



APPROVED

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

CONVENE: Chair McIntosh convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, March 11, 2015, at 7:30 p.m. in the City Council Chambers. In attendance were Community Development Director Steve Sizemore, Planning Division Manager Craig Jimenez, Senior Planner Barbara Lynch, Associate Planner Ili Lobaco, Assistant Planner Jose Barriga, Assistant Planner Teresa Santilena, 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 Beebe moved to approve the minutes of February 11, 2015, seconded by Commissioner Austin. The motion carried unanimously on a voice vote.

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

Ili Lobaco reported that the applicant has withdrawn this application. The public hearing remained open from the January 2015 meeting.

Theresa Vega, 721 East Lemon Avenue, stated that she was opposed to a 4-unit two-story development at this location. Parking is already a problem when there are events at the park. She also asked that the developer talk to the residents about their proposal.

Duane Marks, 713 East Lime Avenue, said that he was concerned with the lack of outreach from the developer.

Commissioner Austin moved to close the public hearing, seconded by Commissioner Beebe and carried unanimously on a voice vote.

PH-2 General Plan Amendment GPA2015-01/Planning Commission Resolution No. PCR2015-01; City of Monrovia, applicant

Craig Jimenez gave the staff report. Commissioner Beebe had questions about the review process of projects coming into this area. The process would be very similar to other projects reviewed by the City; with smaller projects reviewed by DRC and larger ones requiring a public hearing before the Planning Commission, and some will require City Council approval.

Commissioner Parrague said there was no commonality in the guidelines. He would like to see some requirements for stamped concrete or light standards for example. Staff noted that this is a long range land use plan with a 50 to 60 year build out. Since this may take a very long time Staff is proposing a more organic approach to the design guidelines. The public infrastructure that is being built now will set a definite tone for what will be built in the future.

Commissioner Winn asked about the Maintenance and Operations Yard. Discussions began in 2009 and construction started in 2012. The City's 2008 EIR did not include this project. Metro Gold Line was required to do their own EIR.

Chair McIntosh opened the public testimony portion.

Melanie Ward from Ward Service said she was really appreciative of what was put forward. They moved their business here 15 years ago and have felt in limbo ever since. She appreciated the clarity this provides.

Jackie Glover, who resides at Pomona and Ivy Avenues asked if three or more of her neighbors sold their houses to a developer could a strip mall be built next to her. Craig Jimenez stated that the long term vision is for the residential neighborhoods to remain residential, but the density would increase. Commercial development is not permitted in the residential areas.

Commissioner Winn asked about the noticing requirements. He would like to make sure that the entire neighborhood is aware of any potential developments. Mr. Jimenez said that this requirement could be added to the guidelines.

Another resident had concerns about air quality and hazardous chemicals around the M&O yard. Mr. Jimenez stated that Metro is subject to very stringent environmental rules. The potential environmental impacts of the Metro yard were fully evaluated in their EIR.

Chair McIntosh thanked staff for the time and effort involved in this proposal. She feels that the Commission is in a better position to make a recommendation to the City Council.

Commissioner Austin moved to close the public hearing and adopt Planning Commission Resolution No. PCR2015-01 recommending approval to the City Council of General Amendment GPA2015-01 with the added requirement of extended notification, seconded by Commissioner Suarez. The motion carried with the following vote:

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

ADMINISTRATIVE REPORTS

AR-1 Wireless Telecommunications Facilities

Assistant City Attorney Gena Stinnett gave an informational presentation. No action was required of the Commission

COMMUNITY DEVELOPMENT DIRECTOR REPORT: Steve Sizemore introduced new Assistant Planners, Jose Barriga and Teresa Santilena. He also reported on the re-organization in City Hall. Engineering will be moving over to Community Development which will create a one-stop shop for permits.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: 9:16 p.m.