



**MINUTES OF THE REGULAR MEETING OF THE  
MONROVIA PLANNING COMMISSION  
HELD WEDNESDAY, AUGUST 15, 2018, 7:30 P.M.**

**CONVENE:** Chair Rose convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, August 15, 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 Schaeffler led the pledge of allegiance.

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

**APPROVAL OF MINUTES:** Commissioner Austin moved to approve the minutes of the July 11, 2018 meeting, seconded by Commissioner Winn. The motion carried on a unanimous voice vote.

**PUBLIC INPUT:** Steve Miller, 831 Ridgeside Drive, voiced his concerns about construction on private property without permits.

**PUBLIC HEARINGS:**

**PH-1 Amendment to Conditional Use Permit CUP96-09 and Conditional Use Permit CUP2018-0013, 408-410 South Myrtle Avenue; Applicant, Studio Movie Grill; c/o Steve Rawlings**

Nancy Lee gave the staff report. Commissioner Winn had a question about the location of the grease interceptor. Mr. Jimenez explained that the proposed location was reviewed by both the Building and the Public Works Divisions who determined the appropriate location given the existing site constraints.

Chair Rose opened the public hearing. The applicant Steve Rawlings stated that they concur with the Findings and agree to all the Conditions of Approval. He also said that they are spending eight million dollars on building renovations and adding 250 employees. The movie theater industry has been extremely challenging, and Studio Movie Grill is proposing a new concept to entice the public to watch movies in a theater instead of at home.

The Commissioners asked questions related to the control measures for alcohol sales. Mr. Rawlings gave an overview of their policies and procedures.

Commissioner Austin moved to close the public hearing and approve the amendments to CUP96-09 and CUP2018-0013, seconded by Commissioner Austin. The motion carried on the following vote:

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

**PH-2 Avalon Monrovia Specific Plan – Tentative Parcel Map TPM 82128, Conditional Use Permit CUP2018-0010, Zoning Amendment ZA2018-0002, and Specific Plan SP2018-0002, 815 and 825 South Myrtle Avenue and 126 West Walnut Avenue; Applicant, Avalon Bay Communities**

Sheri Bermejo gave the staff report. The Commission asked questions related to utilities, parking, the mix of affordable units and building height.

There was discussion about the alternative design that incorporated suggestions made by Commissioner Winn. Commissioner Beebe wanted to know how much weight the Commission has regarding the design. He noted that the former Fourth Dimension building façade currently has a very light color that is reflective. Staff will be working with Avalon to ensure an appropriate shade of white is selected.

Chair Rose opened the public hearing. The developer Amil Gupta spoke on behalf of Avalon Bay Communities. He said that they agree to all the conditions of approval.

John Le of Courtney + Le Architects, stated that he worked closely with the developer and asked for some concessions. They have an email trail that they would like to give to the city to keep with the project records. He expressed concerns about future restaurant users and potential odor impacts. He also expressed concern regarding the trash enclosure location that requires the trash truck access from Myrtle Avenue. There was no additional public testimony given.

Staff recommended the following amendments to the conditions of approval in regards to the Specific Plan:

- Increase the perimeter wall height from 6' to 8'
- Require a MCUP for use of kitchen venting and/or an outdoor grease trap
- Clarify that the Developer is only asking for two concessions, one for building height and one for Floor Area Ratio (FAR)

Commissioner Winn moved to close the public hearing and adopt PCR2018-0006, PRC2018-0004, PCR2018-0005 and recommend approval of TPM 82128 and CUP2018-0010 to the City Council and include staff's recommendations, seconded by Commissioner Austin. The motion carried on the following vote:

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

**PH-3 TownePlace Suites Hotel by Marriott – General Plan Amendment GPA2018-0002, Zoning Text and Map Amendment ZA2018-0001, Tentative Parcel Map TTM 78325, Conditional Use Permit CUP2018-0009, Conditional Use Permit CUP2018-0011, Minor Exception ME2018-0006, and General Plan Conformity GPC2018-0003, 102-140 West Huntington Drive; Applicant, Tharaldson Hospitality Group**

Craig Jimenez gave the staff report. He noted that written public comments were received on the Draft Initial Study/Mitigated Negative Declaration (MND) from Caltrans, the Los Angeles County Sanitation District, and Monrovia resident, Brandi Jones.

As part of the consideration of the MND, the Commission was provided with a "Letter of Response to Comments which responded and made recommendations to include in the MND. However, given that Ms. Jones' letter was received in the late afternoon of the meeting, written comments were not included. Staff and the environmental consultant, LSA, provided oral

responses to the letter. Both staff and LSA determination was that no significant new information had been added to the MND as a result of the responses to comments.

The Commission asked questions related to the proposed alley improvements, lighting, the General Plan amendment, construction impacts and landscaping.

Additionally, there was discussion related to parking and potential parking impacts. The overall number of parking spaces proposed complies with the City's zoning standards. Staff provided an overview of the hotel operation and how the shared parking concept applies to hospitality uses.

Chair Rose opened the public hearing. Heidi DeGuzman spoke on behalf of the Tharaldson Hospitality Group. She thanked staff for their diligence and dedication to making this an excellent project. She stated that they are owner-operators and believe they will be a great addition to the community. Additionally, she confirmed that the typical parking demand for this type of hotel, is 0.81 spaces per room or less. The proposal provides 1 space per room.

Traffic consultant, Tony Petros of LSA stated that they conducted a very thorough Traffic Impact Study and they did not find any major issues. The environmental consultant said they will respond to the five points in the letter from Ms. Brandi Jones. These comments will be included in the report to City Council.

Commissioner Schaeffler made a motion to close the public hearing and adopt PCR2018-0009, Find that the proposed dedications of street easements are in conformity with the General Plan, adopt PCR2018-0007, PCR2018-0008 and recommend to the City Council the approval of TPM 78325, CUP2018-0009, CUP2018-0011 and ME2018-0006, 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:** None

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** None

**ADJOURNMENT:** 10:05 PM