



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, OCTOBER 15, 2014, 7:30 P.M.**

CONVENE: Chair McIntosh convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, October 15, 2014, 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, and Assistant City Attorney Gena Stinnett.

PLEDGE OF ALLEGIANCE: Commissioner Parrague led the Pledge of Allegiance.

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

APPROVAL OF MINUTES: Commissioner Parrague moved to approve the minutes of September 10, 2014, seconded by Commissioner Suarez. The motion carried on a voice vote with Commissioners McClellan, McIntosh, Parrague, Suarez and Winn voting in favor of approval, and Commissioner Beebe abstaining.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Conditional Use Permit CUP2014-15; 616 West Colorado Boulevard, Ashley Lin and George Hsu, applicants, continued

Barbara Lynch reported that this item was continued from last month to give the applicants time to address design issues raised by the Commission. Staff informed the applicants that a continuance letter in a specified time was required to further continue the hearing. Staff made several attempts to reach the applicants, however there has been no response. This item cannot be continued to next month's meeting. Therefore, Staff recommends that the request be denied without prejudice based on the findings for denial provided to the Commission.

Chair McIntosh inquired if there was anyone in attendance that wished to speak regarding this item. Frank Holmes, 613 West Olive Avenue lives directly behind this address and he stated that there has not been any work being done.

Commissioner Parrague moved to close the public hearing and deny CUP2014-15 without prejudice, seconded by Commissioner Suarez and carried with the following vote:

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

PH-2 Tentative Tract Map No. 72951/Conditional Use Permit CUP2014-17/Variance V2014-02; 721 West Duarte Road, Twen Ma, applicant

Barbara Lynch presented the Staff Report. There were questions about the slope in the open space areas, setback requirements for second stories, whether hardscape could be considered as open space and if balconies had ever been proposed. The design meets or exceeds all setback requirements and open space could be hardscape. Balconies were never proposed.

Chair McIntosh opened the public hearing. The applicant was not in attendance. Sophie Smith a realtor was there representing the neighbor to the east. She asked if the existing wall between the properties would be replaced. Construction of new walls surrounding the project are one of the conditions. The onus is on the applicant to work with the neighbors to remove and replace the walls.

The Commission had a number of issues in regards to the drawings:

The dwelling entrances are not protected

The green areas are not functional

Sections not provided

In regards to the variance they would like to see what the applicant will be doing to give back to the neighborhood

Commissioner Parrague moved to leave the public hearing open and continue the item to the November 12, 2014 regular meeting, seconded by Commissioner Suarez and carried with the following vote:

AYES: Beebe, McClellan, McIntosh, Parrague, Suarez, Winn

NOES: None

ABSTAIN: None

ABSENT: Austin

ADMINISTRATIVE REPORTS **None**

COMMUNITY DEVELOPMENT DIRECTOR REPORT: None

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: Commissioner Suarez provided an update on upcoming community events and reminded everyone to vote.

Commissioner Parrague invited everyone to an open house at 207 Melrose on Saturday from 3 to 6pm.

ADJOURNMENT: 8:32 p.m.