



**MINUTES OF THE REGULAR MEETING OF THE  
MONROVIA PLANNING COMMISSION  
HELD WEDNESDAY, JANUARY 13, 2016, 7:30 P.M.**

**CONVENE:** Chair McClellan convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, January, 13, 2016, 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 Jose Barriga, Assistant Planner Teresa Santilena, and Assistant City Attorney Carol Lynch.

**PLEDGE OF ALLEGIANCE:** Commissioner Austin led the Pledge of Allegiance.

**ROLL CALL:** In attendance were Commissioners Austin, Beebe, McClellan, Parrague, Parry, Suarez and Winn.

**APPROVAL OF MINUTES:** Commissioner Austin moved to approve the minutes of December 9, 2015, seconded by Commissioner Beebe. The motion carried on a unanimous voice vote.

**PUBLIC INPUT:** None

**PUBLIC HEARINGS:**

**PH-1 Conditional Use Permit CUP2016-02 (Service and Sales of Wine and Beer), Conditional Use Permit CUP2016-03 (Live Entertainment)), Romero Estate Vineyard LLC DBA REV Winery/REV Brewing Co., applicant**

Teresa Santilena gave the staff report. Commissioner Beebe asked if there would be any food offered. There is not a kitchen at the location, but food could be brought in. Commissioner Parrague wanted to know what differentiated this business from a bar. The ABC license for wine tasting is different from a bar operation and there are regulations about the size of pours being offered. The service of beer and wine for wine tasting is incidental to the proposed manufacturing operations.

Commissioner Winn wanted to know about parking. Staff has visited the location during the proposed hours of operation and found that most of the other businesses in the center close by 5:00 p.m. and there was not a lot of cross-over. There is also parking available next door in the Park & Ride lot. All of the other tenants were notified about the proposed business. It was noted that the Knights of Columbus have their annual Fish Fry, which generates a lot of attendance. It was requested that the applicant work directly with them to alleviate any parking issues.

There were also questions about the noise level, odor issues, and if there were any problems at the applicant's Covina location.

Chair McClellan opened the public hearing. The owner, Edward Romero spoke on behalf of the project. He stated that they have not had any issues at their Covina location and that they keep a close eye on each client to make sure the customers don't over indulge. The entertainment is going to be background mood setting music, such as flamenco guitar or slow jazz. They are hoping to eventually manufacture wine at the location, but wine production will take a few years. They have an agreement with Trader Joe's for specialty cheeses and other pre-packaged foods.

No one else spoke in favor of the project. Steve Komlos from the Knights of Columbus spoke with concerns. He had a question about the outdoor seating. They are proposing to have the seating

in the rear of the property, which is actually a driveway. This would take up at least 6 feet of the common driveway. Also, they have rentals for events as well as their Lenten dinners and the Boy Scouts use their facility one night a week.

The applicant said that the seating is made up of barrels that will be rolled out and stood on end. Staff noted that even if the Planning Commission approves the outdoor seating it would still need to be approved by ABC, the Fire and Building departments, and it would have to adhere to the HOA CC&Rs.

Commissioner Suarez moved to close the public hearing and approve CUP2016-02 and CUP2016-03, seconded by Commissioner Winn. The motion carried with the following vote:

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

**PH-2 Ordinance No. 2016-02; PC Resolution No. 2016-02, Sierra Auto Properties, applicant**

Sheri Bermejo gave the staff report. There was discussion about when a Minor CUP or a CUP would be required to allow this type of business to come in. This particular business application would require a Minor CUP because they would be moving into existing buildings rather than building new ones for the business. A Minor CUP would be heard before the Development Review Committee and a CUP would be heard before the Planning Commission. There was concern about the amount of signage that this type of business would generate.

Chair McClellan opened the public hearing. Dave Bower, Vice President of Operations for Sierra Auto, spoke on behalf of the application. He said that they have been operating a commercial truck business at this site for some time now. There wouldn't be any change except that they would be able to legally transact a sale at the site rather than have the customer move to their other car lot. No one else spoke in favor or with concerns.

Commissioner Parrague moved to close the public hearing and adopt Planning Commission Resolution PCR2016-02 recommending approval to the City Council of Ordinance No. 2016-02, seconded by Commissioner Austin. The motion carried with the following vote:

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

**PH-3 Ordinance No. 2016-01; Planning Commission Resolution No. 2016-01, City of Monrovia, applicant.**

Jose Barriga gave the staff report. All jurisdictions need to be in compliance with the State regulations. It's anticipated that the State will be implementing new changes in the next few years. If the City adopts the State Ordinance by reference, then it will be in compliance when future changes occur.

Chair McClellan opened the public hearing. No one spoke in favor or with concerns.

Commissioner Beebe moved to close the public hearing and adopt Planning Commission Resolution PCR2016-01, recommending approval to the City Council of Ordinance No. 2016-01, seconded by Commissioner Suarez. The motion carried with the following vote:

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

**ADMINISTRATIVE REPORTS** None

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:** Craig Jimenez commended both Sheri Bermejo and Jose Barriga on their work with the MWELO Ordinance. It was a long, complicated process and a lot of work was put into it.

There will be more neighborhood meetings regarding the Neighborhood Study in the next few months. The Planning Commission will be having a Special Study Session on February 10, at 6pm to go over the first tract, proposed development standards. They will primarily be looking at Single Family zones.

The city is also looking into a Bike Master Plan and a Parks Master Plan. There will be public meetings coming up. The Station Square Park Dedication will be held on January 23<sup>rd</sup> at 11am. It will be moved to February 1<sup>st</sup> if it rains.

In regards to the Community Center project, after lots of outreach and public input, the City Council decided not to go forward with this Project. However, there were many positive ideas that came out of all the meetings.

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** Commissioner Suarez noted that Councilmember Larry Spicer's mother recently passed away. She also said she wanted to send her thoughts out to the victims of a traffic accident that occurred in Monrovia today.

Chair McClellan congratulated Craig on his first meeting as Community Development Director.

**ADJOURNMENT:** 8:50 p.m. In Honor of Geniva Spicer