



**DRAFT
MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, DECEMBER 9, 2015, 7:30 P.M.**

CONVENE: Chair McClellan convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, December 9, 2015, at 7:30 p.m. in the City Council Chambers. In attendance were Planning Division Manager Craig Jimenez, Planning Division Manager Sheri Bermejo, 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, Parrague, Parry, Suarez, Winn and Chair McClellan.

APPROVAL OF MINUTES: Commissioner Austin moved to approve the minutes of November 12, 2015, seconded by Commissioner Beebe. The motion carried on a voice vote with Commissioner Winn abstaining.

Craig Jimenez introduced the new Planning Division Manager Sheri Bermejo.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Conditional Use Permit CUP2015-17; 123-137 West Pomona Avenue, Paul Kalemkarian, applicant

Teresa Santilena gave the staff report. There were questions about the limited improvements to the site at this time. Mr. Jimenez explained that this is the first phase of a larger development that will be coming before the Commission next year. This first phase is limited to the relocation of the Wine of the Month Club operations to the existing building.

Chair McClellan opened the public testimony portion.

The applicant, Paul Kalemkarian, spoke on behalf of the project. He stated that the State requires some retail component and merchandise display, but that 99% of the wine is shipped to his customers. No one else spoke in favor or with concerns.

Commissioner Parry moved to close the public hearing and approve CUP2015-17. The motion was seconded by Commissioner Beebe and carried by the following vote:

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

PH-2 Ordinance No. 2016-01: PC Resolution 2015-16

Mr. Jimenez gave a brief recap of the recent legislation in regards to medical marijuana. He explained that after publication of the public notice in regards to this notice the City Attorney determined that the matter would be limited to Title 5 of the Monrovia Municipal Code (Business Taxes, Licenses and Regulations) and that an amendment to Title 17 (Zoning) is not necessary. Since Title 5 is not under the purview of the Planning Commission no action is required.

Chair McClellan opened the public testimony portion.

Phil Cannon, 1024 Royal Oaks, expressed his concerns about the way this matter was handled. He did not understand why a public hearing was noticed, but there was no staff report available. He is a medical marijuana patient and he is concerned that he will not be able to prepare his argument in time for the Public Hearing.

Dan Mack has been a resident of Monrovia for 15 years. He has a daughter who has cancer and uses Medical Marijuana to relieve her pain. He thinks we should do everything we can to further the research of the benefits.

Assistant City Attorney Carol Lynch provided additional information about the process to address comments of the Commission and the Public Testimony.

Commissioner Beebe moved to close the Public Hearing. The motion was seconded by Commissioner Parry and carried unanimously by a voice vote.

ADMINISTRATIVE REPORTS: None

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

Craig Jimenez reported that the City is finalizing the 1st track of the Neighborhood Study. There were some very good ideas based on all the feedback received. Staff anticipates the Public Hearing will be set for the Planning Commission in March and the City Council in April. He also wished everyone Happy Holidays.

He also gave an update on the Community Center/4th Dimension project. Staff has presented to every Commission and Board at least once, as well as other community groups. The item is going to the Historic Preservation Commission next week for the design elements under their purview. There will be a City Council session in early January and the Planning Commission is welcome to attend.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: Chair McClellan thanked everyone for a great year.

ADJOURNMENT: 8:27