



**MINUTES OF THE REGULAR MEETING OF THE  
MONROVIA PLANNING COMMISSION  
HELD WEDNESDAY, AUGUST 12, 2015, 7:30 P.M.**

**CONVENE:** Chair McClellan convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, August 12, 2015, at 7:30 p.m. in the City Council Chambers. In attendance were, Planning Division Manager Craig Jimenez, Assistant Planner Teresa Santilena, Assistant City Attorney Carol Lynch and Development Services Engineer Dominic Milano.

**PLEDGE OF ALLEGIANCE:** Commissioner Austin led the Pledge of Allegiance.

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

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

**PUBLIC INPUT:** None

**PUBLIC HEARINGS:**

Staff requested that PH-2 be taken out of order and heard first.

**PH-2 Variance V2015-03; 545 Cloverleaf Way, Chris Kidd, applicant**

Teresa Santilena gave the staff report. The existing carport does not count towards the enclosed parking requirement. A fire sprinkler system will be required.

Chair McClellan opened the public testimony portion.

The architect spoke on behalf of the project. He said that the carport is too small to be enclosed to create a garage. The proposed area is the only location on the property that is suitable to build the garage. No one spoke in favor or with concerns.

Commissioner Winn asked for shutters be added to the garage that match the shutters on the house and also to remove the condition to use earth tones. The other Commissioners agreed with these changes.

Commissioner Suarez moved to adopt the Resolution approving V2015-03 with the following amendments:

2. Shutters shall be added to match the existing structure.
3. Final exterior color chips shall be subject to the review and approval of the Development Review Committee.

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

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

**PH-1 Conditional Use Permits CUP2015-08/CUP2015-09; 860 West Foothill Boulevard, Blake Megdal (c/o Elliot Megdal & Associates), applicant, continued**

Teresa Santilena gave the staff report. The Commissioners had questions about the counts from 2006 and the proposed mitigation measures. Dominic Milano, Engineer for Development Services was on hand to answer their questions. He explained the mitigation options to specific traffic issues.

Chair McClellan opened the public hearing. The applicant Blake Megdal said it would take about 9 months from approval of the project for the drive-thru to open. The Commissioners had questions about other locations traffic issues and the comparison to this location. The applicant was confident in their projections of the time counts and feels that with the suggested mitigation plan they would be able to address any traffic issues.

No one spoke in favor or with concerns. The Commission discussed the conditions including the possibility of requiring a smart signal to be installed.

Commissioner Austin moved to close the public hearing and adopt the Resolution with amendments to the conditions. There was not a second and the motion failed.

The Commission discussed the item further.

Commissioner Austin moved to close the public hearing and adopt the Resolution approving CUP2015-08 and CUP2015-09 with the following amendments:

Condition #8. The applicant shall perform a traffic study after the commencement of the school year to obtain current and prospective traffic counts for traffic on Foothill Blvd. and Madison Ave. and submit it to the City Traffic Engineer for review and approval.

Condition #10. Within 90 days of the commencement of operation of the business while school is in session, the City's Traffic Engineer shall assess any changes in traffic patterns and volume caused by the operation of the Starbuck's business. The City's Traffic Engineer shall provide the findings and recommendations to the Traffic Safety Committee at the next available Committee meeting.

Condition #11. The applicant shall comply with all recommendations of the City's Traffic Engineer following the completion of the traffic study and analysis required by Conditions 8 and 10 above.

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

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

**ADMINISTRATIVE REPORTS** None

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:** Craig Jimenez gave an update on the 2015 Neighborhood Study. There was a lot of community outreach with a survey that generated 474 responses, 4 community meetings and individual meetings with Planning and Historic Preservation Commissioners. There will be a study session with the Planning Commission in September to get some general direction.

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** Commissioner Suarez announced that there will be a native plant sale on November 14 in Library Park.

**ADJOURNMENT:** 9:40 p.m.