



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, JUNE 10, 2015, 7:30 P.M.**

CONVENE: Chair McIntosh convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, June 10, 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, 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, Parrague, Suarez, Winn and Chair McIntosh.

APPROVAL OF MINUTES: There were a couple of changes to the minutes. Commissioner Austin moved to approve the minutes of May 13, 2015, as amended, seconded by Commissioner Winn. The motion carried on a voice vote with Commissioner Beebe abstaining.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Conditional Use Permit CUP2015-06; 1414 south Alta Vista Avenue, PDS Studio Inc., applicant

Jose Barriga gave the staff report. There were questions about the garage setback, which is 4 inches. No setback is required. There were also concerns about foam being used for the sills on the first level. The Commissioners felt this can be easily damaged. Commissioner Beebe asked why there were no Fire conditions. Staff explained that most conditions are plan check requirements and not project specific.

Chair McIntosh opened the public testimony portion.

The applicant, Phillip Chan, spoke on behalf of the project. He noted that although the zoning allowed four units, the owner decided to go with three to make it a better project. The design provided a lot of articulation to delineate between the three units. He also stated that the owner would be willing to use permeable surface material and more drought tolerant plants. He agreed with the concerns about the sill material and said they would be willing to look at alternatives.

Commissioner Winn asked him to consider a different roof material and Commissioner Parrague recommended a zero setback for the garage and the east side of the property.

Commissioner Winn moved to close the public hearing and adopt the Resolution approving CUP2015-06 as presented. The Commission also made the following, non-binding recommendations:

- Incorporate more permeable material
- Use concrete as the sill material
- Use drought tolerant plants
- Consider a 0" setback for the garage

The motion was seconded by Commissioner Parrague and carried by the following vote:

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

ADMINISTRATIVE REPORTS

AR-1 Planning Commission Reorganization

Commissioner Beebe moved to elect Vice-Chair McClellan as the Chair and Commissioner Suarez as the Vice-Chair of the Commission for the year 2015-2016. The motion was seconded by Commissioner Austin and carried on unanimous vote.

COMMUNITY DEVELOPMENT DIRECTOR REPORT: Steve Sizemore thanked Chair McIntosh for her service to the community on both the Planning Commission and the Historic Preservation Commission.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: The Commissioners thanked Anne for her leadership and knowledge and for being a great chair. Chair McIntosh thanked all the Commissioners and City Staff, and wished them luck in the future.

ADJOURNMENT: 8:06 p.m.