



**MINUTES OF THE SPECIAL AND REGULAR MEETINGS OF THE  
MONROVIA PLANNING COMMISSION  
HELD WEDNESDAY, DECEMBER 10, 2014, 7:30 P.M.**

**STUDY SESSION:** Chair McIntosh convened the Study Session of the Monrovia Planning Commission at 6:20 p.m. on Wednesday, December 10, 2014, in City Council Chambers, 415 South Ivy Avenue, Monrovia, California, at which all Commissioners were present. Craig Jimenez, Planning Division Manager provided a presentation on Station Square Planned Development Guidelines and 2015 Forecast. Chair McIntosh adjourned the Study Session at 7:20 p.m.

**CONVENE:** Vice-Chair McClellan convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, December 10, 2014, at 7:30 p.m. in the City Council Chambers. In attendance were Community Development Director Steve Sizemore, Planning Division Manager Craig Jimenez, 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 and Winn. Chair McIntosh was excused.

**APPROVAL OF MINUTES:** Commissioner Parrague moved to approve the minutes of November 12, 2014, seconded by Commissioner Suarez. The motion carried on a voice vote with Commissioners Austin, McClellan, Parrague, Suarez and Winn voting in favor of approval, and Commissioner Beebe abstaining.

**PUBLIC INPUT:** None

**PUBLIC HEARINGS:**

**PH-1 Tentative Tract Map No. TTM73257/Conditional Use Permit CUP2014-18; 725 East Lemon Avenue, Lanno Lemon LLC, applicant**

Craig Jimenez explained that the applicant requested a continuance and advised that it would be appropriate to open the public hearing and accept testimony.

Vice-Chair McClellan opened the public hearing. Several people spoke with concerns.

Duane Marks, 713 E. Lime, stated that he tried to look up building permits for this address, but only found a sewer permit. He would like to see the building history. He had a question about the disposition of the lot and whether or not it would convert back to 2 separate lots. He would also like to see a building profile of the block, he does not believe that this development would be compatible with the neighborhood.

Pat Brady, 726 E. Lime, is concerned about the loss of privacy and the noise level 4 units could produce. She distributed a letter to the Commission outlining some of her concerns. Jan Hirsch, 842 E. Lime, also distributed a letter with concerns. Monique Eastman, 837 E. Lime had concerns about parking.

Commissioner Beebe moved to continue the public hearing to the January 14, 2015 regular meeting, seconded by Commissioner Winn and carried with the following vote:

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

## **ADMINISTRATIVE REPORTS**

### **AR-1 Conflict of Interest Presentation**

Assistant City Attorney Gena Stinnett gave an informational presentation. No action was required of the Commission

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:** Steve Sizemore wished everyone a happy holiday and reported that Senior Planner Barbara Lynch was named the Office Employee of the Year for 2014.

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** Commissioner Suarez said that the Native Plant sale was a huge success.

**ADJOURNMENT:** 8.25 p.m.