



CONVENE: Chair Rose convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, March 13, 2019, at 7:30 p.m. in the City Council Chambers, 415 South Ivy Avenue, Monrovia, California. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Assistant City Attorney Carol Lynch, Associate Planner Teresa Santilena, and Planning Technician Vincent Gillespie.

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

ROLL CALL: In attendance were Commissioners Scott Austin, Bill Beebe, Keshia Carter-Bowen, Robert McClellan, Coulter Winn, Vice-Chair Gary Schaeffler, and Chair Cheryl Rose.

APPROVAL OF MINUTES: It was moved by Commissioner Schaeffler, seconded by Commissioner Austin to approve the minutes of the February 13, 2019 meeting. The motion carried with a 5-0 vote with the correction to remove Commissioner Beebe from voting on public hearing item one. Commissioners Carter-Bowen and Winn abstained.

PUBLIC INPUT: None.

PUBLIC HEARINGS:

**PH-1 Conditional Use Permit CUP2019-0002 and Tentative Tract Map TTM2019-82154
401 West Colorado Boulevard and 521 South Alta Vista Avenue; Applicant, David
H Chan, Property Owner**

Associate Planner Teresa Santilena presented the staff report and answered questions of the Planning Commission regarding concerns of the adjacent property owners.

Chair Rose opened the public hearing.

Public Input:

1. Kamen Lai, project designer, spoke in favor of the project and answered questions of the Planning Commission regarding impacts to adjacent neighbors and window placement.
2. Mona and Leonard Ross, Monrovia spoke with concerns of being displaced as well as not knowing who the property owner is.
3. Janie Duncan, Monrovia spoke with concerns about the lack of affordable housing and mentioned that the tenants were not notified.
4. Victor Castellanos, Monrovia spoke with concerns about being displaced by the development.
5. Jose Cano Senior and Junior, Monrovia spoke with concerns about privacy and not being notified.
6. Katie Cabrera and Jeff Wester, Monrovia spoke with concerns related to loss of current neighbors and increase in traffic.
7. Kamen Lai, project designer, responded to concerns of Monrovia residents.

Chair Rose closed the public hearing.

The Planning Commission discussed various aspects of the application and asked additional questions of staff.

Following Discussion, it was moved by Commissioner Schaeffler, seconded by Commissioner Winn, to recommend approval to the City Council of CUP2019-0002/TTM2019-82154 as presented in the Staff Report. The motion carried with a 7-0 vote.

Community Development Director Jimenez stated for the record that the actions of the Planning Commission may not be appealed to the City Council because the application is already being forwarded to the City Council.

ADMINISTRATIVE REPORTS: None.

COMMUNITY DEVELOPMENT DIRECTOR REPORT: Community Development Director Jimenez provided an update on Bricks & Mortar: Housing Accountability Act. City Manager Oliver Chi provided an update on the proposed Sales Tax Measure.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None.

ADJOURNMENT: Chair Rose adjourned the meeting at 9:54 p.m.

APPROVED:

ATTEST:

Cheryl Rose, Chair
Monrovia Planning Commission

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission