



In accordance with Executive Order N-29-20 and guidance from the California Department of Public Health on gatherings, members of the public were encouraged to participate in the meeting remotely by viewing on the KGEM channel through their local cable provider or online at www.foothillsmedia.org.

Members of the public were encouraged to participate in the meeting by emailing public comments to planning@ci.monrovia.ca.us before or during the meeting. Comments received prior to 6:00 p.m. were posted on the City's website and distributed to the Commission. Comments received after 6:00 p.m. were read by the planning staff during the public hearing. Any lengthy public comments were summarized in the interest of time. All parties that provided public comment on any items were notified of the decision and the appeal process.

CONVENE: Vice Chair Austin convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, October 14, 2020, at 7:30 p.m. electronically via video conference. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo and Associate Planner Teresa Santilena. City Attorney Craig Steele participated via video conference.

ROLL CALL: In attendance were Commissioners Darrell Brooke, Cheryl Rose, Gary Schaeffler, Bill Shieff, and Vice-Chair Scott Austin. Chair Keshia Carter-Bowen and Commissioner Robert McClellan were excused. All members participated via video conference pursuant to the Governor's Executive Order N-29-20.

APPROVAL OF MINUTES: Commissioner Rose moved to approve the minutes of August 12, 2020 regular meeting, seconded by Commissioner Schaeffler. The motion carried unanimously.

PUBLIC INPUT: None.

PUBLIC HEARINGS:

**PH-1 Variance V2020-0001 and Variance V2020-0002
946 Crescent Drive; Brad Beutlich, Applicant**

Commissioner Shieff recused himself because he lives within 500 feet of the project address.

Associate Planner Teresa Santilena presented the staff report and responded to questions about the following: whether the proposed conditions of approval would apply to future owners, the timing of when engineering drawings are required, whether anyone from the Building Division has examined the structure and its footing, and clarifications about how the deck's height and setbacks are measured.

Vice Chair Austin opened the public hearing.

Public Input:

1. Brad Beutlich, applicant, spoke in favor of the project and apologized for not going through the proper permitting process and for not communicating his proposal before beginning construction with his neighbor. Mr. Beutlich said agreed to plant additional screening trees to ensure neighbor privacy.
2. Melkon Avakyan, neighbor to the south at 951 West Hillcrest Boulevard, was concerned with the unpermitted construction, specifically: the construction activity was distressing and there was no notice. He said his trees would not guarantee permanent screening of

the deck. He also stated that the deck impacted his privacy and potential ability to sell his property.

3. Suzanna Sahakian, a friend of Mr. Avakyan at 313 East Glenoaks Boulevard, Glendale, stated that the deck is visually dominating because the neighbor's land is higher than Mr. Avakyan's land. She noted that the existing trees do provide screening, but Mr. Avakyan wants to remove them. Ms. Sahakian said that there should be more sensitivity and concern shown to Mr. Avakyan due to the distressing construction and lack of City permits.
4. Brad Beutlich, applicant, responded to the previous comments as follows: his neighbor never asked him about his plans to build a deck while he was working on it, he stopped construction when the City notified him, he does not make noise on his deck and he is the only one who has access to the office, he cannot see into Mr. Avakyan's back yard, he is willing to add additional plantings to help screen the deck, and given the natural slopes in the foothills privacy for neighbors is often impacted. In response to Commissioner Rose's question, he stated that he did not he did not notify his neighbors before he started construction. In response to Commissioner Schaeffler's questions about the views into the adjacent property, he explained that the view from his existing office window was the same as the view from the deck.
5. Mr. Avakyan later responded to Commissioner Brooke's question about staff's attempt to visit his property to see the concerns he raised from his point of view. He allowed the Commissioners to see the view from his window via teleconference.

Community Development Director Craig Jimenez responded to Vice Chair Austin's question noting that the applicant has due process rights to seek approval for the unpermitted construction and confirmed the legality of having a detached building used as an office.

Vice Chair Austin closed the public hearing.

The Planning Commission discussed various aspects of the application, including a recommendation to add a Condition of Approval to record a covenant that would require landscape screening during as long as the deck is in place.

Following discussion, it was moved by Commissioner Schaeffler, seconded by Commissioner Brooke, to approve Variance V2020-0001 and Variance V2020-0002 with an amendment to include a new condition #3 which reads:

“Prior to the issuance of a building permit, a covenant in a form approved by the City Attorney shall be signed, notarized and recorded with the LA County Assessors' Office. The covenant shall state that the Property Owner shall maintain sufficient landscape screening along the south property line as long as the deck remains on the property. The covenant shall also state that the owner agrees to all Conditions of Approval for V2020-0001 and V2020-0002.”

The motion carried with a 3-1 vote. Commissioner Rose opposed the application because the variances are too extreme in this case and could not make the required findings.

Community Development Director Jimenez stated for the record that the actions of the Planning Commission may be appealed to the City Council if filed in writing within ten days.

COMMUNITY DEVELOPMENT DIRECTOR REPORT: Community Development Director Jimenez announced that October is National Community Planning Month. Mr. Jimenez and Planning Division Manager Sheri Bermejo presented a PowerPoint presentation covering all of the good planning in Monrovia.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: Vice Chair Austin adjourned the meeting at 8:42 p.m.

APPROVED:

ATTEST:

Keshia Carter-Bowen, Chair
Monrovia Planning Commission

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission