



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD THURSDAY, NOVEMBER 12, 2015, 7:30 P.M.**

CONVENE: Chair McClellan convened the Regular Meeting of the Monrovia Planning Commission of Thursday, November 12, 2015, at 7:30 p.m. in the City Council Chambers. In attendance were Community Development Director Steve Sizemore, Planning Division Manager Craig Jimenez, Assistant Planner Jose Barriga, Assistant Planner Teresa Santilena, Assistant City Attorney Gena Stinnett and Assistant City Attorney Carol Lynch.

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

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

APPROVAL OF MINUTES: Commissioner Suarez moved to approve the minutes of October 14, 2015, seconded by Commissioner Beebe. The motion carried on a voice vote with Commissioners Parrague and Winn abstaining.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Tentative Tract Map No. TTM73840/Conditional Use Permit CUP2015-14; 908 South Mayflower Avenue, David Lau, applicant

Teresa Santilena gave the staff report. There was discussion about the landscaping. There are no oak trees on the property. Commissioner Suarez recommended that all palm trees be removed.

Chair McClellan opened the public testimony portion.

The applicant, David Lau spoke on behalf of the project. He stated he was pleased to be working on this project and thanked staff for their help. The project will be a low-impact design.

Tim Spade, a resident near the proposed project had concerns about parking. He stated that there are existing problems with street parking in the area. There is a condition that the garages must be used as garages and not for storage. Commissioner Winn had a question about the buildings being attached to create more parking and open space.

Commissioner Suarez moved to close the public hearing and approve TTM73840/CUP2015-14. The motion was seconded by Commissioner Parrague and carried by the following vote:

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

PH-2 Referral from the Development Review Committee (DRC) for review of a large family daycare; PMT2015-01136; 317 North Alta vista Avenue, Monica Lascano, applicant

Commissioner Winn had a conflict and recused himself and left the chambers.

Jose Barriga gave the staff report. Commissioner Beebe had the questions regarding complaints on the current operation, the ages of the children, monitoring of traffic mitigation and the potential of three point turn maneuvers.

He also noted that the State has taken away the City's authority to regulate this type of use and limits the ability to deny the application would be if there was a significant impact and no mitigation. Staff addressed those points:

- Last year, Code Enforcement received a complaint based on exceeding the eight child maximum for a small family daycare, not regarding traffic or noise.
- As with other large family day care facilities, compliance will be monitored by the operator. Violations would be handled through complaints to the Community Development Department. Code Enforcement, working with the Planning Division. Based upon the traffic plan developed by the applicant, in cooperation with the Police Department, there will be a slight decrease in traffic on Alta Vista on the lower half of Alta Vista as a result of having traffic enter Alta Vista from the north and exiting to the south.
- As required in the traffic plan, drop off and pick up does not require the need for a three point turn. It is possible that parents could violate the traffic plan and make a three point turn in dropping off their children. However, a three point turn is not an illegal maneuver.
- The ages of the children will be between 3 and 10 years old. The applicant is not proposing to care for infants.

Chair McClellan opened the public testimony portion. The applicant spoke on behalf of the application. She stated that she has lived her for 10 years. She conducts her curriculum in Spanish. She is required to count her own children, under the age of 10, in the maximum number allowed when they are at home. She needs to expand her license in order to be in compliance. The Police Chief conducted a traffic study and determined there is no additional impact from her business. She has one employee that walks to her house and one that parks on the street.

Justin (?), 401 West Hillcrest Boulevard stated that his son goes to the daycare and he fully supports the operation. Christine Kelly has a son that goes there. She said she was very happy to find a Spanish emersion program. She has not seen any traffic or noise issue. She sees no reason to deny this application.

Carol Hunt, who lives across the street said the applicant is a wonderful neighbor. She believes there is harassment going on. In regards to safety, they close their street for Halloween with more than 1,000 people attending and there were no concerns. Naomi Ladner, next door to the north, is concerned with the ways the neighbors have been treating each other. Mrs. Lockerbie and Dana Sant (?) also spoke in favor of the applicant.

Nancy Matthews is opposed to the application because of increased traffic. She also stated that numerous times the day care has had over the number of children allowed. Helen Milner, 344 Melrose, does not like having the traffic diverted to her street. David Curran, 315 West Scenic Drive, also had concerns with the suggested route. There are no sidewalks on Scenic and parts of Melrose. Many people walk their dogs there and visibility is already poor due to the number of hedges.

Peter Newman, 361 North Alta Vista Avenue, Tamara Christian, 363 North Alta Vista Avenue, Ana Marie Hetman, 328 North Alta Vista Avenue, John Narva, 353 North Alta Vista Avenue, also had concerns about traffic and people speeding. MPD Captain Nels Ortlund clarified that the traffic study conducted concluded there is not a traffic safety issue.

The Commission discussed the item further. Even though the number of additional cars will not be high, it could impact this neighborhood. However, without showing that there will be a significant impact there is no basis to deny the application. They asked to add a condition that the item come back for review in 6 months and if any violations of the Conditions of Approval are found the Day Care could be required to go back to 8 children only. Staff advised that their decision should be based on the findings on Data Sheet 3.

Commissioner Parrague moved to close the public hearing and approve the operation of a large family day care with the added condition that the item comes back to the Planning Commission for review in 6 months. The motion was seconded by Commissioner Parry and carried by the following vote:

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

Commissioner Winn returned to the chambers. There was a 10 minute recess.

ADMINISTRATIVE REPORTS: None

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

City Manager Oliver Chi gave a report on the proposed Community Center / 4th Dimension project. There is an opportunity to repurpose the 4th Dimension to be used as the new Community Center along with some retail components fronting Myrtle Avenue. The Commission was asked for input on the project. They offered the following comments:

- The basement of the 4th Dimension is very dark, an atrium could be added for light
- Create a connection to the Library
- Break up the front, create individual spaces rather than 3 arches
- The proposed housing on Palm should be set back

Craig Jimenez provided an update on the Neighborhood Study. The City is continuing to move forward. Both Moratoria have been extended for another year, but hopefully something will be in place by April.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: Commissioner Suarez announced that the Canyon Park Native Plant Sales event was going to be on November 14th.

ADJOURNMENT: 11:04