



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, DECEMBER 13, 2017, 7:30 P.M.**

CONVENE: Chair Parry convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, December 13, 2017, at 7:30 p.m. in the City Council Chambers. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, and Assistant Planner Teresa Santilena, Management Analyst Diane Delmatoff, and Assistant City Attorney Carol Lynch.

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

ROLL CALL: In attendance were Commissioners Austin, Beebe, McClellan, Schaeffler, Winn, and Chair Parry. Commissioner Rose was absent.

APPROVAL OF MINUTES: Commissioner Austin moved to approve the minutes of the October 11, 2017 meeting, seconded by Commissioner Schaeffler. The motion carried on a voice vote with Commissioner Winn and Chair Parry abstaining.

PUBLIC INPUT: None.

PUBLIC HEARINGS:

PH-1 Tentative Parcel Map TPM770940; 1408 South Alta Vista Avenue, Applicant, PDS Studio, Inc., Philip Chan

Teresa Santilena gave the staff report. Commissioner Winn asked for clarification regarding the covered deck that serves to satisfy the open space requirement, and if could be presumed to be enclosed by the way the building footprints are shown on the parcel map. Staff clarified that the project conditions require that this area remain unenclosed.

Chair Parry opened the public hearing. Jason (?), the civil engineer with EGL Associates, spoke on behalf of the project. He stated that they were in agreement with all of the conditions of approval. No one else spoke on behalf or with concerns.

Commissioner Beebe moved to close the public hearing and approve Tentative Parcel Map TPM77090, seconded by Commissioner Winn. The motion carried on the following vote:

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

PH-2 Conditional Use Permit CUP2016-17 (Amendment); 504 South Myrtle Avenue, Applicant, Barbell Investments, Inc., Joe Kouchakian

This application was withdrawn by the applicant. No further action by the Planning Commission is required.

ADMINISTRATIVE REPORTS: None

AR-1 General Plan Conformity GPC2017-02; 159 El Norte, Applicant, City of Monrovia

Commissioner Schaeffler had a conflict and recused himself.

Teresa Santilena gave the staff report. She explained that a new owner is interested in developing the property. The City Engineer, Brad Merrell, looked at the intersection and believes that this is the best situation. The dedication of property to the City relieves the property owner of future liability.

Commissioner Austin moved to find that the proposed dedication is in conformity with the General Plan, seconded by Commissioner McClellan. The motion passed unanimously on a voice vote.

Commissioner Schaeffler returned to the meeting.

Community Development Director Craig Jimenez requested to take the Bricks & Mortar presentation on the California Environmental Quality Act (CEQA) out of order on the agenda to provide additional background for AR-2.

AR-2 City Council Resolution No. 2018-01; Citywide, Applicant, City of Monrovia

Teresa Santilena gave the staff report. The Commission discussed the item.

Commissioner Winn moved to recommend that the City Council Adopt Local CEQA Guidelines and repeal Resolution 93.06, seconded by Commissioner Austin. The motion passed unanimously on a voice vote.

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

Craig Jimenez gave brief overviews of the following items:

- Discussion of potential change in regulations of tattoo businesses in Old Town.
- 2018 Preview

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:

The Commission wished everyone happy holidays.

ADJOURNMENT: 9:00 PM