



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, FEBRUARY 15, 2017, 7:30 P.M.**

CONVENE:

Chair Winn convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, February 15, 2017, at 7:30 p.m. in the City Council Chambers. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Assistant Planner Jose Barriga, Management Analyst Diane Delmatoff and Assistant City Attorney Carol Lynch.

PLEDGE OF ALLEGIANCE: Commissioner Parry led the pledge of allegiance.

ROLL CALL: In attendance were Commissioners Austin, Beebe, McClellan, Parrague, Parry and Chair Winn. Commissioner Rose was absent.

APPROVAL OF MINUTES: Commissioner Beebe moved to approve the minutes of January 11, 2017, seconded by Commissioner McClellan. The motion carried on a voice vote with Commissioner Parry abstaining.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Conditional Use Permit CUP2017-02, 236 West Cypress Avenue, Si Huynh, applicant

Sheri Bermejo and Jose Barriga gave the staff report. There were no questions of staff.

Chair Winn opened the public hearing. The Applicant, Si Huynh, was present to answer questions of the Commission. No one else spoke in favor of the item. Marilyn Skelton, resident of 1218 South Magnolia Avenue, spoke with concerns. She expressed the following issues:

- Area is already densely populated
- Privacy issues
- Decreased property values
- She is already hemmed in by other two-story developments

The Commission discussed the item. Commissioner Parrague noted that this area is zoned for multifamily development and that there is no reason to deny the application. Craig Jimenez stated that staff spent a lot of time looking at the neighborhood and working with the applicant. Having the existing house maintained on the project site was important to the project design. Furthermore, this proposal is about 25% smaller than what would be allowed under the zone designation.

Commissioner Parrague moved to close the public hearing and approve CUP2017-02, seconded by Commissioner Beebe. The motion carried with the following vote:

AYES: Austin, Beebe, McClellan, Parrague, Parry, Winn
NOES: None
ABSTAIN: None
ABSENT: Rose

ADMINISTRATIVE REPORTS: None

COMMUNITY DEVELOPMENT DIRECTOR REPORT: None

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: 8:04 pm