



**DRAFT MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, JUNE 13, 2018, 7:30 P.M.**

CONVENE: Chair Parry convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, June 13, 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 McClellan 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 April 11, 2018 meeting, seconded by Commissioner Austin. The motion carried on a unanimous voice vote. Commissioner Rose moved to approve the minutes of the May 9, 2018 meeting, seconded by Commissioner Schaeffler. The motion carried on a voice vote with Commissioner McClellan abstaining.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Appeal of a Decision of the Development Review Committee for Neighborhood Compatibility Design Review; DR2018-0005 (Appeal APL2018-001), 239 North Alta Vista Avenue: Applicants, Alan and Kathryn Morse

Sheri Bermejo gave the staff report. Commissioner McClellan asked if the provided streetscape visual is required on all projects. At this time it is not required. Staff has tried to balance additional submittal requirements with the potential cost to homeowners. Commissioner Winn stated that a photo simulation is a very useful tool and he expressed disappointment that this requirement did not make it onto the Ordinance.

Staff clarified that a demo permit is not issued until building plans are approved, but this property was declared a nuisance by DRC based on neighborhood complaints about its condition and the fact that coyotes were taking up residence at the property.

Chair Parry opened the public hearing. The Appellant, Alan Morse spoke in favor of the appeal. He believes that the house is too big for the neighborhood and that the documentation of compatibility presented at the DRC meeting was not adequate. He presented a written comments to the Commission and requested that the project be delayed.

Craig Jimenez said that the Zoning Ordinance grants certain rights to owners and it is a fine balance between individual rights and compatibility. This particular block has a wide variety of home sizes, which makes it challenging in regards to Neighborhood Compatibility.

The project applicant, Todd Bowden, stated that the processes in place are good. This proposal meets or exceeds every requirement. They reduced the size of the second story and planned out window placements so as to minimize privacy issues. This is a well thought out home design.

No one else spoke in favor or with concerns.

Commissioner Winn stated that all the protocols in place have been met. The intent of the new regulations was that larger lots could handle larger construction. Commissioner McClellan noted that the burden of the Commission is to balance the rights of the owner and neighbors. Craig Jimenez clarified that when the Commission went through the Neighborhood Compatibility process, there was a significant reduction in allowable house size.

Commissioner Schaeffler moved to close the public hearing, deny the appeal and uphold the Development Review Committee's decision, seconded by Commissioner Winn. The motion carried on the following vote:

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

PH-2 Ordinance No. 2018-03; Planning Commission Resolution No. PCR2018-03, Applicant, City of Monrovia

Nancy Lee gave the staff report. At this time, tattooing businesses are allowed in several zones in the city. There have not been any issues with signage. Commissioner Rose had concerns about overconcentration and other potential problems. Craig Jimenez reminded the Commission that the CUP process provides significant controls and if they became too numerous, the City Council could impose a moratorium.

Staff conducted a research of surrounding cities that allow this use and they did not report any enforcement problems. Signage would be controlled through the existing sign ordinance.

No one spoke in favor or with concerns.

Commissioner Austin moved to close the public hearing and adopt Resolution No. PCR2018-03, 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 Station Square South Specific Plan TPM78225, CUP2018-0008, SP2018-0001, MCA2018-0001, and GPC2018-0001, Applicant, Richman Group of California

Craig Jimenez gave a brief overview of Monrovia's long range plan that was established over 40 years ago. The consistency of that plan and the vision has been one of the keys to Monrovia's success. Additionally, the City has implemented new programs and policies to help alleviate potential impacts of new projects, including water, public services, traffic and parking concerns.

Sheri Bermejo gave the staff report. Commissioner Rose agreed with the recommendation that the transformer located in the pocket park needs to be placed underground. She also voiced concerns about the cumulative effect of future projects in regard to police, fire, and public services. Mr. Jimenez noted that the City is looking at all the upcoming projects in planning for those services. CEQA also requires consideration of cumulative impacts.

Commissioner Beebe asked if the project at 5th and Huntington is fully occupied. At this time it is about two-thirds full. Commissioner Winn asked about the park fee and if there is a timeline for the funds to be used. He stated the need for parks in this area. Mr. Jimenez responded that it is

the purview of the City Council on expenditures of park funds. There is a time frame for those funds to be spent.

Commissioner Austin asked for input from Police and Fire in regards to the impact of this development. Chief Dover stated that any new development has an impact, mainly on the response side. The city is adding a paramedic squad at station #2. These positions were already in the budget, they just hadn't been filled. Captain Harvey said that the recent developments north of Huntington Drive added approximately 75 more calls a year and he figures that this development will double that to 150. The department has adequate staff to handle the additional demand.

Chair Parry opened the public hearing. The applicant, Luke Daniels, President of the Richman Group, spoke on behalf of the project. He said that this was one of the best processes they had gone through. All of the units will be ADA compliant.

Commissioner Austin asked about the traffic study. The applicant said that in addition to the study they did a shadow car study.

A staff member from the VCA Animal Hospital on the corner of Duarte and Magnolia said she was very excited about the project and the fact that the area will be beautified. She is also glad that the apartments will allow up to two pets per unit.

Brenda Trainor, from Wonder Dog Ranch was happy to see the Developer's response to the community's comments.

Sari Canales from the Chamber of Commerce stated that it is a well thought out project. No one else spoke in favor or with concerns.

Chair Parry closed the public hearing. The Commission discussed the item further. Commissioner Winn said that he had met with Mr. Jimenez about a concern that he has regarding what the Commission and community are shown in the project illustrations. He feels that the illustrations for MODA do not really match what it actually looks like. He is happy that the illustrations for this project are more accurate.

Commissioner McClellan is impressed with the overall project. Commissioner Austin is concerned about water. The applicant stated that sustainability is very important to them. All landscaping will be on a drip system and all plumbing fixtures will be low flow. While they are not installing solar panels at this time, they are building the infrastructure so they can be installed in the future. Commissioner Schaeffler asked if 18 electric vehicle charging stations are adequate, and the applicant stated that by ULI standards it is.

Commissioner Winn is concerned that the pocket park will not be used and asked if the developer had flexibility to reconfigure the space. It is identified in the Specific Plan as public space, however, the issue can be revisited if needed.

Commissioner Austin moved to close the public hearing and adopt Resolution No. PCR2018-0001, find that the proposed street vacation and dedication of easements are in conformity with the General Plan, adopt Resolution No. PCR2018-0003, adopt Resolution No. PCR2018-0002 and recommend approval of TPM78225 and CUP2018-0008 to the City Council, seconded by Commissioner Winn. The motion carried on the following vote:

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

ABSENT: None

ADMINISTRATIVE REPORTS: None

COMMUNITY DEVELOPMENT DIRECTOR REPORT: None

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:

The Commission asked that staff come up with some ideas for additional documents for DRC review for Neighborhood Compatibility and possibly a sub-committee if there is an appeal of a DRC decision.

ADJOURNMENT: 10:32 PM