



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

CONVENE: Chair McClellan convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, October 14, 2015, at 7:30 p.m. in the City Council Chambers. In attendance were Community Development Director Steve Sizemore, Senior Planner Barbara Lynch, Assistant Planner Jose Barriga, Assistant Planner Teresa Santilena and Assistant City Attorney Carol Lynch.

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

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

APPROVAL OF MINUTES: Commissioner Suarez moved to approve the minutes of September 9, 2015, seconded by Commissioner Beebe. The motion carried unanimously on a voice vote.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Conditional Use Permit CUP2015-12; 108 East Colorado Boulevard, Julie Kalicki, applicant

Teresa Santilena gave the staff report. There was discussion regarding ABC (Alcohol Beverage Control) making the determination that a business is a bona fide restaurant and the involvement of the Historic Commission if changes to the buildings' exterior are proposed.

Chair McClellan opened the public testimony portion.

The applicant, Julie Kalicki, spoke on behalf of the project. She stated that she wants to bring the building back to what it was originally and explained her intended business operation and menu which will include small wine tastings and flights and small plate servings of hot and cold food.

No one spoke in favor or with concerns.

Commissioner Beebe moved to close the public hearing and approve CUP2015-12. The motion was seconded by Commissioner Suarez and carried by the following vote:

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

PH-2 Conditional Use Permit CUP2015-13; 800 Royal Oaks Drive, Mt. Sierra College, applicant

Jose Barriga gave the staff report. There were questions from the Commission regarding the occupancy of other businesses in the building and the vehicle capacity of the parking lot. Comparisons were made to Mt. Sierra's current location on the north east corner of Huntington Drive and Myrtle Avenue in regards to student population and parking availability and potential growth at the new location.

Commissioner Beebe believed that based on what was previously approved at their current location regarding student population and parking availability the new location should be able to accommodate the proposed operation and potential growth.

Commissioner Suarez suggested that alternatives to driving to the campus should be encouraged such as a shuttle service from the Gold Line station and providing bicycle facilities in the parking lot.

The applicant, Greg Kahwajian, spoke on behalf of the project. He explained the overall college operation where typically there are no more than 150 students at one time on the campus because classes are staggered. In anticipation of students using the Gold Line they have been in discussions regarding a shuttle service.

No one spoke with concerns.

Commissioner Beebe moved to close the public hearing and approve CUP2015-13. The motion was seconded by Commissioner Austin and carried by the following vote:

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

PH-3 Conditional Use Permit CUP2015-16; 234 Kruse Avenue, True Zero, Inc., applicant

Jose Barriga gave the staff report. He noted that staff made minor modifications to Data Sheet 1 and that one opposition letter was received. A copy of the letter was placed in front of each Commissioner. The Commission discussed and had questions regarding security measures, occupant load and noise levels when guns are tested in the containment facility. No ammunition will be sold.

Commissioner Parry asked what "incidental" meant in regards to the retail component of the overall business operation. Steve Sizemore explained that it means that no more than 20% of the floor space can be used for the incidental use and the primary use occupies the remaining portion of the floor space.

The applicant, Craig Kossow, spoke on behalf of the project. He explained that he is currently operating a business at the subject location as a gunsmithing and repair business but due to State licensing requirements he is required to have a retail component. He also talked about all the security measures that are currently in place.

Samuel Tellez, gunsmith for True Zero, Inc., described the business operation and explained that the sales will typically be for specialty items when they customize a firearm. They may also take items in on consignment and possibly do internet sales. This will be a very small component of the business.

David Barilla, engineer for True Zero, Inc., discussed the containment set up for the firearms that are tested. It restricts the sound level to approximately 25 decibels. Only their staff can test fire.

Commissioner Suarez suggested security cameras. It was explained that there are internal security cameras already in place and external security cameras will soon be installed.

Police Chief Jim Hunt spoke to the Commissioners regarding the security measures that are required by the State. He believes they meet or exceeds these measures.

No one spoke in favor or with concerns.

Commissioner Beebe moved to close the public hearing and approve CUP2015-16 with the following amendment to Condition No. 7 in the Planning Conditions:

7. "A security plan shall be submitted to the Chief of Police for review and approval prior to issuance of Business License that includes retail sales of firearms. Such security plan shall include features such as lighting, gating, security guards, and/or recorded video surveillance in the interior and exterior of premises."

The motion was seconded by Commissioner Parry and carried with the following vote:

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

ADMINISTRATIVE REPORTS: None

COMMUNITY DEVELOPMENT DIRECTOR REPORT: None

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: Commissioner Beebe reminded everyone that Make a Difference Day was coming up soon on October 24th. Commissioner Suarez announced that the Canyon Park Native Plant Sales event was going to be on November 14th and wanted to remind everyone that Tiger Mosquitos are becoming prevalent in Monrovia and people need to be vigilant and remove standing water, especially following rainstorms.

ADJOURNMENT: 8:38 p.m. in memory of former Mayor Bob Bartlett