



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

CONVENE: Vice-Chair Rose convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, July 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, Associate Planner Teresa Santilena, Planning Technician Austin Arnold, Management Analyst Diane Delmatoff, and Assistant City Attorney Carol Lynch.

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

Vice-Chair Rose introduced newly appointed Planning Commissioner Keshia Carter-Bowen to the Commission and the Community. She also thanked Robert Parry for his service on the Commission.

ROLL CALL: In attendance were Commissioners Austin, Beebe, Carter-Bowen, McClellan, Rose, Schaeffler, and Winn.

REORGANIZATION: Craig Jimenez reported that the custom of the Commission has been to elect the Commission's Vice-Chair as Chair, and next in line to serve as Vice-Chair is Gary Schaeffler, and next in line to serve as Chair is Cheryl Rose.

Commissioner Winn made a motion to elect Vice-Chair Rose as the Chair and Commissioner Schaeffler as Vice-Chair of the Commission for the year 2018-2019, seconded by Commissioner Austin. The motion carried on a unanimous voice vote.

APPROVAL OF MINUTES: Commissioner McClellan moved to approve the minutes of the June 13, 2018 meeting, seconded by Commissioner Beebe. The motion carried on a voice vote with Commissioner Carter-Bowen abstaining.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Minor Exception ME2018-0008, 109 East Lemon Avenue; Applicant, Joe Kouchakian

Teresa Santilena gave the staff report. The Commission asked if the 10% limit on window signage is only applied to businesses on Myrtle, and if the graphics were applied to blinds, would those blinds be considered signage. In addition, the Commission also asked what other type of signage is allowed in Old Town, and if the graphics could be put on the awnings.

Staff explained that the 10% rule on window signage is citywide. If the graphics were applied to blinds they would not be considered signage, but the blinds would have to be raised during a portion of the day. Permitted signs include wall signs, sidewalk signs, hanging signs, and awning signs.

Chair Rose asked if the applicant knew about the restrictions on window signage prior to installation. There were conditions included in the restaurant's Conditional Use Permit pertaining to signage, and the applicant signed an Affidavit consenting to those conditions.

Chair Rose opened the public hearing. The applicant Joe Kouchakian explained that the material is perforated rather than solid and it is also sheer enough to see through. He is trying to attract a more discerning clientele, as well as create a theme and ambiance. Douglas Stewart, Rachel (?),

Diane Frazier, and Burt Posis (?) all spoke in favor of the signage. They stated that the signage is what originally drew them to the restaurant. Ray Munson, the building owner, also spoke in favor.

The Commission discussed the item. Commissioner Winn believes that the sign code is too strict and ambiguous. This sign type did not exist when the code was written. Chair Rose expressed concern that allowing 100% window coverage with signage would set a precedence for Old Town. Commissioner Schaeffler stated that it is important for the Commission to be consistent and that the Commission may be willing to consider a compromise, but the applicant should provide an alternative solution. Commissioner Beebe asked if the item were to be continued, would it stop the clock on the Code Enforcement case, and it would.

Commissioner Austin moved to continue the public hearing to the September meeting, seconded by Commissioner Beebe. The motion carried on the following vote:

AYES: Austin, Beebe, Carter-Bowen, McClellan, Rose, Schaeffler, Winn
NOES: None
ABSTAIN: None
ABSENT: None

PH-2 Variance V2018-01 and Minor Exception ME2018-0007, 176 North Sunset Place; Applicant, Drafting and Design, LTC. (Kevin Wilkes and Steve Eide)

Austin Arnold gave the staff report. Chair Rose asked if there were any concerns from the neighbors. Staff stated that the neighbor to the east (rear) raised some concerns. Staff and the Development Review Committee addressed the concerns in their recommendation to the Commission. Commissioner Winn noted that the second story sun room was going to be enclosed, and therefore some windows removed.

Chair Rose opened the public hearing. Steve Eide, the architect, and the owner, Lynda La Rocco, were present to answer any questions. The Commission discussed the item.

Commissioner Schaeffler moved to close the public hearing and approve Variance V2018-01 and Minor Exception ME2018-0007, seconded by Commissioner Winn. The motion carried on the following vote:

AYES: Austin, Beebe, Carter-Bowen, McClellan, Rose, Schaeffler, Winn
NOES: None
ABSTAIN: None
ABSENT: None

ADMINISTRATIVE REPORTS: None

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

Craig Jimenez introduced newly hired Senior Planner John Mayer and Planning Technician Vinnie Gillespie to the Commission and the Community. He also reported that the Richman Group Project, which the Commission heard in June, was approved by the City Council on July 3rd. He also mentioned that two more big projects, Towne Place Suites and Avalon Bay, will be presented to Commission in August.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: 9:10 PM