



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, FEBRUARY 12, 2014, 7:30 P.M.**

CONVENE: Vice Chair Anne McIntosh convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, February 12, 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 Suarez led the Pledge of Allegiance.

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

APPROVAL OF MINUTES: Commissioner Austin moved to approve the minutes of January 15, 2014, seconded by Commissioner Suarez. The motion carried unanimously with a voice vote.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Conditional Use Permit CUP2014-02 (Originally CUP2013-16); 608-610 South Myrtle Avenue, Joey Stevens, LLC., applicant - Continued

Ili Lobaco presented the Staff Report. Ms. Lobaco noted that the applicant has requested a change in the hours of operation from 6:00 AM to 12:00 AM to 6:00 AM to 2:00 AM, Seven days a week, and that condition 18 in Data Sheet 1 needed to be amended. There was discussion about the façade improvements.

Vice Chair McIntosh opened the Public Hearing. Janelle Williams, 2418 Honolulu Ave., Montrose, spoke on behalf of the applicant. She stated that the façade improvements were approved by the Historic Preservation Commission and that both the façade improvements and interior improvements were in plan check at this time. No one spoke in favor or with concerns.

Commissioner Austin moved to close the Public Hearing and approve Conditional Use Permit CUP2014-02 with an amendment to condition 18 on Data Sheet 1, seconded by Commissioner Thomas and carried with the following vote.

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

PH-2 Amend Conditional Use Permit CUP2014-01; 215 East Foothill Boulevard, Ping Zhao and Chaoping Guo, applicants

Barbara Lynch presented the Staff Report. The Commission discussed the item. There was a question about whether there had been complaints about people parking on May Avenue in regards to the previous restaurant. To Staff's knowledge there has not been any complaints.

Vice Chair McIntosh opened the Public Hearing. No one spoke.

Commissioner McClellan moved to close the Public Hearing and approve Conditional Use Permit CUP2014-01, seconded by Commissioner Thomas and carried with the following vote:

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

ADMINISTRATIVE REPORTS:

AR-1 General Plan Conformity GPC2014-01; 935-945 East Huntington Drive

Barbara Lynch presented the Staff Report. She noted that there was a correction in the Resolution. The CEQA Determination is Categorically Exempt (Class 1) rather than exempt under the General Rule. The Commission discussed the item. This bus stop will replace an existing stop, but will be moved west, past the intersection. The entire site will meet ADA requirements. Vice Chair McIntosh asked if there was anyone wishing to provide Public Testimony. No testimony was received.

Commissioner Suarez moved to find that the proposed dedication conforms to the provisions of the Monrovia General Plan and adopt the Resolution as amended, seconded by Commissioner Suarez and carried with the following vote:

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

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

Craig Jimenez reported that the Housing Element was adopted by the City Council on February 4, 2014, which met the deadline. The City should be receiving the final letter of compliance soon and the Commission will be seeing some code amendments based on the objectives established in the Element in the near future.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:

Commissioner McClellan reported that he attended his very first State of the City Address and was very impressed. Commissioner Suarez informed everyone that the Great Backyard Bird Count was coming up and that she would be leading two walks on February 15th. One at 9:00am in Recreation Park and the second at 10:30am in Canyon Park. She also noted that you can count birds from your own yard and report them at Birdcount.org.

ADJOURNMENT: 8:00 p.m.