



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, MAY 13, 2015, 7:30 P.M.**

CONVENE: Chair McIntosh convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, May 13, 2015, at 7:30 p.m. in the City Council Chambers. In attendance were Community Development Director Steve Sizemore, Planning Division Manager Craig Jimenez, Associate Planner Ili Lobaco, Assistant Planner Teresa Santilena, Assistant Planner Jose Barriga, and Assistant City Attorney Gena Stinnett.

PLEDGE OF ALLEGIANCE: Chair McIntosh led the Pledge of Allegiance.

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

APPROVAL OF MINUTES: Commissioner Suarez moved to approve the minutes of April 15, 2015, seconded by Commissioner Winn. The motion carried unanimously on a voice vote.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Tentative Tract Map No. TTM73396/Conditional Use Permit CUP2015-02/Variances V2015-01 and V2015-02/Minor Exceptions ME2015-07/ME2015-08/ME2015-09 and ME2015-10; 430-438 West Duarte Road, MJW Investments, LLC, applicant, continued

Chair McIntosh stated that she was not at the previous meeting where this item was first heard, but that she had watched the tape and is able to participate.

Ili Lobaco gave the staff report. Commissioners Austin and Chair McIntosh met with the applicant (separately) and visited the site. Commissioners Parrague, Suarez and Winn visited the site separately, but did not meet with the applicant.

There were questions about the footprint and the ground floor setbacks, the material for the common recreation area and discussion about the conditions for the tree replacement.

Chair McIntosh opened the public testimony portion.

The applicant, Matt Waken from MJW Investments thanked the staff for working so closely with them. They listened to the concerns from the Commission and the neighbor who spoke at the last meeting and feel they are presenting a better proposal. There are two huge constraints in regards to this project, preserving the historic home and working with a very narrow lot. Mr. Waken presented additional diagrams which compared the previous proposal to the new one.

Phil (Longley), 241 Melrose Avenue, had concerns about traffic and the amount of water needed to service these new units.

Staff noted that this is a high density area and that Duarte Road is designed to handle higher traffic volumes. Also, low water showers and toilets will be required per the building codes.

The Commission discussed the item. Commissioner Winn had reservations about the lack of recreational space. There was a question about the decorative wrought iron gate and whether it will be re-used. The property owner, Barry Edwards said that the gate was important to his family, and while it cannot be used in this project they will take it and repurpose it somewhere else.

Commissioner Suarez recommended an amendment to condition #21 that the money collected from the loss of the 3 oak trees be spent on new oak trees rather than low water use trees.

Commissioner Austin moved to close the public hearing and adopt the Resolution recommending approval to the City Council of Tentative Tract Map No. TTM73396, Conditional Use Permit CUP2015-02, Variance V2015-01 and V2015-02, and Minor Exceptions ME2015-07, ME2015-08, ME2015-09 and ME2015-10, as amended. The motion was seconded by Commissioner Winn and carried by the following vote:

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

PH-2 Tentative Tract Map No. TTM73257/Conditional Use Permit CUP2015-03; 725 East Lemon Avenue, Lanno Lemon LLC, applicant

Ili Lobaco gave the staff report. Letters from the neighboring properties on the east and west were handed out to the Commissioners, which proposed some mitigation measures in regards to landscape and wall materials.

Commissioner Suarez had concerns about the oak trees and Commissioner Winn had concerns about the proposed roof tiles.

Chair McIntosh opened the public testimony portion.

The applicant Richard Tipping thanked staff and the neighboring residents for their input. He stated that they will have an arborist on hand to assist in saving the oak trees. They will all be fenced and they will do everything necessary to prevent them from being damaged.

Karen Lujan, 801 East Lime Avenue said that Mr. Tipping did an exceptional job working with the neighbors and she is comfortable with the project.

Ernie Vega, 721 East Lemon Avenue thanked Mr. Tipping for his work.

Duane Marks, 713 East Lime Avenue, thanked everyone for the neighborhood meetings. He does not support the project because it does not blend in with the existing neighborhood.

Pat Brady, 726 East Lime Avenue would like to have the guest parking spot at the rear of the property removed.

Edward Forest, Lime Avenue, is concerned about parking in the area and offered some suggestions for the City to address the problem.

Rachel Jameson, 717 East Lime Avenue had concerns about the size of the project.

The Commission discussed the item. They recommended amending the conditions as follows:

- A barrel tile will be required for the roofing material.

Commissioner Parrague moved to close the public hearing and adopt the resolution recommending approval to the City Council of Tentative Tract Map No. 73257/Conditional Use Permit CUP2015-03 as amended. The motion was seconded by Commissioner Winn and carried by the following vote:

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

There was a short recess.

PH-3 Conditional Use Permit CUP2015-05/Minor Exception ME2015-11; 1607 South Magnolia Avenue, Arabic Evangelical Church, applicant

Teresa Santilena gave the staff report. There were no questions of staff.

Chair McIntosh opened the public testimony portion.

Dr. Hisham Kamell spoke on behalf of the project. He gave a brief history on the church and the congregation.

The architect Samir Guirguis answered questions about the materials. Two of the church congregants spoke in favor of the project.

The Commission discussed the item further.

Commissioner Austin made a motion to close the public hearing and adopt Conditional Use Permit CUP2015-05/Minor Exception ME2015-11. The motion was seconded by Commissioner Suarez and carried by the following vote:

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

PH-4 Conditional Use Permit CUP2015-04; 618 South Myrtle Avenue, Jung Ho, Heo, applicant

Jose Barriga gave the staff report.

The applicant was not in attendance. No one spoke in favor or with concerns. The Commission discussed the item.

Commissioner Winn made a motion to close the public hearing and adopt Conditional Use Permit CUP2015-04. The motion was seconded by Commissioner Austin and carried by the following vote:

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

ADMINISTRATIVE REPORTS

None

COMMUNITY DEVELOPMENT DIRECTOR REPORT: Craig Jimenez reported that the final meeting for the Neighborhood Study will be on Wednesday, May 20, at 7:00 PM at the Knights of Columbus and everyone was welcome.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: Commissioner Parrague asked if the City could mandate a grey water system for new construction. Commissioner Suarez would like to see more information for residents on landscaping with native plants. Commissioner Winn is working with the AIA (American Institute of Architects) in Pasadena on neighborhood compatibility and will come back to the Commission with information.

ADJOURNMENT: 9:45 p.m.