



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, JANUARY 10, 2018, 7:30 P.M.**

CONVENE: Chair Parry convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, January 10, 2018, at 7:30 p.m. in the City Council Chambers. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Associate Planner Nancy Lee, Management Analyst Diane Delmatoff, and Assistant City Attorney Carol Lynch.

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

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

APPROVAL OF MINUTES: Commissioner Beebe moved to approve the minutes of the December 13, 2017 meeting, seconded by Commissioner Austin. The motion carried on a voice vote with Commissioner Rose abstaining.

PUBLIC INPUT: None.

PUBLIC HEARINGS:

PH-1 Conditional Use Permit CUP2018-01; 1216 Royal Oaks Drive, Applicant, Santa Teresita, Inc.

Nancy Lee gave the staff report. Commissioner Winn asked for clarification regarding Planning Condition # 8, which states "Any property boundary lines that run through a building shall be moved to eliminate that nonconformity to the satisfaction of the City Engineer prior to the issuance of building permits." He asked if this would impact required parking areas for the development and the City boundary lines. Craig Jimenez stated that the Specific Plan covers both sites and that it would not affect parking areas or boundary lines.

Chair Parry opened the public hearing. No one spoke on behalf or with concerns about the project. There was some discussion about Phase 1 and about using drought tolerant plants. Chair Parry asked if there was emergency access from Sierra Terrace. Staff confirmed that emergency access exists there. Commissioner Winn had a question about the required CEQA finding for project approval. Assistant City Attorney Lynch assured him that the project is in compliance with the Program Environmental Impact Report (EIR) that was certified on June 14, 2011 by the City of Duarte.

Commissioner Austin moved to close the public hearing and approve CUP2018-01, seconded by Commissioner Beebe. The motion carried on the following vote:

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

PH-2 Conditional Use Permit CUP2018-02; 410 South Fifth Avenue, Applicants, Wang Feng and Chen Ziaomin

Nancy Lee gave the staff report. Commissioner Beebe asked about the public hearing noticing. Notices were sent out to property owners within a 300 ft. radius from the project site, which included properties within the City of Arcadia. Commissioner Winn asked that staff ensure the roof conforms to the new green building codes.

Chair Parry opened the public hearing. The draftsman Armando Olguin thanked staff. No one else spoke in favor or with concerns. The Commission was happy that the project proposes only two units rather than the three that could be allowed.

Commissioner Winn moved to close the public hearing and approve CUP2018-02, seconded by Commissioner Schaeffler. The motion carried on the following vote:

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

ADMINISTRATIVE REPORTS: None

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

Craig Jimenez introduced Associate Planner Nancy Lee to the Commissioners.

He gave brief overviews of the following items:

- Avalon Monrovia Scoping Meeting
- Tattoo Regulations
- Cannabis Regulations

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:

Chair Parry noted that Old Town Monrovia is a premium location and that everyone should be willing to spend a little extra for that premium experience.

ADJOURNMENT: 8:23 PM