



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, JULY 15, 2015, 7:30 P.M.**

CONVENE: Chair McClellan convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, July 15, 2015, at 7:30 p.m. in the City Council Chambers. In attendance were, Planning Division Manager Craig Jimenez, Associate Planner Ili Lobaco, Assistant Planner Teresa Santilena, Assistant Planner Jose Barriga, 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.

INTRODUCTION OF NEW COMMISSIONER: Craig Jimenez introduced new Planning Commissioner Robert Parry to the Commission and the community.

APPROVAL OF MINUTES: Commissioner Beebe moved to approve the minutes of June 10, 2015, seconded by Commissioner Austin. The motion carried on a voice vote.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Conditional Use Permit CUP2015-07/CUP2015-11; 417 South Myrtle Avenue, Jamm Foods Inc., applicant

Ili Lobaco gave the staff report. There were questions about whether there is a limit to the number of establishments that serve alcohol within a certain area. This is determined by ABC and they would notify the City if this number was exceeded. There was some discussion about the delineator for the outdoor seating and if there were any changes to the storefront. The Historic Preservation Commission had approved a second door that would lead to the upstairs area, but the applicant is not pursuing that at this time. Commissioner Suarez recommended extending the hours of operation in the conditions.

Chair McClellan opened the public testimony portion.

The applicant, Ricardo Jurado, spoke on behalf of the project. He stated that they have been under construction for 13 months and are hoping to open next week. He realizes that they may have to change their outdoor seating arrangements after they open and see how the plan works.

No one spoke in favor or with concerns.

Commissioner Austin moved to close the public hearing and adopt the Resolution approving CUP2015-07 and CUP2015-11 with an amendment to Condition 19 to read as follows:

“Hours of operation shall be limited to 7:00 AM to 10:00 PM Monday through Thursday, 7:00 AM to 11:00 PM Friday and Saturday, and 8:00 AM to 10:00 PM Sunday”

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

PH-2 Conditional Use Permit CUP2015-08/CUP2015-09; 860 West Foothill Boulevard, Blake Megdal (c/o Elliot Megdal & Associates), applicant

Teresa Santilena gave the staff report. The Commission discussed the item. There was concern about traffic and circulation and the fact that a traffic study was not done. Staff explained that if a traffic study was done while school was out it would not accurately reflect the number of vehicles.

Chair McClellan opened the public testimony portion.

The applicant, Blake Megdal, along with the architect and project manager, spoke on behalf of the project. Commissioner Parrague asked him how they planned on handling the traffic. Mr. Megdal stated that the Starbucks at Foothill and Myrtle will stay open so that site will handle a portion of their customers. They also have instituted a mobile order and pay app that they anticipate 20% of their customers will use. No food will be made to order, it will all be pre-packaged and they have a video order screen, which should speed up the process.

The Commission had concerns about too many cars stacking up and blocking traffic on Madison and people trying to turn left from the north exit. The applicant stated that they would have staff assist with the circulation if it became a problem. Commissioner Austin asked if there is a similar location, located near a high school that had a traffic study done. The applicant will look into that.

Commissioner Suarez was worried about the outdoor tables being open until midnight and the noise it may generate. Commissioner Winn noted that the property directly to the south is the school bus yard and that they go out early in the morning and line up on Madison. He was also concerned about the businesses directly to the East of the location. The driveway abuts the property and the traffic could adversely affect them.

Margot Kardushian(?) and Mei Lei spoke in favor of the project.

The Commission suggested that the item be continued so that Staff and the applicant could gather additional data. The applicant agreed to a continuation.

Commissioner Austin moved to continue the item to the August 12, 2015 regular meeting. The motion was seconded by Commissioner Beebe and carried by the following vote:

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

PH-3 Conditional Use Permit CUP2015-10; 1311 South Shamrock Avenue, Tania Torres (Monrovia Preschool and Day Care Center), applicant

Jose Barriga gave the staff report. There were questions about the surrounding businesses and whether or not there are any hazardous materials. Staff did check with the Fire Department and there is no heavy manufacturing in the immediate area.

Chair McClellan opened the public testimony portion.

The applicant Tania Torres spoke on behalf of the project. She said that there are new owners at their present location and they have to move their operations. She was concerned about the

condition to construct an 8ft block wall in the rear of the property. It would be a financial hardship. She said that at their current location they have chain link fencing all around and they abut a residential area and there have not been any problems. Staff stated that the chain link fence is a legal non-conforming structure and typically with a change of use there is a requirement to bring it into conformity.

The owner of the property, Warren Mellinger disputed some the conditions of approval. There was some confusion about what the other space on the property was being used for and he was concerned about the location of the trash receptacle. There was a 5 minute recess.

The meeting was resumed. The applicant is proposing to use 2,400 sq. ft. of the site rather than the 3,600 sq. ft. requested on the application. The middle 1,200 sq. ft. of the building is occupied by a retail space and will continue this use. The remaining 2,400 sq. ft. on the south end is used for storage by the owner and will not be used for any other business. In order for there to be adequate parking this will need to be a condition of approval.

There was discussion about the block wall condition. The applicant stated that the kids will not all be outside at the same time. They will be in the play yard in small groups.

Bill Winslow, 1401 Shamrock Avenue, spoke in favor of the project.

Commissioner Beebe moved to close the public hearing and adopt the resolution approving CUP2015-10 with the following amendments to the Planning Conditions:

Based on the trash generation study, the Development Review Committee shall determine the location and screening for the trash collection area.

The southerly 2,400 square feet of the building shall be used only for storage of the property owner. No business shall operate and no business license shall be issued within that portion of the building.

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

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

ADMINISTRATIVE REPORTS None

COMMUNITY DEVELOPMENT DIRECTOR REPORT: Craig Jimenez reported that the city is moving into Phase 2 of the Neighborhood Compatibility Study and there will be a Study Session with the City Council on Tuesday, July 21.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: Commissioner Suarez congratulated Commissioner Austin on his 25th Wedding Anniversary.

ADJOURNMENT: 10:01 p.m.