



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

CONVENE:

Chair Winn convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, August 10, 2016, at 7:31 p.m. in the City Council Chambers. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Assistant Planner Jose Barriga, Planning Technician Austin Arnold, and Assistant City Attorney Carol Lynch.

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

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

PUBLIC INPUT: None

PUBLIC HEARINGS:

**PH-1 Conditional Use Permit CUP2016-14
415 South Myrtle Avenue, Units B & C – Applicants, Judy Wong and Cindy Lee**

Jose Barriga gave the staff report. The Commission expressed concerns regarding traffic within the alleyway and the safety of children going to and from the business given that the entrance to the business is within the alley. A suggestion was made to propose a canopy and a painted facade above the business entrance. Staff indicated that any changes to the exterior of the building would require Historic Preservation Committee approval. There was a question about parking availability and if alley improvements were needed. Staff clarified that the use was located within the parking district and that a condition of approval would require the business owner to install signage warning patrons of vehicle traffic in the adjacent alleyways and directing them to use the adjacent public streets (Myrtle Avenue, Lemon Avenue and Lime Avenue) for accessing and leaving the business.

Chair Winn opened the public hearing. Pam Fitzpatrick, a business owner and local resident at 310 South Myrtle Avenue was in favor of the project. Fitzpatrick agreed that the alleyway needed an update but that the parking was not an issue.

David Chen, a local business owner, also spoke in favor of the project saying he has a similar entrance off an alley and was also in favor of an awning being installed to attract more attention and business.

The applicants, Cindy Lee and Judy Wong explained the operations of the business. The applicants addressed concerns with the alleyway. They indicated that there are windows on the building, and that enhancements will be proposed at a later date to improve the façade. Additionally, the applicants had communicated with the building owner about constructing an awning above the entrance to the business, which the owner was in favor of. Furthermore, the applicants stated that they proposed the hours of operation and felt that the hours coincided with the proposed menu and would add to Monrovia's unique food culture.

Jim Vigue, owner of the building, is in favor of the project and addressed concerns regarding the alleyway.

Chair Winn closed the public hearing.

The Commissioners discussed that the alley needed to be updated in terms of parking, lighting, façade, and possible art in public places. Staff addressed the concerns that any change to the façade would require Historic Preservation Commission approval and that the public hearing was specifically for the land use proposed for the unit in question.

Commissioner Austin moved to close the public hearing and approve Conditional Use Permit CUP2016-14 with amended Condition of Approval No. 7 for expanded hours of operation, seconded by Commissioner Rose. The motion carried with the following vote:

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

**PH-2 Ordinance 2016-10
Planning Commission Resolution No.PCR2016-04; Applicant, City of Monrovia**

Sheri Bermejo gave the staff report. There were concerns about who makes the determination of the demolition based upon unsafe building issues. Staff stated that the building official would make the determination. Staff explained that the ordinance is an expansion of the existing demolition ordinance and provides a process for identifying the historic significance of residential structures proposed for demolition.

There were concerns regarding monetary constraints on the homeowner. There was a question if a home could be demolished if it was deemed historically significant by the Historic Preservation Commission. Staff indicated that once a building is deemed historically significant, it could still be demolished but its demolition would trigger review under the California Environmental Quality Act (CEQA). Additionally, there was a concern about not including language related to noticing. Staff replied that noticing language could be added and that an owner could not demolish a building without going through the new proposal/addition/restoration plan check process, which requires noticing.

There were concerns about demolishing an accessory unit that was previously the original primary dwelling onsite. Staff stated that language could be added to address the concern.

Chair Winn opened the public hearing. Dan Ryan, a local resident and Historic Preservation Commissioner at 725 West Hillcrest Boulevard, spoke in favor of the ordinance, and proposed some changes. Additionally, Mr. Ryan proposed that the Code should include a definition of a historical property. He submitted his comments in writing.

Chair Winn closed the public hearing. The Commission had questions about the process of the ordinance and if there was any penalty for demolishing without approval. It was noted that work without permits be subject to the City's Code Enforcement process. Additionally, staff stated that a structure could be required to be re-built if demolished without approval. The Commission requested to add language to the ordinance to require demolition review of any accessory structure that was originally a primary residential structure.

Commissioner Parrague expressed concern that the processes contained in the proposed ordinance will result in significant additional expenses for homeowners related to the demolition

review which could then result in expensive repairs of older homes that might otherwise be demolished. Commissioner Parry concurred with his concern.

Commissioner Beebe moved to approve Planning Commission Resolution No.PCR2016-04 as amended, seconded by Commissioner Austin.

The motion carried with the following vote:

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

ADMINISTRATIVE REPORTS: None

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

Community Development Director Craig Jimenez reported that Ordinance 2016-08 was introduced by the City Council at their public hearing on August 2, 2016, and that the second reading is scheduled for September 6, 2016.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: 10:10 p.m.