



**DRAFT
MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, JANUARY 14, 2015, 7:30 P.M.**

CONVENE: Chair McIntosh convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, January, 2015, at 7:30 p.m. in Community Center. In attendance were Community Development Director Steve Sizemore, Associate Planner Ili Lobaco, and Assistant City Attorney Gena Stinnett.

PLEDGE OF ALLEGIANCE: Commissioner Beebe led the Pledge of Allegiance.

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

APPROVAL OF MINUTES: Commissioner Austin moved to approve the minutes of December 10, 2014, seconded by Commissioner Beebe. The motion carried on a voice vote with Commissioners Austin, Beebe, McClellan, Parrague, Suarez and Winn voting in favor of approval, and Commissioner McIntosh abstaining.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Tentative Tract Map TTM73257/Conditional Use Permit CUP2014-18; 725 East Lemon Avenue, Lanno Lemon LLC, applicant, continued

Chair McIntosh did not attend the previous meeting and did not watch the video of the meeting so she could not participate in the discussion or the vote on this item. She was able to facilitate the meeting.

Ili Lobaco gave the staff report. Commissioner Austin questioned how close the wall between the houses would be to the property on the east. He also asked there had been any research on previous owners of the home.

Chair McIntosh opened the public hearing. Richard Tipping, representing the applicant spoke on behalf of the project. He stated that the architect had taken inspiration from the historic Upton Sinclair house in the design of the homes. Mr. Tipping said that they had addressed neighbor's concerns about privacy by reducing the number of second story windows and strategically placing the few windows there were. One of the units has no windows facing north other than bathroom windows, which will be opaque and the other unit has one window which will be screened by a large tree. He also stated that they worked with an arborist to design the project in a way that will save most of the existing trees on the property.

Commissioner Winn asked if the plaster finish will be hand troweled, which it will be. He also recommended a different tile for the roofs that would match the home to the east. Commissioner McClellan had concerns about the drainage systems and trying to save the oak trees. Mr. Tipping responded that the drainage would all be hand dug and they will have the arborist on site in case any roots needed to be hand cut.

No one spoke in favor of the project.

Mike Roth, 714 E. Lime; Teresa Vega, 721 E. Lemon; Edward Flores, 730 E. Lime; Sharon Brady, 726 E. Lime; Rachel Jameson, 717 E. Lime; Resident, 713 E. Lemon; Michael Newman, 734 E. Lime; Arlene Dunson, Duane Marks, 713 E. Lime; ? Jensen, 709 E. Lime; Noah Flick, 706 E. Lime; and Charlene Marks, 713 E. Lime spoke with the following concerns:

- PUD's do not belong in this neighborhood
- Homes do not match the neighborhood
- Mostly single-family homes in this area
- Parking is already an issue with events going on at the park and the Historical Museum
- Will lower property values
- Loss of privacy
- Views will be blocked
- Construction noise
- How will utilities access the rear of the property
- Fire danger
- Having two houses that look exactly alike
- Safety
- House should be included in the demolition moratorium

Richard Tipping explained the difference between a Planned Unit Development and Condominiums. The homes would most likely be purchased by young professionals who would be invested in the neighborhood. An association would maintain the public spaces, so these would always be aesthetically pleasing. They could lower the houses by one foot. They have met all the Fire requirements. He would like to meet with the neighbors to address all their concerns. He also noted that there are quite a few houses on this block that are rentals.

Commissioner Parrague raised the point that anyone on that block could build a two-story home and two homes on their lot if they met all the development guidelines. This is not a unique right being granted to this project. Assistant City Attorney Stinnett noted that this Commission is making a recommendation to the City Council who will make the final decision.

The project meets all the codes, but there was discussion on whether it meets the proper land use. Commissioner McClellan would deny the project because it is too dense with the trees. Commissioner Suarez said that 2 units with granny flats would work better. Commissioner Austin had concerns about the parking. Commissioner Parrague stated that every property owner has the right to do this and questioned whether the Commission had the legal right to deny this.

Commissioner Austin moved to close the public hearing and forward a recommendation of denial of Tentative Tract Map No. 73257 to the City Council and deny CUP2015-18, seconded by Commissioner McClellan.

Assistant City Attorney Stinnett stated that there needed to be findings of denial. The Commission discussed the motion.

There was a 5 minute recess.

When the meeting resumed Mr. Tipping asked the Commission for the opportunity to go back and address the concerns raised. He asked to continue the item.

Commissioner Austin rescinded his previous motion and made a new motion to continue the item to the March 11, 2015 regular meeting and direct staff to work with the applicant to find a compatible remedy, seconded by Commissioner McClellan. The motion carried with the following vote:

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

**PH-2 Tract Map No. 53891/Conditional Use Permit CUP2002-03 (Amendment) 750-752
West Walnut Avenue, Jeremy Tu, applicant**

Steve Sizemore gave the staff report. No one spoke on behalf or with concerns. The Commission discussed the item.

Commissioner Parrague moved to close the public hearing, seconded by Commissioner Austin. Commissioner Austin moved to adopt the resolution amending Condition 9 on Data Sheet 1 of Tract Map No. 53891/Conditional Use Permit CUP2002-03/Variance V2002-03, to read as follows:

“if a gate is installed across the driveway, it shall meet all requirements of the Monrovia Municipal Code. The driveway gage shall be consistent with the existing development design. The gate shall also be setback from the front property line to allow a vehicle to wait in the driveway for the gate to open. A Knox keyed switch shall be installed providing Fire Department emergency access to the property. A means of access by visitors to the onsite guest parking spaces shall also be provided and shall be approved in advance by the Planning Division Manager. Prior to installation of the driveway gate, Applicant shall submit a site plan depicting the location and design of the driveway gate to the Planning Division Manager for review and approval prior to building permit issuance”

seconded by Commissioner Beebe. The motion carried with the following vote:

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

ADMINISTRATIVE REPORTS None

COMMUNITY DEVELOPMENT DIRECTOR REPORT: Steve Sizemore reported on the appeal of the decision on 117 North Heliotrope Avenue. The City Council felt the Planning Commission had made the right decision and denied the appeal

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: 10:22 p.m.