



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, FEBRUARY 10, 2016, 7:30 P.M.**

CONVENE: Chair McClellan convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, February 10, 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 Teresa Santilena, and Assistant City Attorney Carol Lynch.

PLEDGE OF ALLEGIANCE: Commissioner Beebe led the Pledge of Allegiance.

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

APPROVAL OF MINUTES: Commissioner Suarez moved to approve the minutes of January 13, 2016, seconded by Commissioner Parrague. The motion carried on a unanimous voice vote.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Zone Variance ZV2016-01; 1846 10th Avenue, Brent Williams, applicant

Teresa Santilena gave the staff report. Staff has been working with the applicant on the items that are within their design review purview (siding, roofing and overhang) in accordance with the Municipal Code. There have not been any concerns voiced by the neighbors. The building footprint already encroaches into the required front and rear setbacks. The addition would bring the development into greater compliance with the minimum floor area standard. The Commission discussed the item.

Commissioner Suarez moved to close the public hearing and approve ZV2016-01, seconded by Commissioner Parrague. 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 gave a brief update on the Neighborhood Study. The City Council conducted a Study Session on the first track on February 2nd that was continued to their next meeting on February 16th. After the Council completes their review a study session will be scheduled with the Planning Commission.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: There was discussion about the Starbucks traffic study, the Park at Station Square grand opening, the Bike Master Plan meeting, the Aztec hotel and expanding design review authority in the Zoning Code.

ADJOURNMENT: 8:03