



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, MAY 14, 2014, 7:30 P.M.**

CONVENE: Chair Parrague convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, May 14, 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, Associate Planner Ili Lobaco and Assistant City Attorney Gena Stinnett.

PLEDGE OF ALLEGIANCE: Commissioner McIntosh led the Pledge of Allegiance.

ROLL CALL: In attendance were Commissioners Austin, Beebe, McIntosh, Parrague, and Thomas. Commissioners McClellan and Suarez were excused.

APPROVAL OF MINUTES: Commissioner Austin moved to approve the minutes of April 9, 2014, seconded by Commissioner Thomas. The motion carried unanimously with a voice vote with Commissioner Beebe abstaining.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Variance V2014-01; 739 Oakglade Drive, Mike and Julia Mellinger, applicants

Barbara Lynch presented the Staff Report. There were questions about the actual square footage of the overage. It is 226 square feet. Although the variance request is to allow a 131 square foot addition, the residence is already 95 square feet over.

Chair Parrague opened the Public Hearing. The applicant Mike Mellinger was in attendance to answer any questions from the Commission. He stated that the house was built in 1952. No one else spoke in favor of the project. Michael McCann, 756 Ridgeside Drive voiced a concern that the proposed 2nd story may block the view from his house, which is directly behind 739 Oakglade Drive and may adversely affect the value of his home. Staff stated that the City does not have regulations regarding "line of sight" and that the proposed 2nd story addition meets development standards. Commissioner McIntosh noted that the request clearly meets the variance findings.

Commissioner McIntosh moved to close the Public Hearing and approve Variance V2014-01, seconded by Commissioner Austin and carried with the following vote.

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

PH-2 Conditional Use Permit CUP2014-05; 108 West Foothill Boulevard, F.E. Design and Consulting, applicant

Ili Lobaco presented the Staff Report. There was discussion about parking in regards to the number of restaurants in the shopping center. The City requested the Management Company to conduct a parking study recently that concluded that there is adequate parking for additional restaurant uses. Chair Parrague requested that for future meetings plans are shown in the context of the surrounding area.

Chair Parrague opened the Public Hearing. Eddie Navarette spoke on behalf of the applicant. He said that Blaze Pizza is a franchise and that all their other locations serve beer and wine. No one spoke in favor or with concerns. The Commission discussed the item.

Commissioner Austin moved to close the Public Hearing and approve CUP2014-05, seconded by Commissioner Beebe and carried with the following vote:

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

PH-3 Conditional Use Permit CUP2014-06 (Full Alcohol Service); Conditional Use Permit CUP2014-07 (Late Night Operation); 110 East Colorado Boulevard, TYG Hospitality, LLC, applicant

Ili Lobaco presented the Staff Report. There was a question about whether or not there have been complaints about noise from other late night restaurants in the area. Staff is not aware of any. The tables, chairs and delineation were not included on the submitted plans and will be approved at the Staff level.

Chair Parrague opened the Public Hearing. The applicant Michael Fata spoke on behalf of the project. He stated that they did not intend to have live entertainment. They have three locations and they are focused on the food rather than entertainment or alcohol. No one spoke in favor or with concerns.

Commissioner McIntosh moved to close the Public Hearing and approve CUP2014-06 and CUP2014-07, seconded by Commissioner Thomas and carried with the following vote:

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

ADMINISTRATIVE REPORTS

AR-1 General Plan Conformity GPC2014-02; 302 East Foothill Boulevard, City of Monrovia, applicant

Commissioner Beebe had a conflict and recused himself.

Ili Lobaco presented the Staff Report. The Commission discussed the item. Chair Parrague opened the Public Hearing. No one spoke in favor or with concerns.

Commissioner Austin moved to close the Public Hearing and Find that the proposed dedication conforms to the provisions of the Monrovia General Plan, seconded by Commissioner Thomas and carried with the following vote:

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

Commissioner Beebe returned to the meeting.

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

Steve Sizemore gave an update on the Station Square public improvements. They should be ready to go out to bid in June with construction starting in August. Hopefully, there will be some cost savings that can be used to restore the historic depot.

Craig Jimenez reported that the Commission will be receiving documents related to a proposed development in Station Square, which will include a new Specific Plan and noted that the City held an open house for the neighborhood around Station Square, which was very well attended and received positive feedback. He also told the Commissioners that the regulations on Reasonable Accommodations should be coming to them in July.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:

Commissioner McIntosh asked if the City could encourage businesses to provide more bicycle parking by providing some sort of benefit such as a credit toward parking. Chair Parrague asked if the City was looking at ways to get solar on city buildings. Staff will contact Environmental Services to get information on the city's efforts.

ADJOURNMENT: 8:42 p.m.