



CONVENE: Chair Rose convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, April 10, 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, Assistant Planner Austin Arnold, and Planning Technician Vincent Gillespie.

PLEDGE OF ALLEGIANCE: Commissioner Schaeffler 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 revised minutes of the March 13, 2019 meeting. The motion carried unanimously.

PUBLIC INPUT: None.

PUBLIC HEARINGS:

PH-1 Conditional Use Permit CUP2019-0003; 320 West Chestnut Avenue; Applicant, Paul Kalemkiarian, Wine of the Month Club

Planning Technician Vincent Gillespie presented the staff report and answered questions of the Planning Commission.

Chair Rose opened the public hearing.

Public Input:

1. Paul Kalemkiarian, applicant, spoke in favor of the project and answered questions of the Planning Commission.
2. Alfredo Mejia spoke generally in favor of the Wine of the Month Club project. He also expressed concern regarding the applicant's previously approved Lumber Yard project located in Station Square not being built.

Chair Rose closed the public hearing.

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

Assistant City Attorney Carol Lynch noted that an added Condition #29 was included and amended to require the property owner to record a permanent covenant to hold lots 4, 5 and 6 to be held as one parcel for the property of 320 West Chestnut Avenue with LA County Recorder's office in a form that is acceptable to the City Attorney and the Director of Community Development and shall be recorded prior to commencement of operation pursuant to this Conditional Use Permit.

Following Discussion, it was moved by Commissioner Schaeffler, seconded by Commissioner Winn, to recommend approval to the Conditional Use Permit CUP2019-0003 with amended conditions. 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 Craig Jimenez presented an overview of the purpose of the General Plan (Bricks & Mortar: General Plan).

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None.

ADJOURNMENT: Chair Rose adjourned the meeting at 8:22 p.m.

APPROVED:

ATTEST:

Cheryl Rose, Chair
Monrovia Planning Commission

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission