



**DRAFT MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, APRIL 11, 2018, 7:30 P.M.**

CONVENE: Chair Parry convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, April 11, 2018, 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 Austin led the pledge of allegiance.

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

APPROVAL OF MINUTES: Commissioner Winn moved to approve the minutes of the March 14, 2018 meeting, seconded by Commissioner Schaeffler. The motion carried on a voice vote with Commissioner Austin abstaining.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Conditional Use Permit CUP2018-05, 402-404 South Myrtle Avenue; Applicant, Joseph Friedman, Basin 142, LLC

Craig Jimenez gave the staff report. Commissioner Winn asked if the applicant was requesting live or amplified music. The applicant is not. There were also questions about the proposed outdoor seating on Lime Avenue.

Chair Parry opened the public hearing. The applicant spoke on behalf of the project. He said they were looking forward to coming to Monrovia and planned on having an upscale dining establishment. He also stated that they would probably not pursue the outdoor seating on Lime Avenue due to the sidewalk space limitations. No one else spoke in favor or with concerns.

Commissioner McClellan moved to close the public hearing and approve CUP2018-05, seconded by Commissioner Schaeffler. The motion carried on the following vote:

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

PH-2 Conditional Use Permit CUP2018-06, 723 East Huntington Drive; Applicant Veronica Becerra

Teresa Santilena gave the staff report. The Commission had questions about parking and the safety of children having to cross the parking lot. Commissioner McClellan suggested that a collection area be created and additional safety measures be added to the sidewalk area on the west side of the building. Commissioner Rose noted that the Huntington Oaks Shopping Center has a Chuck E Cheese with a similar parking situation and it works.

Chair Parry opened the public hearing. The applicant spoke on behalf of the project. She said that the facility will not have any gaming electronics. The focus of the business is to promote physical movement and social interaction. No one else spoke in favor or with concerns.

The Commission discussed the item further. They asked that the Development Review Committee (DRC) review safety concerns and then provide an update. They also recommended that Condition #2 be amended to read:

The pedestrian walkway in front of the proposed tenant space shall be improved with a curb and a pedestrian path of travel shall be delineated from the parking lot to the pedestrian walkway. The delineation shall consist of signage and/or striping to the satisfaction of the DRC along with safety improvements that will include a loading area and safe ingress and egress for children to and from the parking lot.

Commissioner Austin moved to close the public hearing and approve CUP2018-06 as amended, seconded by Commissioner Beebe. The motion carried on the following vote:

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

PH-3 Conditional Use Permit CUP2018-03 and Tentative Parcel Map TPM81343, 1224 South Alta Vista Avenue; Applicant, Kamen Lai

Austin Arnold gave the staff report. There was noticing sent to the surrounding property owners. Chair Parry opened the public hearing. The applicant spoke on behalf of the project. He said that they decided to put the driveway on the south side for better drainage and light. He also said that he surveyed the neighborhood to find the best architectural style to follow. He believes that Craftsman is the most appropriate.

The Commission discussed the item further. It was noted that the dripline around the protected Oak tree will not be hardscaped.

Commissioner Winn moved to close the public hearing and approve CUP2018-03, seconded by Commissioner Rose. The motion carried on the following vote:

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

PH-4 Conditional Use Permit CUP2018-04, 239 West Huntington Drive; Applicant Kayman Wong, Kaidence Group

Teresa Santilena gave the staff report. There were questions about the Traffic Impact Analysis. Commissioners Austin and Winn felt that it was not accurate. Ms. Santilena explained that the traffic consultant uses industry standards to come up with their traffic counts. They do not actually count the number of vehicles at the location. Commissioner Rose had concerns about the cars merging from Huntington and the alley. There were also concerns about cars queueing on Huntington Drive and the potential for too many cars turning left onto Magnolia Avenue from the alley creating traffic problems on Magnolia Avenue. Mr. Jimenez noted that staff looked at

the issues with the Starbucks at the Duarte location and worked with the applicant to mitigate those issues.

Chair Parry opened the public hearing. The applicant spoke on behalf of the project. He believes the Traffic Impact Analysis is very extensive and accurate. He stated that if there were issues with the queueing, such as cars lining up on Huntington Drive, Starbucks' staff would close off the entrance until the volume decreased. He also said that the use should not generate traffic, instead take advantage of the existing traffic.

Commissioner McClellan noted that this is a prime corner and suggested that the exposed queue line at the corner include landscaping consisting of a low hedge to block headlights. Mr. Jimenez explained that any issues could be brought to the DRC, which meets every two weeks. The DRC could require operational changes and possibly physical changes, but they could not shut down Starbucks without revoking the CUP. Chair Parry stated that he is not comfortable going forward without a good mitigation plan.

The applicant stated that no one would be happy if there were traffic issues. This drive-thru queue line can accommodate 11 cars, with space on site for 5 more. With their mobile order and pay application, the average time in line is 3 minutes. They do not foresee any problems. Starbucks is a traffic collector rather than a traffic generator.

Commissioner Winn said that his dentist is next to the Starbucks on Foothill and Madison and he has complained about cars blocking his office and stacking up on Madison from Foothill to the High School. Commissioner Winn is worried that more traffic exiting the site from the alley turning left on Magnolia will cause people to wait through numerous signals. He is also worried that people might part in the Pep Boys parking lot. Commissioner Austin reiterate his concerns about the veracity of the traffic study.

The Commission discussed the item further.

Commissioner Schaeffler moved to close the public hearing and approve CUP2018-04, seconded by Commissioner Beebe. The motion carried on the following vote:

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

ADMINISTRATIVE REPORTS: None

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

Craig Jimenez presented an update on upcoming development projects.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:

Chair Parry asked Mr. Jimenez to address the rumors of development in the Norumbega corridor. Mr. Jimenez stated that there are no plans for development in that area of Monrovia, but the City of Bradbury has a large project to the east of the area.

ADJOURNMENT: 10:14 PM