



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

CONVENE:

Chair McClellan convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, July 13, 2016, at 7:32 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.

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

APPROVAL OF MINUTES: Commissioner Austin moved to approve the minutes of June 15, 2016, seconded by Commissioner Parrague. The motion carried on a voice vote with Commissioners Parry and Rose abstaining.

PUBLIC INPUT: None

REORGANIZATION: Craig Jimenez reported that the custom of the Commission has been to elect the Vice-Chair of the Planning Commission as the Chair of the Commission. However, since the current Vice-Chair seat is vacant, the next Commissioner in line to serve as Chair of the Planning Commission is Coulter Winn. Commissioner Robert Parry is next in line to serve as Vice-Chair.

Commissioner Beebe moved to elect Commissioner Coulter Winn as the Chair and Commissioner Robert Parry as Vice-Chair of the Commission for the year 2016-17, seconded by Commissioner Parrague. The motion carried unanimously on a voice vote.

Chair Winn introduced newly appointed Planning Commissioner Cheryl Rose and welcomed her to the Commission.

PUBLIC HEARINGS:

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

Teresa Santilena gave the staff report. There were questions about the number of dumpsters required and the parking requirement. A trash bin rather than individual trash cans is needed when there are 4 or more residential units onsite. This property was built in 1907 as a single family home and was legally converted into 4-units with a detached 4-car garage in the 1930's. At this time it is legal non-conforming. The amount of parking currently provided onsite is legal nonconforming, but additional parking is not required unless the owner does an addition to the dwelling.

There was a question about when the applicant was notified that the enclosure was not allowed. Staff reported that in early 2015, the City received a complaint that a trash bin was being stored in the driveway in front of the house. At that time, Code Enforcement visited the site and issued a warning to the owner and advised him to speak to Planning staff about a proper location for the bin. Staff informed him that the bin could be legally located behind the driveway gate.

The owner then built a large enclosure in the driveway, without getting a building permit, and stored the trash bin within the enclosure. Code Enforcement contacted the owner about the illegal structure.

Chair Winn opened the public hearing. The applicant, Ed Miedema stated that he was trying to provide 8 parking spaces for his tenants and it would be hard to fit the additional parking with the trash bin located behind the driveway gate. He stated that locating the enclosure in front of the house makes it easier for the trash hauler to get to the bin. He said that he does not want to tear down his existing garage to re-configure the parking.

No one else spoke in favor or with concerns. There was a question about the width of the driveway. It is the same width in front and behind the gate, so having the bin located behind the gate does not create a narrower space for cars to get through. Also, if the bin is located behind the gate, it will not need an enclosure, so will take up less space. The Commission discussed the item further.

Commissioner Beebe moved to close the public hearing and deny Variance V2016-02, seconded by Commissioner Parrague. The motion carried with the following vote:

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

PH-2 Conditional Use Permit CUP2000-03 (Amendment), 622-626 South Myrtle Avenue, Tony Banuelos, applicant

Teresa Santilena gave the staff report. There was discussion about the increased parking needs and the changes to the interior of the building. This location is a short distance from the Paragon parking structure and there are over 60 public spaces available there. Council Liaison Crudgington stated that the city is in the process of conducting a parking study in Old Town. In regards to the façade, the changes were approved by the Historic Preservation Commission at their meeting on May 9th. The interior changes were also reviewed and found not to be affecting anything of historical significance.

Chair Winn opened the public hearing. The owner of the building, Kurt Anderson and the applicant Tony Banuelos were on hand to answer any questions. They thanked staff for all their help with the project. The Commission discussed the item further.

Commissioner Austin moved to close the public hearing and approve the amendment to CUP2000-03, seconded by Commissioner Beebe. The motion carried with the following vote:

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

PH-3 Conditional Use Permit CUP2016-13, 135 West Foothill Boulevard, Sylvia Domotor, applicant

Teresa Santilena gave the staff report. There were questions about how the operations would actually work.

Chair Winn opened the public hearing. The applicant Sylvia Domotor explained the proposal. She would like to offer after-hours emergency care for animals that have illnesses or injuries that cannot wait until the next day to be seen. Since they would not need the entire facility during these extended hours, she is planning on using a different door during the night time hours. The lighting and signage will be lit in such a way as to not affect the surrounding neighborhood.

Kurt Anderson and Steve Baker both spoke in favor of the item. No one spoke with concerns. The Commission discussed the item further.

Commissioner Parry moved to close the public hearing and approve CUP2016-13, seconded by Commissioner Austin. The motion carried with the following vote:

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

PH-4 Ordinance No. 2016-08, Planning Commission Resolution No. PCR2016-03; City of Monrovia, applicant

Craig Jimenez gave the staff report. Commissioner Parrague commented that this has been a very long process and there is really no right answer that will satisfy everyone. He is concerned that the ordinance goes too far and wonders if the restrictions will impact property values. Mr. Jimenez said that staff looked at the financial aspect and found that the preservation of neighborhoods also adds value. Commissioner Parrague was also concerned about the subjectivity of more design review and if it will stifle creativity.

Commissioner Winn asked if there was enough flexibility to allow a really well-designed house to be built that didn't meet the requirements. Mr. Jimenez said that some issues could be handled through the Minor Exception process, but on narrower lots, it would be a challenge. Commissioner Austin stated that when this process first started he had been walking the neighborhoods talking to residents and that he heard a majority of people express concerns about the size of houses and neighborhood compatibility.

Commissioner Austin also noted that having the Development Review Committee meetings in the afternoons makes it hard for working people to attend. Commissioner Parry asked that the Commission receive a monthly report of DRC items so they will be aware of upcoming developments. Commissioner Beebe clarified that there can be adjustments made to the Ordinance in the future if they are found to be necessary.

Chair Winn opened the public hearing. Jeff Sheldon stated that he wants more restrictions. He wants the city to serve notice that if you come into our community and want to build, there is a certain standard that will have to be adhered to, to maintain the integrity of our neighborhoods. Theresa (?) also spoke in favor of the Ordinance. She lives in a neighborhood that was developed at different times and has many different architectural styles. She agrees with the direction the city is going in.

Arlene Dunsen is concerned that the allowed sizes are still too big. She does not want Monrovia to have fewer restrictions than surrounded cities.

The Commission discussed the item further. They thanked staff and the community for all the time and effort that went into this process. Commissioner Beebe stated that one good thing is that the City is flexible and can make adjustments if necessary. Councilmember Crudgington noted that decisions from the Development Review Committee could be appealed to the Planning

Commission. The Planning Commission's purview was only over land use, but this Ordinance will extend it to compatibility review as well.

Commissioner Austin moved to close the public hearing and adopt PCR2016-03, seconded by Commissioner Beebe. The motion carried with the following vote:

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

ADMINISTRATIVE REPORTS: None

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

Community Development Director Craig Jimenez reported that there was a Joint Study Session with the City Council and the Historic Preservation Commission in regards to Track 4 of the Neighborhood Study. This component will be coming to the Planning Commission in the near future.

Sheri Bermejo introduced newly hired Planning Technician Austin Arnold to the Commission and the Community and expressed that staff is very happy to have him on board.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: 9:48 p.m.