



CONVENE: Chair Rose convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, May 15, 2019, at 7:30 p.m. in the City Council Chambers, 415 South Ivy Avenue, Monrovia, California. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Assistant City Attorney Carol Lynch, Associate Planner Teresa Santilena, and Planning Technician Vincent Gillespie.

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

ROLL CALL: In attendance were Commissioners Scott Austin, Bill Beebe, Keshia Carter-Bowen, Robert McClellan, Vice-Chair Gary Schaeffler, and Chair Cheryl Rose. Coulter Winn was excused.

APPROVAL OF MINUTES: It was moved by Commissioner Beebe, seconded by Commissioner Schaeffler to approve the minutes of the April 10, 2019 meeting. The motion carried unanimously.

PUBLIC INPUT: None.

PUBLIC HEARINGS:

**PH-1 Conditional Use Permit CUP2019-0005 / Tentative Tract Map TTM2019-82153;
715 – 721 West Duarte Road; Applicant, Ante Property Investment (USA) Inc. (Helen Lin)**

Associate Planner Teresa Santilena presented the staff report and answered questions of the Planning Commission.

Chair Rose opened the public hearing.

Public Input:

1. JT Nelson, neighboring resident, spoke in favor of the project design and spoke with concerns related to possible construction dust and noise, and wanted to ensure that a sign would be posted at the project site with the contact information for the developer.
2. Kuan Chang, project architect, addressed the neighbor's concerns by stating that conditions of approval and State law does not allow them to create the concerns the neighbor brought up.
3. Helen Lin, property owner addressed the neighbor's concerns stating they will abide by the conditions of approval and State law.

Chair Rose closed the public hearing.

The Planning Commission discussed various aspects of the application and asked additional questions of staff regarding the rear property line wall.

Chair Rose reopened the public hearing.

Public Input:

1. JT Nelson, neighboring resident, shared his concerns regarding the potential for new property line walls encroaching onto neighboring properties.

Chair Rose closed the public hearing.

Following Discussion, it was moved by Commissioner Schaeffler, seconded by Commissioner McClellan, to recommend approval of Conditional Use Permit CUP2019-0005 and Tentative Tract Map TTM2019-82153 to the City Council as presented. The motion carried with a 6-0 vote.

Community Development Director Jimenez stated for the record that the actions of the Planning Commission may be appealed to the City Council if filed in writing within ten days.

ADMINISTRATIVE REPORTS: None.

COMMUNITY DEVELOPMENT DIRECTOR REPORT: Community Development Director Jimenez provided an update on the following:

- **Special Joint Study Session**
- **Monrovia Days**

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:

- Commissioner Austin inquired about staff preparing a photo collage of completed projects approved by the Planning Commission.

ADJOURNMENT: Chair Rose adjourned the meeting at 8:25 p.m.

APPROVED:

ATTEST:

Cheryl Rose, Chair
Monrovia Planning Commission

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission