



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, MARCH 9, 2016, 7:30 P.M.**

CONVENE:

Acting Chair Suarez convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, March 9, 2016, at 8:14 p.m. in the City Council Chambers. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Assistant Planner Jose Barriga, and Assistant City Attorney Carol Lynch.

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

APPROVAL OF MINUTES: Commissioner Austin moved to approve the minutes of February 10, 2016, seconded by Commissioner Beebe. The motion carried on a unanimous voice vote.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Conditional Use Permit CUP2016-04 (Service and Sales of Beer), 162 West Pomona Avenue, Gary Gates, applicant

Jose Barriga gave the staff report. There were questions about available parking, and concern that there has not been a comprehensive parking study. The Park and Ride lot next door would be available to patrons of the business. In the future there could possibly be access points from this parking lot into the Hamby Park complex.

City Manager reported that the City has been having a lot of dialogue with the Hamby Park HOA. There is a lot of pressure on the Board to protect the existing businesses and they understand that parking is an important issue. The plan is to create an interface between the Hamby complex and Station Square. The City is meeting with Metro to discuss the possible expansion of their parking structure.

Acting Chair Suarez opened the public hearing. The Applicant Gary Gates was on hand to answer questions of the Commission. He said that he was slightly concerned about having only 17 seats, but not overly worried.

John Stork, spoke on behalf of the Hamby Park Association. He said that they conducted a survey and 80% of the owners are opposed to having a third brewery within one block of their complex. This is an industrial park and they are not designed for this type of business. He is also concerned about the high consumption of water.

Steve Komlos, of the Knights of Columbus, also spoke with concerns. He noted that the Association's CC&Rs are restricted to owners and don't apply to tenants. Peter (?) also from the Knights of Columbus said that they own two units, right next to the Rev Brewery. They will be open at the same time as the brewery and are concerned about parking. He also said that their insurance rates will be going up with this type of use. The insurance is shared by all the owners. Also, the water is shared by everyone and that cost will go up as well.

A few people spoke in favor of the business. The applicant stated that they will install a sub-meter for the water.

The public hearing was closed and the Commission discussed the item. They were concerned that the HOA is against the project and that they were unaware of this application when they reviewed approved Rev Brewery. The consensus was that before they can make a decision there needs to be a comprehensive parking study that includes who the tenants are, the number of employees, what the operations are and the hours, and an estimation of the parking Rev Brewery will be using. They would like to see a more comprehensive plan for the future of the area.

The applicant stated that the business would be viable without the incidental sales of beer. The manufacturing portion of the business is an allowed use and does not require the approval of the Planning Commission.

Commissioner Parrague moved to close the public hearing and continue the item to the April 13, 2016 Regular Meeting with the condition that a parking study that includes occupancies, occupancy rate and a forecast for the Rev Brewery be provided, seconded by Commissioner Winn. The motion carried with the following vote:

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

ADMINISTRATIVE REPORTS: None

COMMUNITY DEVELOPMENT DIRECTOR REPORT: City Manager Oliver Chi and Planning Division Manager Sheri Bermejo gave a brief report on the plans for the vacant lot at the corner of Myrtle and Huntington. There is 77,168 sq.ft. of developable property that is owned by the Successor Agency. The City has a limited time to sell it before the County takes over and the City loses any input on what goes in there.

After looking at different possibilities it was determined that the most economically viable option would be a hotel use and a RFQ was sent out earlier this week and hopefully, a developer will be selected by mid-summer.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: 10:00