



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA PLANNING COMMISSION
HELD WEDNESDAY, JULY 12, 2017, 7:30 P.M.**

CONVENE:

Chair Winn convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, July 12, 2017, at 7:30 p.m. in the City Council Chambers. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Assistant Planner Teresa Santilena, Planning Technician Austin Arnold, Management Analyst Diane Delmatoff and Assistant City Attorney Carol Lynch.

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

REORGANIZATION: Craig Jimenez reported that the custom of the Commission has been to elect the Vice-Chair of the Planning Commission as the Chair of the Planning Commission. The next in line to serve as Vice-Chair is Cheryl Rose. The next in line to serve as Chair is Robert Parry.

Commissioner Austin moved to elect Commissioner Robert Parry as the Chair and Commissioner Cheryl Rose as Vice-Chair of the Planning Commission for the year 2017-18, seconded by Commissioner Winn. The motion carried unanimously on a voice-vote.

Craig Jimenez thanked Commissioner Winn for serving as Chair. He then introduced newly appointed Commissioner Gary Schaeffler to the Commission and the community.

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

APPROVAL OF MINUTES: Commissioner McClellan moved to approve the minutes of the June 14, 2017, meeting, seconded by Commissioner Austin. The motion carried on a voice vote with Chair Parry and Commissioner Schaeffler abstaining.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Conditional Use Permit CUP2017-05; 1408 South Alta Vista Avenue, Applicant, PDS Studio, Inc.

Teresa Santilena gave the staff report. The Commission had questions about the location of the foam trim and the trash enclosure. The trim will be limited to the second story. Individual trash cans will be provided for each unit, rather than a large bin in an enclosure. The trash cans will be screened. Chair Parry opened the Public Hearing.

The applicant was present to answer questions. He stated that he chose the Spanish style to match the units next door to the subject site. He said that the air conditioning units will be placed in the recreation space. No one else spoke in favor or with concerns. The Commission discussed the item.

Commissioner Beebe moved to close the Public Hearing and approve CUP2017-05, seconded by Commissioner Winn. The motion carried on the following vote:

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

PH-2 Conditional Use Permit CUP2017-06; 925 West Olive Avenue, Applicant, Scott Kendall

Austin Arnold gave the staff report. The Commission did not have any questions. Chair Parry opened the Public Hearing.

The Applicant, Scott Kendall, spoke on behalf of the project. No one else spoke in favor. Neighbors, Elizabeth and Alan Tussy, spoke with concerns about privacy. They are concerned about the loss of the large avocado tree that currently obscures the view into their bedroom. They also indicated that the applicant had shown their rear lot line incorrectly on the concept site plan depicting existing building footprints surrounding the development site. The applicant stated that he would be willing to work with the neighbors to address their concerns. The applicant agreed with raising the bedroom window heights on the second story east elevation. The Commission discussed the item. Chair Parry said that he was concerned about discrepancies and that the item should be continued. Commissioner Beebe noted that the proposed plans met all of the requirements, and any concerns raised by the neighbors could be worked out by staff.

Commissioner Austin moved to continue the Public Hearing to the meeting of August 9, 2017, seconded by Commissioner Winn. The motion carried on the following vote:

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

ADMINISTRATIVE REPORTS: None

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

Craig Jimenez reported that there will be a Joint City Council/Planning Commission Study Session on the 25th of July at 6:00 PM to discuss the development interests that have been generated by the Gold Line, and to get some direction from both the Commission and the City Council. He also said that he would like to begin holding "Bricks and Mortar" study sessions on future agendas and include topics that will provide the Commission tools and information regarding their roles as Planning Commissioners.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: 8:34 PM