



**MINUTES OF THE REGULAR MEETING OF THE  
MONROVIA PLANNING COMMISSION  
HELD WEDNESDAY, JANUARY 11, 2017, 7:30 P.M.**

**CONVENE:**

Chair Winn convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, January 11, 2017, at 7:30 p.m. in the City Council Chambers. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Assistant Planner Teresa Santilena, Management Analyst Diane Delmatoff and Assistant City Attorney Carol Lynch.

**PLEDGE OF ALLEGIANCE:** Chair Winn led the pledge of allegiance.

**ROLL CALL:** In attendance were Commissioners Austin, Beebe, McClellan, Parrague, Rose and Chair Winn. Commissioner Parry was excused.

**APPROVAL OF MINUTES:** Commissioner Austin moved to approve the minutes of December 14, 2016, seconded by Commissioner Beebe. The motion carried on a voice vote with Chair Winn abstaining.

**PUBLIC INPUT:** None

**PUBLIC HEARINGS:**

**PH-1 Conditional Use Permit CUP2017-01, 731 East Huntington Drive, ALDI, Incorporated, applicant**

Teresa Santilena gave the staff report. She requested an amendment to proposed Condition of Approval No. 2 on Data Sheet 1, revising the maximum floor area devoted to the sale of beer and wine from 84 square feet to 120 square feet. A revised Data Sheet 1 was also distributed to the Commission. There were no questions of staff.

Chair Winn opened the public hearing. The Applicant, Paul Cornejo of ALDI Foods was present to answer questions of the Commission. He asked if Planning Condition No. 1, which states "there shall be no change in the design of the floor plan to relocate the area devoted to the sale of beer and wine without the approval of the Planning Division." Craig Jimenez explained that this condition was standard in all Conditional Use Permits for alcohol sales and service. He further stated that if a floor plan change is proposed in the future that did not increase the floor area dedicated to alcohol sales, it would only require an administrative approval by Planning Division staff. The Commission discussed the item.

Commissioner Austin moved to close the public hearing and approve CUP2017-01 as amended, seconded by Commissioner Rose. The motion carried with the following vote:

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

**ADMINISTRATIVE REPORTS:**

**AR-1 Time Extension of Conditional Use Permits CUP2016-02 and CUP2016-03, Successor Agency to the Monrovia Redevelopment Agency**

Craig Jimenez gave the staff report. There were no questions of staff. The Commission discussed the item.

Commissioner Austin moved to approve one-year extensions for CUP2016-02 and CUP2016-03, seconded by Commissioner Parrague. The motion carried on a voice vote.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:** Craig Jimenez gave an update on the Neighborhood Compatibility Ordinance. It has been six months since the new development standards became effective. Staff has fully implemented the new development review process and new application forms have been created. So far, there have not been any new structures that have gone through the entire review and approval process. However, there have been a few single-story additions.

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** None

**ADJOURNMENT:** 7:51pm