



APPROVED

**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, FEBRUARY 11, 2015, 7:30 P.M.**

CONVENE: Chair McIntosh convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, February 11, 2015, at 7:30 p.m. in Community Center. In attendance were Community Development Director Steve Sizemore, Planning Division Manager Craig Jimenez, Associate Planner Ili Lobaco, and Assistant City Attorney Gena Stinnett.

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

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

APPROVAL OF MINUTES: Commissioner Suarez moved to approve the minutes of January 14, 2015, seconded by Commissioner Winn. The motion carried on a voice vote.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Conditional Use Permit CUP2015-01/Minor Exception ME2015-01; 1720 south Mayflower Avenue, KVH Design Group, applicant

Ili Lobaco gave the staff report. There was a question about maintenance problems with buildings with a zero setback. Staff said that the Building Official reported that he has not seen any problems in maintenance. There was also a question about onsite parking. Developments with 6 units or more require guest parking, since this project has 5 units it is not required.

Chair McIntosh opened the public hearing. The applicant Kurt Van Hatten spoke on behalf of the project. He stated that the Development Review Committee had recommended approval of the garages on the property line, but they suggested getting a maintenance easement agreement with the adjacent neighbors. The neighbors to the north agreed, but the neighbors to the east did not. This is the reason they moved the garages in two feet. No one else spoke in favor or with concerns.

The Commission discussed the merits of having a zero setback opposed to a 2 foot setback. There were also questions about drainage and the concrete swale. Commissioner Winn stated he would like to see more balconies in future proposals to add open space.

Commissioner Parrague moved to close the public hearing and adopt the Resolution approving CUP2015-01/ME2015-01 with the following addition to Planning Condition # 2:

“Alternately, for the rear property line, at the Applicant’s election, project is approved for a 0’ rear yard setback for the accessory structures, provided a maintenance-free decorative block is used, which design shall be submitted to the Planning Division Manager for review and approval prior to building permit issuance”

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

AYES: Austin, McClellan, McIntosh, Parrague, Suarez, Winn
NOES: None

ABSTAIN: None
ABSENT: Beebe

ADMINISTRATIVE REPORTS

AR-1 General Plan Conformity GPC2015-01; Public Parking Lot No. 1, 100 Block of East Palm Avenue, APN 8616-012-900, City of Monrovia, applicant

Craig Jimenez gave the report. The Commission discussed the item. There was a question about the requirement to underground utilities. This requirement applies to new construction. Additionally, this is a requirement in the Municipal Code, not the General Plan.

Commissioner Austin moved to find that the proposed easement is in conformity with the General Plan seconded by Commissioner McClellan. The motion carried with a voice vote with Commissioner Parrague abstaining.

COMMUNITY DEVELOPMENT DIRECTOR REPORT: Craig Jimenez informed the Commission of items for next month's agenda.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: Commissioner Suarez invited everyone to a Bird Walk in Canyon Park on Saturday starting at 8:30 a.m.

ADJOURNMENT: 8.36 p.m.