



**DRAFT  
MINUTES OF THE REGULAR MEETING OF THE  
MONROVIA PLANNING COMMISSION  
HELD WEDNESDAY, APRIL 15, 2015, 7:30 P.M.**

**CONVENE:** Acting Chair McClellan convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, April 15, 2015, at 7:34 p.m. in the City Council Chambers. In attendance were Community Development Director Steve Sizemore, Planning Division Manager Craig Jimenez, Senior Planner Barbara Lynch, Associate Planner Ili Lobaco, Assistant Planner Jose Barriga, 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 Suarez moved to approve the minutes of March 11, 2015, seconded by Commissioner Parrague. The motion carried unanimously on a voice vote.

**PUBLIC INPUT:** None

**PUBLIC HEARINGS:**

**PH-1 Hillside Development Permit HDP2015-01/Minor Exception ME2015-06/Planning Commission Resolution PCR2015-03/Planning Commission Resolution PCR2015-04; 9 Hidden Valley, Vince Capobianco, applicant**

Barbara Lynch gave the staff report. There were questions about further grading the rear slope and whether this would increase the possibility of mudslides and discussion about the types of plants that would go in. There was also a question about the access road and the neighboring properties.

Acting Chair McClellan opened the public testimony portion.

The architect Joe Catalano spoke on behalf of the project. He thanked Barbara Lynch for all her help. He stated that the slope was mainly granite and was very stable. He said that the house was designed to blend in as much as possible and they were able to save all the oak trees on the property. It will be wired for solar, which could be added in the future. The plants included in the landscape plans will meet Fire Department requirements. Ms. Lynch had walked the property with fire personnel and they approved a 12 foot wide road.

Kari Helman spoke in favor of the project. Her family owns the property at 1 Hidden valley and the vacant lot above the project. She wants to make sure that the easement for the access road stays intact. Assistant City Attorney Gena Stinnett said there could be a covenant between all the affected parties for a community driveway.

The applicant Vince Capobianco thanked everyone involved in the project and stated that he and his wife tried to have the house blend in as much as possible and they are looking forward to the peace and quiet the site offers.

Commissioner Winn had concerns about grading the slope and whether that would make it more unstable. He asked if there could be a higher retaining wall and no further grading.

Commissioner Suarez moved to close the public hearing and adopt Planning Commission Resolutions 2015-03 and 2015-04 with the added conditions:

The applicant shall enter into a covenant for a community driveway between all property owners benefited or burdened by the access easement, including dominant tenement owners and servient tenement owners. Such agreement shall provide for the use, placement and maintenance of the driveway and related retaining walls, and must be acceptable in form and substance to the City Attorney, must meet the approval of the Planning Division Manager and City Engineer, and shall be recorded against each property bordered by or benefited by the access easement, with the Los Angeles County Recorder's Office. The executed and recorded covenant must be submitted to the city prior to the issuance of grading permits.

The final grading plan shall be referred back to the Development Review Committee for approval.

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

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

**PH-2 Tentative Tract Map No. TTM73396/Conditional Use Permit CUP2015-02/Variances V2015-01 and V2015-02/Minor Exceptions ME2015-07/ME2015-08/ME2015-09 and ME2015-10; 430-438 West Duarte Road, MJW Investments, LLC, applicant**

Ili Lobaco gave the staff report. There were questions about the historic house on the property and whether or not it could be moved. There were also questions about the block wall on the east side, what trees were going to be saved and if there could be more modulation on the sides of the units.

Keeping and restoring the existing historic home is a condition of the project. The applicants did look into moving the home, but were told that the lath and plaster would need to be removed and the beautiful tile work would probably be badly damaged. The very elements that made the house special would probably be destroyed by moving it.

Parks Supervisor, Richard Paez said that the many trees on the property were very large and because they were in close proximity to each other they were not healthy enough to be moved. The trees that they were considering saving were Carolina Cherries.

Acting Chair McClellan opened the public testimony portion.

One of the applicants, Matt Waken, spoke on behalf of the project. He stated that they worked very closely with staff to design a project that matches the existing home and works in the space.

The present owner of the home, Barry Edwards said that these developers had done a good job with the design and in saving the house

Mark Tysen, 1825 South Alta Vista Avenue, lives behind the site and is very concerned about his loss of view and privacy. He said there are no 3-story units in the area and that this project would negatively affect his quality of life.

There was discussion about the difference between a Minor Exception and a Major Variance and how far should you go to preserve a historic home. There needs to be a balance. Commissioner Parrague feels this project goes too far and there should be less units. Commissioner Winn was concerned about the trash enclosure being in front of the existing house and the lack of recreation space. Commissioner Austin was concerned about the height and density of the project and the lack of guest parking. On street parking on Duarte Road is already very limited.

Commissioner Beebe moved to close the public hearing and adopt the resolution approving TTM73396/CUP2015-02/V2015-01/V2015-02/ME2015-07/ME2015-08/ME2015-09 and ME2015-10, seconded by Commissioner Suarez. The motion failed on the following vote:

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

Commissioner Parrague moved to continue the public hearing to the May 13 regular Planning Commission meeting, asked the applicant to work with the Planning Department on the issues raised by the Planning Commission and have staff bring back a resolution recommending denial in the event changes are not made to the project, seconded by Commissioner Suarez. The motion carried with the following vote:

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

### **PH-3 Ordinance No. 2015-03/Planning Commission Resolution No. PCR2015-02; City of Monrovia, applicant**

Jose Barriga gave the staff report. There was discussion regarding the history of what brought about the original restrictions.

Acting Chair McClellan opened the public testimony portion.

Dominique Strivings spoke in support of the Ordinance. She previously had a salon in Old Town and would really like to stay here. She looked at second story locations, but they are not equipped for this type of business. She has many clients and believes she would bring a lot of customers into Old Town.

Commissioner Beebe made a motion to close the public hearing and adopt Planning Commission Resolution No. PCR2015-02, seconded by Commissioner Austin and carried by the following vote:

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

### **ADMINISTRATIVE REPORTS**

**None**

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:** Craig Jimenez gave an update on the Neighborhood Study. We are in Phase I, which is information gathering through community meetings and the on-line survey. So far there have been 427 survey responses and it will continue through May. There are two dominant themes, Compatibility (what's going up) and Preservation (what's going down). He encouraged everyone to attend the upcoming MAP Neighborhood Conference on April 25, where there will be a presentation and information about the Neighborhood Study.

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** None

**ADJOURNMENT:** 10:16 p.m.