



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, DECEMBER 14, 2016, 7:30 P.M.**

CONVENE:

Acting Chair Parry convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, December 14, 2016, at 7:30 p.m. in the City Council Chambers. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Management Analyst Diane Delmatoff, and Assistant City Attorney Carol Lynch.

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

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

APPROVAL OF MINUTES: Commissioner Parrague moved to approve the minutes of November 9, 2016, seconded by Commissioner Rose. The motion carried on a voice vote with Commissioner Austin abstaining.

PUBLIC INPUT: None

The following item was taken out of order

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

City Manager Oliver Chi gave a presentation on the parking improvement strategies underway for Station Square Transit Village. He reported on the current parking availability and identified the need to increase parking availability to support future development. He presented four strategies the City has identified to increase the overall parking supply within the planning area.

PUBLIC HEARINGS:

PH-1 Conditional Use Permits CUP2016-23, CUP2016-24, CUP2016-25, CUP2016-26 and TPM074434; 123-137 West Pomona Avenue, Applicant, 123 West Pomona, LLC – Paul and Sandra Kalemkiarian

Sheri Bermejo gave the staff report. She noted that there were typographical errors in Conditions of Approval Nos. 99, 101, and 102; CUP2016-17 should be CUP2016-26 and Condition 21 contains a duplicate sentence that reads as follows, "The review shall focus primarily on compliance with the conditions of approval related to any traffic or parking impacts or other impacts upon the surrounding properties."

Pat Gibson, a Traffic Engineer from Gibson Transportation Consulting, gave a report on the Parking Demand Study that was completed for the project. He indicated that the parking analysis concluded that the parking demand could be accommodated even in the busiest hour by using all public parking spaces in the project vicinity, but noted that this could constrain parking availability. For this reason, several conditions of approval were included to mitigate parking impacts to the area. These conditions included, but were not limited to, reducing the seating capacity for the development to a maximum of 375 seats, requiring 40 additional bicycle parking spaces, and requiring a parking attendant on duty to operate the tandem parking stalls onsite during both lunch and dinner hours. He also concurred that the project would benefit from the future Joint

Parking Agreement between the City and Metro for use of the Metro Gold Line parking structure and the additional proposed spaces in the Burke lot, just east of the project site.

Commissioner Parrague noted that bars often have people standing and the use is not just based solely on the number of seats. Mr. Gibson said that the parking study takes into consideration the number of people who visit bars and that they looked at each business component to assess parking needs. Commissioner Rose said that she had visited the site on a weekday and all the parking on Primrose was taken. Craig Jimenez said that the street parking was being used by the construction workers at the MODA project and that the MODA residential parking structure will be completed by the time the Lumber Yard is constructed and open for business.

Commissioner Beebe disclosed that he knows the architect Hany Malak and that he has had conversations with the applicant Paul Kalemkarian. He also said that neither of those factors would influence his decision. He thinks there should be someone to manage the day-to-day parking issues of the entire area.

Acting Chair Parry opened the public hearing.

The applicant, Paul Kalemkarian explained that the idea for this project came from traveling in Europe and visiting food halls. He has also visited similar places in various cities in the United States and said these businesses are very successful. He believes that millennials will come to the Lumber Yard and that they will use Uber transportation, as well as ride bikes.

John Wilson, Executive Director of the Boys' & Girls' Club, Monrovia Chamber Board Member, and Monrovia resident, spoke in favor of the project. He said that he is a huge supporter of the project and that he and his wife ride their bikes to Pacific Plate and that they will definitely ride their bikes here too.

Karin Crehan, Chamber Director, stated that she "loves" the project.

Architect Hany Malak said that he and his wife are Metro riders and when getting off the train in Monrovia it is dark, while other stations are well lit and active. He thinks this project will bring life to Monrovia.

Mike Lanzeratta (?), a Real Estate broker, said that he helped Pacific Plate and Hop Secret locate in Monrovia, and that he hopes to bring in another brewery, which would make Monrovia the brewery capitol of the San Gabriel Valley.

No one else spoke in favor or with concerns.

Commissioner Beebe moved to close the public hearing and approve CUP2016-23, CUP2016-24, CUP2016-25, CUP2016-26, and TPM074434 as amended, seconded by Commissioner Parrague. The motion carried with the following votes:

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

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:

None

ADJOURNMENT: 9:32 p.m.