with the upstairs windows.
- Concern was expressed about experimenting with open parking spaces instead of requiring them in a garage.
- There is a lack of street parking.

The project architect spoke again and said that they incorporated stucco and created a similar roofline to match the front unit. They will repaint the front unit to match the back one. The upstairs windows cannot be smaller because of building code egress regulations, but they can plant mature trees to mitigate privacy issues.

Acting Chair Rose closed the public hearing. Craig Jimenez noted that with the added DRC condition, which prohibits any storage in the open parking spaces, the City has a tool for enforcement. Commissioner Beebe stated that in this zone a second unit and a two-story home is allowed by right. The applicant has agreed to add additional landscaping, which can be added as a condition. Commissioner McClellan said that this should be treated as a single project from the sidewalk to the back of the property. The front house should be upgraded.

Based on the direction of the Commission, Data Sheet 1 was amended with the following conditions:

The windows on the second story of the north elevation shall be of an opaque material, subject to review and approval by City Staff.

The front structures shall be revised to include additional materials, such as siding and new paint, to match the new unit on the property, subject to review and approval by City Staff.

Additional mature landscaping shall be planted along the north, west, and east property lines to enhance privacy subject to review and approval by City Staff.

Commissioner Beebe moved to approve CUP2017-08 and Minor Exception ME2017-16, as amended, seconded by Commissioner Schaeffler. The motion carried on the following vote:

AYES: Austin, Beebe, McClellan, Rose, Schaeffler  
NOES: None  
ABSTAIN: None  
ABSENT: Parry, Winn

**ADMINISTRATIVE REPORTS:** None

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:**

Craig Jimenez gave a Bricks & Mortar presentation on Planned Development Area 12 (Station Square Transit Village) development standards.

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** None

**ADJOURNMENT:** 9:37 p.m.