



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, MAY 10, 2017, 7:30 P.M.**

CONVENE:

Chair Winn convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, May 10, 2017, at 7:30 p.m. in the City Council Chambers. In attendance were Community Planning Division Manager Sheri Bermejo, Assistant Planner Teresa Santilena, Management Analyst Diane Delmatoff and Assistant City Attorney Carol Lynch.

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

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

APPROVAL OF MINUTES: Commissioner Parrague asked that the meeting minutes include his request to have the Monrovia Police investigate the resident's concerns regarding criminal activity at the World Vision property. Commissioner Austin moved to approve the minutes of April 12, 2017, as amended, seconded by Commissioner Rose. The motion carried on a unanimous voice vote.

City Councilmember Gloria Crudgington addressed the Commission and thanked them for their service to the community. Chair Winn welcomed Councilmember Larry Spicer as the new liaison to the Planning Commission.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Tentative Tract Map No. TTM74902/Conditional Use Permit CUP2017-04, 904 West Colorado Boulevard – Applicant, Todd Bowden, Bowden Development, Inc.

Sheri Bermejo gave the staff report. Chair Winn opened the public hearing. Gary French, representing Bowden Development, was present to answer any questions. He thanked staff for their comprehensive review of the project and stated that they agree with all of the conditions of approval. He noted that the zoning regulations allow for five units, but they were only proposing four and that the plans meet or exceed all development standards. No one else spoke in favor or with concerns.

The Commission discussed the item.

Commissioner Austin moved to close the public hearing and recommend approval to the City Council of Tentative Tract Map TTM74902 and Conditional Use Permit CUP2017-04, seconded by Commissioner Parry. The motion carried with the following vote:

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

ADMINISTRATIVE REPORTS:

AR-1 Time Extension – Conditional Use Permit CUP2015-05/Minor Exception ME2015-11, 1607 South Magnolia Avenue – Applicant, Dr. Hisham S. Kamell

Teresa Santilena gave the staff report. Commissioner Parrague asked if the neighbors are noticed when an extension is requested. Since an extension request is not a public hearing, there is no direct noticing to neighbors. It is only noticed through standard agenda notification. Should someone attend the meeting and want to speak on the matter, they would have the opportunity to speak. Commissioner McClellan asked if anything had changed from the applicant's original proposal. There have not been any changes. Commissioner Rose asked about the purpose of the Minor Exception request for the proposed sub-standard parking spaces. The sub-standard spaces are for compact vehicles. The Zoning Code only allows the use of compact spaces if the total number of required spaces have been provided. The Minor Exception request was for the use of three compact spaces toward their total parking requirement.

Commissioner Beebe moved to approve a one-year extension of CUP2015-05 and ME2015-11, seconded by Commissioner Rose. The motion carried on a unanimous vote.

AR-2 General Plan Conformity, 1234 Sherman Avenue; 498 Monrovia Avenue; 1601-1621 South Myrtle Avenue; 124-126 and 132 West Pomona Avenue; and the East Portion of the Alleyway South of West Walnut Avenue between Primrose and Myrtle Avenue, Applicant, City of Monrovia

Sheri Bermejo gave the staff report. There was a question about the alley vacation and if it would impact the surrounding businesses. The alley would only be vacated if the proposed project moved forward and impacts to surrounding businesses would be assessed and addressed. The Commission discussed the item.

Commissioner Rose moved to find that the disposition of the subject properties conforms to the provisions of the Monrovia General Plan, seconded by Commissioner Parry. The motion passed on a unanimous voice vote.

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

Ms. Bermejo reminded the Commission about the upcoming All Commission Dinner that will take place at Café Mundial on Monday, May 15, 2017 at 5:30 PM.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: Commissioner Parry thanked staff for providing updates regarding Development Review Committee agenda items. Chair Winn asked that discussion on the Commission's design review and approval authority regarding projects subject to the Neighborhood Compatibility Ordinance be placed on the next agenda and the differences between the old and new codes be explained.

ADJOURNMENT: 8:09 pm