



**MINUTES OF THE REGULAR MEETING OF THE  
MONROVIA PLANNING COMMISSION  
HELD WEDNESDAY, NOVEMBER 12, 2014, 7:30 P.M.**

**CONVENE:** Chair McIntosh convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, November 12, 2014, at 7:35 p.m. in Community Center. In attendance were Community Development Director Steve Sizemore, Planning Division Manager Craig Jimenez, Senior Planner Barbara Lynch, Associate Planner Ili Lobaco, and Assistant City Attorney Gena Stinnett.

**PLEDGE OF ALLEGIANCE:** Commissioner Suarez 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 October 15, 2014, seconded by Commissioner Winn. The motion carried on a voice vote with Commissioners McClellan, McIntosh, Parrague, Suarez and Winn voting in favor of approval, and Commissioner Austin abstaining.

**PUBLIC INPUT:** None

**PUBLIC HEARINGS:**

**PH-1 Tentative Tract Map TTM72951/Conditional Use Permit CUP2014-17/Variance V2014-02, 721 West Duarte Road, Twen Ma, applicant, continued**

Commissioner Austin stated that he has watched the recording of the October 15<sup>th</sup> meeting and is up to date on this item. Barbara Lynch gave the Staff Report. There was discussion about using the upper level for open space, but it would not meet the setback requirements.

Chair McIntosh opened the public hearing. The applicant, Twen Ma was in attendance and spoke on behalf of the project. He said that the first conceptual design did include a cover over the driveway to create more open space, but was told by the City that this was not allowed. He also stated that originally he planned on having shared open space in the rear of the project, but it was not practical. No one spoke in favor or with concerns.

Commissioner Winn asked if roof decks were ever considered. City code would consider them a third story and since there is single family development to the north of the property Staff would be concerned about privacy issues for neighbors. There was discussion about how the private yards in the rear will be maintained. That will be decided by the Home Owners Association. The Commission discussed the item further.

Commissioner Austin moved to close the public hearing and adopt the Resolution recommending approval to the City Council of TTM72951, CUP2014-17 and V2014-02, seconded by Commissioner Winn and carried with the following vote:

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

**PH-2 General Plan Amendment GPA2014-03/Planning Commission Resolution PCR2014-10, Zone Change ZC2014-02/Ordinance No. 2014-12/Planning Commission Resolution No. 2014-11; 311 West Foothill Boulevard, Jiaming USA, Inc/Aztec Hotel, applicant**

Commissioner Austin had a conflict and recused himself. Craig Jimenez presented the Staff Report updated the Commission on the revised PD-26 guidelines. There were questions about the Historic Preservation Commission's involvement and the number of parking spaces.

Chair McIntosh opened the public hearing. Peter Kertenian, Aztec hotel general manager and the representative of the applicant spoke on behalf of the item. He said that along with the 50 spaces in the parking lot, there is a lot of available parking on Foothill Boulevard. He stated that they plan on operating a boutique hotel and bringing the building back to its heyday of the 1930's, but with modern amenities. They also plan on having a full time valet to control the parking.

Bill & Holly Earl, residents on Magnolia Avenue spoke in favor of the item. They said they would like to see the Aztec become a viable business again. No one spoke with concerns.

The Commission discussed the Parking Study and whether there could be a single Conditional Use Permit for all the different uses. Staff believes that one CUP may become a problem in the event that one use needs to be revisited and each use has its' own conditions. Commissioner Parrague would like to see neighborhood parking restrictions removed. Commissioner Winn would like to see more interaction with the Historic Preservation Commission in regards to the Aztec hotel. Chair McIntosh suggested that a representative from each commission could be available to provide information to each other. Commissioner Winn volunteered to be on a subcommittee.

Commissioner Suarez moved to close the public hearing and adopt Resolutions Nos. PCR2014-10 and PCR2014-11, seconded by Commissioner McClellan and carried with the following vote:

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

Commissioner Austin returned to the meeting.

**PH-3 Variance V2014-03; 117 North Heliotrope Avenue, Norma Nunez, applicant**

Commissioner Parrague had a conflict and recused himself. Ili Lobaco gave the Staff Report. There were questions about the code enforcement process and fines.

Chair McIntosh opened the public hearing. Don Essertier spoke on behalf of the applicant. He said that the owner was told by the contractor that everything was compliant with code. He believes that the porch is not an eyesore and that the few feet it encroaches into the front yard does not impact the city. The applicant Norma Nunez, said that she trusted her contractor and did not know how to deal with the City. No one else spoke in favor or with concerns.

Commissioner McClellan asked if the columns that are on City property are going to be taken down. Staff explained that this issue was taken to DRC and they allowed them to remain as long as the owner signs an encroachment agreement, which she has not done as of yet. Assistant City Attorney Stinnett explained the purview of the Commission and the basis for making a decision for granting or denying a Variance.

Commissioner Winn moved to close the public hearing and deny Variance V2014-03, seconded by Commissioner Austin and carried with the following vote:

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

Commissioner Parrague returned to the meeting.

## **ADMINISTRATIVE REPORTS**

### **AR-1 Conditional Use Permit 2012-17 (Alcohol Service) Conditional Use Permit 2012-18 (Live Entertainment); 311 West Foothill Boulevard, Aztec Hotel/Peter Kertenian, applicant**

Commissioner Austin had a conflict and recused himself. Craig Jimenez gave the Staff Report No one spoke in favor or with concerns. The Commission discussed the item.

Commissioner Suarez moved to approve a one year extension of CUP2012-17 and CUP2012-18, seconded by Commissioner Winn and passed with a voice vote.

Commissioner Austin returned to the meeting.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:** Steve Sizemore reported on the October 29<sup>th</sup> Historic Preservation Meeting and the input from the community about the need to preserve our older homes and concerns about mansionization. The City Council has directed Staff to come up with two moratoriums to address the issues. He also informed the Commission that there will be a workshop on Station Square at 6:00 PM on December 10, prior to the regular meeting

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** Commissioner Suarez provided an update on upcoming community events.

**ADJOURNMENT:** 9:54 p.m.