



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, JUNE 14, 2017, 7:30 P.M.**

CONVENE:

Chair Winn convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, June 14, 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 Beebe led the pledge of allegiance.

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

APPROVAL OF MINUTES: Commissioner Beebe moved to approve the minutes of the May 10, 2017, seconded by Commissioner Austin. The motion carried on a unanimous voice vote.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Variance V2017-01, 154 Grand Avenue – Applicant, Chris Fauria

Commissioner Beebe had a conflict and recused himself.

Teresa Santilena gave the staff report. The Commission had questions about the location of the new garage and why it was being moved six inches and whether a block wall will be installed. The garage is being moved to accommodate the placement of a gutter to meet the storm water requirements. There was a suggestion that if the roof sloped south the garage could be on the property line. Chair Winn opened the public hearing.

The applicant was present to answer any questions. He stated that the garage had been damaged from tree roots on the neighboring property, which is why it needs to be replaced. The property owner also spoke and stated that he wanted the garage to match the design of the main house and did not want a flat roof. He also said that he would be willing to install a block wall. No one else spoke in favor or with concerns.

The Commission discussed the item. Commissioner Rose requested that conditions of approval be added to require the construction of a block wall behind the new garage and allow the new garage to be setback a minimum of six inches, but not more than one foot from the side (north) property line.

Commissioner Austin moved to close the public hearing and approve Variance V2017-01 with the added conditions, seconded by Commissioner Parrague. The motion carried on the following vote

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

Commissioner Beebe returned to the meeting.

PH-2 Ordinance No. 2017-04, Accessory Dwelling Units

Sheri Bermejo introduced consultant Karen Warner who gave the report. There were questions about setback requirements, fire codes, and parking. If an existing structure is being converted into an ADU, it will not have to meet setback requirements, but the building will need to meet current building codes. If the existing home does not have fire sprinklers, fire sprinklers cannot be required in the proposed ADU. A minor conditional use permit is required for any ADU proposed within the City's High Fire Zone.

The City is very limited in what it can require under State law, which is why Ordinance 2017-04 proposes to limit ADUs to single-family residential zones. If someone adds a separate ADU and their primary structure does meet parking standards, the ADU application will need to show how parking requirements will be satisfied. At this time, the City estimates it will receive about five applications per year.

One resident spoke with concerns about the size limit of 800 square feet for a newly constructed ADU. She has a large lot and would like to build a larger structure. It was clarified that the approval of a Minor Conditional Use Permit would be required for any ADU that does not comply with ADU regulations.

Commissioner Austin moved to close the public hearing and adopt Planning Commission Resolution No. PCR2017-01. The motion carried on the following vote:

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

ADMINISTRATIVE REPORTS: None

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

Craig Jimenez gave a brief recap of the Neighborhood Compatibility Regulations.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: 9:06 pm