



STUDY SESSION: Vice Chair Schaeffler convened the Study Session of the Monrovia Planning Commission on Wednesday, November 14, 2018, at 6:03 p.m. in the City Council Chambers, 415 South Ivy Avenue, Monrovia, California to discuss Development Review Process, Rules of Order, and Neighborhood Compatibility Review Training. In attendance were Commissioners Scott Austin, Bill Beebe, Keisha Carter-Bowen, Robert McClellan, Coulter Winn, Vice-Chair Gary Schaeffler. Chair Rose was excused. Vice Chair Schaeffler adjourned the meeting at 7:17 P.M.

CONVENE: Vice Chair Schaeffler convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, November 14, 2018, at 7:30 p.m. in the City Council Chambers, 415 South Ivy Avenue, Monrovia, California. In attendance were Planning Division Manager Sheri Bermejo, Assistant City Attorney Carol Lynch, and Planning Technicians Vincent Gillespie and Austin Arnold.

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

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

APPROVAL OF MINUTES: It was moved by Commissioner Austin, seconded by Commissioner Winn to approve the minutes of the October 10, 2018 meeting. The motion carried unanimously.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Tentative Parcel Map TPM082385 and General Plan Conformity Finding GPC2018-0005 City of Monrovia Municipal Water Well and Treatment Facility, 2655 South Myrtle Avenue, Applicant, City of Monrovia

Planning Division Manager Sheri Bermejo presented the staff report and answered questions of the Planning Commission regarding the location of the existing property line within the public right-of-way and the status of an existing emergency back-up generator on-site.

Vice Chair Schaeffler opened and closed the public hearing, as there was no one present who wished to speak on the item.

Following discussion, it was moved by Commissioner Beebe, seconded by Commissioner Winn, to approve Tentative Parcel Map TPM082385 and General Plan Conformity Finding GPC2018-0005 as presented. The motion carried with a unanimous vote.

Assistant City Attorney Carol Lynch stated for the record that the actions of the Planning Commission may be appealed to the City Council if filed in writing within ten days.

PH-2 Conditional Use Permit CUP2018-0015, 120 East Lemon Avenue; Applicant, Joey Kouchakian on behalf of MHS & Yo Corp. (Shingo Higashi)

Planning Technician Vincent Gillespie gave the staff report and answered questions of the Commission regarding the placement of the outdoor seating.

Vice Chair Schaeffler opened the public hearing.

Public Input:

1. Joey Kouchakian, applicant on behalf of MHS & Yo Corp. (Shingo Higashi), spoke in favor of the project.

Vice Chair Schaeffler closed the public hearing.

Following discussion, it was moved by Commissioner Winn, seconded by Commissioner Austin, to approve Conditional Use Permit CUP2018-0015. The motion carried with a unanimous vote.

Assistant City Attorney Carol Lynch stated for the record that the actions of the Planning Commission may be appealed to the City Council if filed in writing within ten days.

ADMINISTRATIVE REPORTS:

AR-1 Conditional Use Permits CUP2016-23, CUP2016-24, CUP2016-25, CUP2016-26 and Tentative Parcel Map TPM074434 (Time Extension), 123-137 West Pomona Avenue; Applicant, Paul Kalemkiarian

Planning Division Manager Sheri Bermejo presented the staff report and answered questions of the Planning Commission.

Following discussion, it was moved by Commissioner Austin, seconded by Commissioner Winn, to approve the time extension for a period of 24 months for Conditional Use Permits CUP2016-23, CUP2016-24, CUP2016-25, CUP2016-26 and Tentative Parcel Map TPM074434. The motion carried with a unanimous vote.

COMMUNITY DEVELOPMENT DIRECTOR REPORT: Planning Division Manager Sheri Bermejo provided an update on the 2019 Planning Commission Regular Monthly Meeting Schedule.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: Vice Chair Schaeffler adjourned the meeting at 8:02 P.M.

APPROVED:

ATTEST:

Cheryl Rose, Chair
Monrovia Planning Commission

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission