



**MINUTES OF THE REGULAR MEETING OF THE  
MONROVIA PLANNING COMMISSION  
HELD WEDNESDAY, AUGUST 13, 2014, 7:30 P.M.**

**CONVENE:** Chair McIntosh convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, August 13, 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 Austin 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 Austin moved to approve the minutes of June 11, 2014, seconded by Commissioner Suarez. The motion carried on a voice vote with Commissioners Austin, McClellan, McIntosh, Parrague and Suarez voting in favor of approval, and Commissioners Winn abstaining. Commissioner Parrague moved to approve the minutes of July 9, 2014, seconded by Commissioner Winn. The motion carried unanimously on a voice vote.

**PUBLIC INPUT:** None

**PUBLIC HEARINGS:**

**PH-1** Tentative Parcel Map No. 72777; Conditional Use Permit CUP2014-08; The Parks at Station Square Specific Plan; Planning Commission Resolution No. PCR2014-06; Zoning Ordinance Text Amendment; Planning Commission Resolution No. PCR2014-07/Ordinance No. 2014-04; Mitigated Negative Declaration; Planning Commission Resolution No. PCR2014-08, Southeast corner of Pomona and Magnolia Avenues (vacant property previously addressed 1622 South Magnolia Avenue and 204 West Pomona Avenue), The Parks at Monrovia Station Square, LLC Samuelson and Fetter, applicant

Barbara Lynch presented the Staff Report. Ms. Lynch pointed out that there were revisions to the language in Section 5.4 "Conditional Use Permit Required" in the Specific Plan, just to make it a little clearer. Chair McIntosh opened the Public Hearing.

Blaine Fetter gave a brief history of the project and how it has evolved over the past 10 years. Lynda Fetter reviewed a PowerPoint presentation giving an overview of the proposed project. She discussed the public/private partnership and stated that she believes this project will be a great addition to the city.

Bart Doyle, consultant for the project, said that the original effort began 12 years ago when the City of Monrovia had the Urban Land Institute come and help plan the site. He also discussed the previous entitlements and the challenges that the approved project faced over the past five years including the loss of redevelopment.

Jack Selman (Architects Orange) has been involved in the project since 2007. He spoke about the current plan and explained the changes that addressed the issues brought up by the Planning Commission at their June meeting. He noted that the by locating the parking structure in the middle it creates two more intimate neighborhoods and gets people closer to their units. Belives that the project has been improved based on the input received at that last meeting.

Commissioner Parrague inquired about the space between the Metro parking garage and the development. Staff stated that this is on Metro's property, not the subject site. Since Metro is a state agency, the City cannot regulate their project, but they are working with them to address this space and make sure it is safe, which is in everyone's best interest.

Commissioner Winn stated that he had attended the June meeting before he was on the Planning Commission, and was present for the entire public hearing on this item. He had spoken with suggestions about less parking and a change in the number of stories. Commissioner Suarez asked about the possibility of a housing unit(s) being changed to a commercial space and also about increasing sustainably issues. Mr. Selman stated that in some of their other mixed use projects the retail spaces end up being empty for a long period of time and it is not economically feasible. He also stated that they are working for LEED certification.

There were other questions about water conservation amenities, which will be addressed as the project goes forward. Commissioner Austin asked about the Parking and Traffic studies. Chris Munoz spoke on behalf of Raju & Associates, who conducted the studies. He stated that they are confident in the results of those studies and he believes that the parking is adequate that that there will not be an impact on the surrounding neighborhoods.

Chair McIntosh asked if there was anything in the Specific Plan that would preclude sharing of the parking spaces for cars or bicycles. Staff said that the City's regulations are silent on that issue.

The following people spoke in support of the project:

Sylvia Beltran on behalf of the Foothill Gold Line Construction Authority  
Peter Hoffman  
Kurt Luginbuhl  
Matt Weaver  
Francis Kuhn  
Dave Bower  
John Campbell  
Rob Post  
John Wilson  
John Fasana  
Cynthia Kurtz

No one spoke with concerns. The Commission discussed the project further. There was discussion about water conservation methods. Staff stated that the City has adopted the CalGreen Building Code, which has some pretty substantial changes for energy efficiency and the Landscape Ordinance has a very stringent water budget for landscaping, which the project will need to comply with. Chair McIntosh stated that the water conservation methods discussed were not appropriate as conditions, but could be forwarded to the City Council as suggestions. She also asked that if it turns out in the future there is extra parking can there be language in the Specific Plan to allow the opportunity for flexibility in its use.

Commissioner Suarez moved to close the public hearing and adopt Planning Commission Resolution Nos. PCR2014-08, PCR2014-06, as amended, PCR2014-07, and the Resolution recommending to the City Council the repeal of TTM703557 and approval of TPM 72777 and CUP2014-08 with the additional recommendations stated by the Planning Commission be forwarded to the City Council. The motion was seconded by Commissioner Austin and carried with the following vote:

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

NOES: None  
ABSTAIN: None  
ABSENT: Beebe

There was a short recess.

**PH-2 Conditional Use Permit CUP2014—10; 941 West Duarte Road, Winnie Hui-Min Chang, applicant**

Craig Jimenez presented the Staff Report. There was some discussion about the parking and the landscaping. Chair McIntosh opened the public hearing.

Hong Wei spoke on behalf of the applicant who is out of the country at this time. He said that she is very happy to be opening this restaurant. No one spoke in support or with concerns. Mr. Jimenez said that he did receive one phone call from a neighbor that was concerned about noise. Commissioner Austin asked if there could be a review in six months from the opening to see if there are any noise issues. Staff said that this could be done at the Development Review Committee level.

Commissioner Parrague moved to close the public hearing and approve Conditional Use Permit CUP2014-10 with the added condition that the Development Review Committee shall review the use of the outdoor patio six months from the date the use commences for compliance with the conditions of approval, specifically for potential noise impacts to the adjacent residential property, seconded by Commissioner Austin and carried with the following vote:

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

**PH-3 Conditional Use Permit CUP2014-11 (Full Alcohol Service), Conditional Use Permit CUP2014-12 (Live Entertainment); 422 South Myrtle Avenue, Marti Hedge, applicant**

Barbara Lynch presented the Staff Report. There were questions about where the alcohol could be served and where the live music will be. Full alcohol could be served outside and the music will be in the back patio. Chair McIntosh opened the public hearing.

The applicant Marti Hedge spoke on behalf of the project. No one spoke in favor or with concerns. The Commissioners discussed the application.

Commissioner Austin moved to close the public hearing and approve Conditional Use Permit CUP2014-11 and Conditional Use Permit 2014-12, seconded by Commissioner Winn and carried with the following vote:

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

**PH-4 Conditional Use Permit 2014-13; 1425 South Mountain Avenue, Sonic Development, applicant**

Barbara Lynch presented the Staff Report. There were questions about the parking on Mountain and if the red could be increased, whether the grass in the front can be changed out, what they are planning on doing during construction and what type of lighting will be on the top floor.

Chair McIntosh opened the public hearing. The applicant Mitch Selby thanked Staff for all their help. He said that meeting the needs and demands of the manufacturer cannot be done within the existing footprint. The design of the building is what the German manufacturer wants, it is their brand including the color, which is a bright white.

The architect Patrick Wurtz stated that the site is extremely small and because of that they had to stack the parking.

Peter Hoffman, Sierra Auto Cars, spoke about the project. He stated that he is in favor of it, but does have a few concerns. He asked about the 42' wall right on the property line, which is in the middle of a landscaped area that contains pine trees. He also wanted to know how the 5' grade difference would be addressed. No one else spoke in favor or with concerns.

The Commission had questions about where the cars would be unloaded and if the vehicle carriers parked in the middle of Mountain Avenue posed a problem. Public Works Director Carl Hassel stated that he had not heard of any problems with the off-loading of cars. The Commission asked that a Construction Management Plan be required.

Mr. Selby stated that they also own the Mini Dealership next door, which underwent a major construction project recently that was successful. They plan on using some of those facilities during the construction. Staff stated that the lighting is addressed in Condition # 4, which requires direct rays be confined to the property and directed away from adjacent structures. The project will also have to conform to the storm water regulations and the grading issues will be addressed by Public Works.

Chair McIntosh had questions about the Commissions role in making decisions when they are uncomfortable with certain aspects of a project. Mr. Sizemore stated that the Development Review Committee has been a very effective tool to address particular concerns that are relayed to Staff. The Commissioners asked if Staff could look at changing the landscaping of the entire car mall to make it more water efficient. Staff indicated they would initiate discussion with the dealers regarding the issue.

Commissioner Winn moved to close the public hearing and approve Conditional Use Permit CUP2014-13 with the amendment to condition number 7 on Data Sheet 1 which shall read:

A Landscape and Irrigation Plan prepared by a licensed Landscape Architect shall be submitted to the Planning Division for plan check showing the size, type, and location of all planting areas and shall incorporate the following:

- a. New landscaping shall utilize drought tolerant species in the design. The use of native species is encouraged.
- b. All landscaping shall be maintained by a permanent automatic irrigation sprinkler system.
- c. Any City right-of-way contiguous with the property shall be landscaped and maintained by the Applicant and incorporated into the required landscape plan.

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

AYES: Austin, McClellan, McIntosh, Parrague, Suarez, Winn  
NOES: None

ABSTAIN: None  
ABSENT: Beebe

**ADMINISTRATIVE REPORTS** None

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:** None

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** Commissioner Suarez reported that the City had addressed the emergency water restrictions at the last City Council meeting and that there was good information on the City's website. She also invited everyone to the first native plant sale, which will take place in front of the library on November 15.

**ADJOURNMENT:** 10:58 p.m.