



**MINUTES OF THE REGULAR MEETING OF THE  
MONROVIA PLANNING COMMISSION  
HELD WEDNESDAY, JUNE 15, 2016, 7:30 P.M.**

**CONVENE:**

Chair McClellan convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, June 15, 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, and Assistant City Attorney Carol Lynch.

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

**APPROVAL OF MINUTES:** Commissioner Beebe moved to approve the minutes of May 11, 2016, seconded by Commissioner Winn. The motion carried on a voice vote with Commissioner Parrague abstaining.

**PUBLIC INPUT:** None

**PUBLIC HEARINGS:**

**PH-1 Variance V2016-02, 207 South Magnolia Avenue, Edwin K. Miedema II, applicant**

Sheri Bermejo reported that due to a public hearing noticing error, Staff is requesting a continuance of this item to the next regular Planning Commission meeting on July 13, 2016.

Chair McClellan opened the public hearing. No one spoke.

Commissioner Winn moved to close the public hearing and continue the public hearing for Variance V2016-02 to July 13, 2016, seconded by Commissioner Austin. The motion carried with the following vote:

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

**PH-2 Conditional Use Permit CUP2016-12, 943 West Huntington Drive, Arun & Ami Patel, applicants**

Jose Barriga gave the staff report. There was discussion about how the alcohol will be served.

Chair McClellan opened the public hearing. The applicant Arun Patel spoke on behalf of the application. He stated that the corporate office of Baja Fresh has encouraged restaurant franchise owners to serve light alcoholic beverages to enhance the casual dining experience of their customers. No one else spoke in favor or with concerns.

Assistant City Attorney Lynch noted one recommended change to the Conditions of Approval. She indicated that the words "in the City's right-of-way" should be removed from condition #24 (f), given that the entire project area and business operation is located on private property and not within the City's public right-of-way.

Commissioner Beebe moved to close the public hearing and approve CUP2016-12, with the amended condition #24, seconded by Commissioner Parrague. The motion carried with the following vote:

AYES: Austin, Beebe, McClellan, Parrague, Winn

NOES: None

ABSTAIN: None

ABSENT: Parry, Suarez

**ADMINISTRATIVE REPORTS:** None

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:** Public Works Manager Sean Sullivan gave a brief overview of the Bicycle Master Plan. The plan consists of a review of the existing bicycling conditions in the City, an analysis of why a Master Plan is important, and a set of goals and objectives to guide development and improve the bicycling environment. The plan will be tied into the Monrovia Renewal Project, and it is intended to serve as a framework for infrastructure improvements, programming opportunities and potential policies that can be pursued related to bicycling as an alternative method of transportation. The final draft of the plan is available on the City's website.

The Commissioners had questions about the plan's feasibility with respect to implementation, educational programs for motorists, and if there was potential for integration with neighboring cities. Mr. Sullivan indicated that there is an educational component in regards to safety for both motorists and riders. There will also be enforcement of traffic laws. Alta Planning+Design, the roadway planning and engineering firm that designed the plan, is also working with other cities to create integrated connections. Furthermore, Metro is looking at regional programming tied to the Gold Line Stations. A total of 65% of Monrovia streets will have some maintenance done under the "Monrovia Renewal" project, and many of the recommended bicycle plan improvements will be incorporated. Also, having an approved plan on file qualifies the city for more grants.

City Manager Oliver Chi gave an update on the Directly Elected Mayor Advisory Committee. He covered how the City currently selects its Mayor, when and why the City changed its process. The presentation discussed the advantages/disadvantages of a rotational vs. directly elected mayor process. It also provided an overview of how other similar cities choose their Mayor. A rotating mayor would be selected by the Council, either by a fixed process or a re-organization process decided annually by the Council.

City Manager Chi stated that there have been two community meetings, and one more is scheduled on June 22 at 7:00 p.m. at 123 West Pomona Avenue (Wine of the Month Club). There is also an on-line survey on the City's website for the purpose of allowing everyone to provide feedback.

Commissioner Austin said that he would like to see Council Districts in the city. He believes that having a directly elected mayor is beneficial. He also has concerns about the Council making the decision of Mayor and prefers a fixed rotational system. Commissioner Parrague stated that the consistency of leadership is important and that if the leadership changes every year it may not be consistent. He suggested that maybe we should give the Mayor more power instead, or maybe extend the term to four years. Commissioner Winn noted that election cycles are healthy and that conflict creates conversation. The City Manager Chi thanked the Commissioners for their input.

Community Development Director Craig Jimenez gave a brief update on the Neighborhood Study. The City Council gave staff direction to move forward with Track 1 (Development Standards for Single Family zones, Compatibility Review, and Lifting of the Moratoria) at their Special

Study Session held on June 7, 2016. Staff is currently working on the ordinance for Track 1 implementation. Track 4 (Historic Preservation) is also underway.

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** The Commissioners expressed their gratitude to Karen Suarez for her time on the Commission and noted that she contributed a lot and will be missed.

**ADJOURNMENT:** 8:53