



**MINUTES OF THE REGULAR MEETING OF THE  
MONROVIA PLANNING COMMISSION  
HELD WEDNESDAY, SEPTEMBER 12, 2018, 7:30 P.M.**

**CONVENE:** Chair Rose convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, September 12, 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, Management Analyst Diane Delmatoff, and Assistant City Attorney Stephanie Cao.

**PLEDGE OF ALLEGIANCE:** Commissioner Winn 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 August 15, 2018 meeting, seconded by Commissioner Winn. The motion carried on a unanimous voice vote.

**PUBLIC INPUT:** Steve Baker noted that the building at 815 South Myrtle was originally a blacksmith shop owned by Edgar Prindle in 1886. He believes it may be one of the oldest buildings in town and asked that it be photo documented before it is demolished. He suggested that a historic plaque acknowledging the original building be placed on the replacement project.

**PUBLIC HEARINGS:**

**PH-1 Minor Exception ME2018-0008, Continued, 109 East Lemon Avenue; Applicant, The Diplomat Eatery & Tavern, Joe Kouchakian**

Teresa Santilena gave the staff report. Commissioner Schaeffler asked for clarification on whether granting a minor exception would change the zoning code. It would not. Any applicant requesting more than 10% window coverage could apply for a minor exception.

Chair Rose opened the public hearing. The applicant, Joe Kouchakian, said that businesses on side streets in Old Town have challenges. He also noted that the window graphic has reduced his air conditioning bill by half. He said that many people come by and take pictures of the windows. No one else spoke in favor or with concerns.

Chair Rose closed the public hearing. Chair Rose expressed concern about allowing 40% when the code sets a limit of 10%. She is worried about setting a precedent. Commissioner McClellan said there is a difference between a sign and a window covering. He does not believe there will be a rush of businesses wanting to cover their windows in a similar fashion.

Commissioner Winn stated that they need to support businesses. This is a graphic, not a sign. Commissioner Beebe said that maybe there should be a distinction between new types of signs and conventional signs. Commissioner Carter-Bowen believes many businesses would want something similar to this. Commissioner Shaeffler pointed out that the applicant agreed to the window sign limit when he received his CUP. Commissioner Austin stated that it limits visibility into the business which is a safety issue.

Commissioner Beebe stated he does not think this is signage. A sign identifies a business. This is a graphic. Commissioner Winn noted that this business is not on Myrtle and that flexibility is needed. Maybe the code needs to be amended. The Commission discussed the item further.

Commissioner Beebe moved to approve Minor Exception ME2018-0008, seconded by Commissioner Winn. The motion failed on the following vote:

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

Commissioner Austin made a motion to direct staff to draft a Resolution to Deny Minor Exception ME2018-0008, seconded By Commissioner Carter-Bowen. The motion passed on the following vote:

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

**ADMINISTRATIVE REPORTS:** None

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:**

Craig Jimenez announced that the City won a prestigious award from the California Preservation Foundation for the Historic Depot rehabilitation. He also reported that the City Council approved both the Avalon Bay Monrovia Specific Plan and the Townplace Suites Hotel by Marriott projects at their last meeting. He said that there are several larger projects coming early next year.

He asked what the Commissioners would like to see in upcoming Bricks and Mortar sessions. The following items were requested:

- Review of Environmental Topics (i.e. water usage and landscaping)
- CEQA Technical Studies (How to interpret these reports)
- CEQA Process
- Role of the General Plan in the decision making process
- Neighborhood Compatibility involving larger projects
- City-wide traffic impacts

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** None

**ADJOURNMENT:** 8:30 PM