



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, JANUARY 15, 2014, 7:30 P.M.**

CONVENE: Chair Carlos Parrague convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, January 15, 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, and Assistant City Attorney Gena Stinnett.

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

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

APPROVAL OF MINUTES: Commissioner Beebe moved to approve the minutes of December 11, 2013, seconded by Commissioner Austin. The motion carried unanimously with a voice vote.

PUBLIC INPUT: None

PUBLIC HEARINGS:

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

The applicant requested that the Public Hearing be continued to the February 12, 2014 meeting.

Commissioner McIntosh moved to continue the Public Hearing to February 12, 2014, seconded by Commissioner Beebe. The motion carried unanimously with a voice vote.

PH-2 Amend Conditional Use Permit CUP95-13; 1625 South Mountain Avenue, Home Depot USA, Inc., applicant - Continued

Barbara Lynch presented the Staff Report. The Commission discussed the issue of day laborers congregating in the parking lot and whether there was the possibility of Home Depot providing another on-site area for them. New State laws and regulations limit what a city can do to regulate day workers on public property. Staff agreed to pass the sentiments of the Commission to Home Depot officials.

Public Testimony was opened. Catherine Otis with GreenbergFarrow spoke on behalf of Home Depot. She stated that Labor Ready has changed its business model and work mainly through the internet now. There is not another company that has replaced them. The issue is not just providing a space for the day laborers, but actually running the operation.

The Commission discussed the item. No one spoke in favor or with concerns.

Commissioner Beebe moved to close the Public Hearing and approve the amendment to CUP95-13, seconded by Commissioner Thomas and carried with the following vote:

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

PH-3 General Plan Amendment GPA2014-01; Planning Commission Resolution No. 2014-01; Planning Commission Resolution No. 2013-02; Housing Element Update 2014-2021

Craig Jimenez and consultant Karen Warner presented the Staff Report. Mr. Jimenez noted that there was a great deal of public outreach on this matter and although there was not any public testimony, there was some good feedback received from the community survey. It was noted that most multi-family attached units have occurred in commercial areas. This was a direct result of the 2008 Land Use Element amendment, which targeted areas that would be appropriate for higher density development to relieve development pressure off of existing neighborhoods. The Commission discussed the item. There was one correction to Resolution No. 2014-01.

Commissioner Beebe moved to close the Public Hearing and Adopt Planning Commission Resolution Nos. 2014-01 as amended and 2014-02. The motion was seconded by Commissioner Austin and carried with the following vote:

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

ADMINISTRATIVE REPORTS: None

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

Steve Sizemore gave an update on the appeal of the Planning Commission Decision for property located at 1031 Briarcliff Road. The City Council denied the appeal and upheld the Planning Commission decision.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: 8:48 p.m.