



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

CONVENE:

Chair McClellan convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, April 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.

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

APPROVAL OF MINUTES: Commissioner Austin moved to approve the minutes of March 9, 2016, seconded by Commissioner Suarez. The motion carried on a voice vote with Chair McClellan abstaining.

PUBLIC INPUT: None

Craig Jimenez introduced newly hired Planning Technician Vanessa Quiroz to the Commissioners and the community.

PUBLIC HEARINGS:

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

Jose Barriga gave the staff report. Chair McClellan stated that although he was not at the previous meeting where this item was first heard, he has watched the video and is up to speed on this item. There were questions about the number of parking spots in the park and ride lot and the hours they are available.

Chair McClellan opened the public hearing. The applicant, Gary Gates, spoke about the parking survey he conducted. During his survey window, the Knights of Columbus had 2 events and there was still plenty of available parking.

Hugh Henderson, who is on Hamby Park HOA Board spoke on behalf of the association. Mr. Henderson handed out a survey of Hamby Park owners that outlined their concerns. The majority of owners do not want this business to come in. There is adequate parking at this time, but when Rev opens and the vacant units get filled, the parking situation will change. He noted that that each unit has 2 reserved parking spaces and there are 35 open spaces. There is also concerns about the water usage and the fact that their insurance rates will increase because of the consumption of alcohol on the premises.

Mr. Gates said that they would install a sub-meter for water and pay for the amount used. Mr. Henderson said that this was unacceptable to the Board and they want a separate water line and meter.

No one else spoke in favor or with concerns

Craig Jimenez explained the City's role in requiring parking in regards to use and noted that water use is not a land use issue and so is not under the Planning Commission's purview. That is handled through the HOA's CC&Rs. The City cannot enforce violations of the CC&R's unless it's a violation of City code.

The Commission discussed the item further.

Commissioner Austin moved to close the public hearing and approve CUP2016-04, seconded by Commissioner Suarez. The motion carried with the following vote:

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

PH-2 Conditional Use Permit CUP2016-07, 612 South Myrtle Avenue, Cristina Cordeiro, applicant

Teresa Santilena gave the report. There were questions about the maximum number of children and parking.

Chair McClellan opened the public hearing. The applicant Cristina Cordeiro said that the maximum number of children at one time would be 25, but this would probably only be during private parties. Normally, there would be between 6 – 10 kids at one time and would probably be there for about an hour. No one else spoke in favor or with concerns.

Commissioner Austin moved to close the public hearing and approve CUP2016-07, seconded by Commissioner Winn. The motion carried with the following vote:

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

PH-3 Conditional Use Permit CUP2016-06, 234 West Palm Avenue, Ying Chung Wu, applicant

Jose Barriga gave the report. There was a question about the garage, which is used by the adjacent property being demolished and whether they would then be required to build a new garage. The City could not require the adjacent property to build a new garage.

Chair McClellan opened the public hearing. A representative of the applicant was on hand to answer any questions. No one spoke in favor of the project. Thomas Pollack, 243 West Lime Avenue and Adrien Camacho, 242 West Palm Avenue had concerns about parking, loss of green space and the large tree and safety.

The Commission discussed the item further. Commissioner Suarez asked that the address be changed to 240 and that the required trees be larger.

Commissioner Winn moved to close the public hearing and approve CUP2016-06 with a change to condition 16A, seconded by Commissioner Suarez. The motion carried with the following vote:

AYES: Austin, McClellan, Suarez, Winn
NOES: Parry

ABSTAIN: None
ABSENT: Beebe, Parrague

PH-4 Conditional Use Permit CUP2016-08 (Alcohol Service), Conditional Use Permit CUP2016-09 (Live Entertainment), 109 East Lemon Avenue, Joe Kouchakian, applicant

Teresa Santilena gave the report. The Commission discussed the item and asked if it would be better to be allowed to stay open until 2:00 AM rather than midnight.

Chair McClellan opened the public hearing. The applicant Joe Kouchakian spoke on behalf of the item. Dan Bacani, and a business owner that is directly above the location also spoke on behalf of the item. No one spoke with concerns. The Commission discussed the item further.

Commissioner Suarez moved to close the public hearing and approve CUP2016-08 and CUP2016-09 with a change to conditions 21, 22 and 29 regarding hours of operation, seconded by Commissioner Winn. The motion carried with the following vote:

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

PH-5 Tentative Tract Map No. TTM74071/Conditional Use Permit CUP2016-05, 530 Fano Street, Sheila Harjuntto, applicant

Jose Barriga gave the staff report.

Chair McClellan opened the public hearing. Hank Jong, the civil engineer on the project and Phillip (?), the designer spoke in favor of the project. Chris Ray, 506 Fano Street read a letter from a neighbor who was unable to attend, but was in favor of the project. The Commission discussed the item further. They had concerns about the density of the project and loss of green space, but as a land use, it meets all city codes.

Commissioner Parry moved to close the public hearing and adopt the Resolution recommending approval to the City Council of Tentative Tract Map No. TTM74071 and CUP2016-05, seconded by Commissioner Austin. The motion carried with the following vote:

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

ADMINISTRATIVE REPORTS: None

COMMUNITY DEVELOPMENT DIRECTOR REPORT: Craig Jimenez gave an update on a few of the projects that have recently begun, or are on the horizon. He also reminded the Commission about the upcoming MAP Neighborhood Conference on April 23rd.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

Commissioner Winn encouraged everyone to subscribe to the City Manager's Weekly Report.

ADJOURNMENT: 10:20

