



**CONVENE:** Chair Schaeffler convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, September 11, 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, City Attorney Craig Steel, Assistant Planner Austin Arnold, and Planning Technician Brenda Quezada.

**PLEDGE OF ALLEGIANCE:** Commissioner Cheryl Rose led the pledge of allegiance.

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

**APPROVAL OF MINUTES:** It was moved by Commissioner Beebe, seconded by Commissioner Cheryl Rose to approve the minutes of the August 14, 2019 meeting. The motion carried unanimously.

**PUBLIC INPUT:** None.

**PUBLIC HEARINGS:**

**PH-1 Variance Request V2019-0001 and Minor Exception ME2019-0014  
176 North Sunset Place; Andrew La Rocco, Applicant**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Planning Commission.

Chair Schaeffler opened the public hearing.

Public Input:

1. Steve Eide, project architect, spoke in favor of the proposal and was available to answer questions.

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

**It was moved by Commissioner Beebe, seconded by Commissioner Carter-Bowen, to approve V2019-01001 and ME2019-0014 as presented. The motion carried with a 6-0 vote.**

Community Development Director Craig Jimenez requested that the Commission take the next two items together with a combined staff report.

**PH-2 General Plan Amendment GPA2019-0002 and Planning Commission Resolution No. PCR2019-0002 and Ordinance No. 2019-07  
525 and 721 South Shamrock Avenue; City of Monrovia, Applicant**

**PH-3 Conditional Use Permit CUP2019-0009  
525 South Shamrock Avenue; TTTK, LP (Diane Bowden), Applicant**

Planning Division Manager Sheri Bermejo and Assistant Planner Austin Arnold presented the staff reports and answered questions of the Planning Commission.

Chair Schaeffler opened the public hearing.

Public Input:

1. Todd Bowden, Applicant, thanked staff for their work and stated he was considering Historic Landmark designation for the building. (PH-2 and PH-3)
2. Scott Piotrowski, President of the California Historic Route 66 Association, asked if the PD-66 zoning designation will be available for other properties located on Huntington Drive and Shamrock Avenue. He stated the Association is in favor for the PD-66 and asked to be a point of contact for future designations. (PH-2)
3. Vinod Kapoor, Monrovia resident, spoke with concerns in regards to the height and building separation of the project and view from his property. (PH-2 and PH-3)
4. Juan Ramirez, Monrovia resident, spoke with concerns about the impacts of traffic the property being used as a mechanic shop in the future. (PH-2 and PH-3)
5. Scott Piotrowski, History enthusiast, also spoke with concerns of the impact of traffic and the museum's access to the general public. (PH-3)
6. Todd Bowden, Applicant, addressed all of the concerns and stated that the museum will have a website with the hours of operation and access to the building. (PH-2 and PH-3)

Chair Schaeffler closed the public hearing.

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

**It was moved by Commissioner Austin, seconded by Commissioner McClellan, to adopt Planning Commission Resolution No. PCR2019-0002 and Ordinance No. 2019-07 recommending approval of General Plan Amendment GPA2019-0002 and Zone Change 2019-0001 as presented. The motion carried with a 6-0 vote.**

**It was moved by Commissioner Austin, seconded by Commissioner Rose, to approve CUP2019-0009 as presented. The motion carried with a 6-0 vote.**

Community Development Director Jimenez 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:** None.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:** Community Development Director Jimenez provided an update on the following:

- **Overview of the Board of Appeals**
- **Development Update**

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** None.

**ADJOURNMENT:** Chair Schaeffler adjourned the meeting at 8:50 p.m.

APPROVED:

ATTEST:

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Gary Schaeffler, Chair  
Monrovia Planning Commission

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Craig Jimenez, AICP, Secretary  
Monrovia Planning Commission