



In accordance with Executive Order N-29-20 and guidance from the California Department of Public Health on gatherings, members of the public were encouraged to participate in the meeting remotely by viewing on the KGEM channel through their local cable provider or online at www.foothillsmedia.org.

Members of the public were encouraged to participate in the meeting by emailing public comments to planning@ci.monrovia.ca.us before or during the meeting. Comments received prior to 6:00 p.m. were posted on the City's website and distributed to the Commission. Comments received after 6:00 p.m. were read by the planning staff during the public hearing. Any lengthy public comments were summarized in the interest of time. All parties that provided public comment on any items were notified of the decision and the appeal process.

CONVENE: Chair Keshia Carter-Bowen convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, August 12, 2020, at 7:30 p.m. electronically via video conference. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Senior Planner John Mayer, Assistant Planner Austin Arnold, and Planning Technician Vincent Gillespie. Assistant City Attorney Carol Lynch participated via video conference.

ROLL CALL: In attendance were Commissioners Darrell Brooke, Cheryl Rose, Gary Schaeffler, Bill Shieff, Vice-Chair Scott Austin, and Chair Keshia Carter-Bowen. Robert McClellan was excused. All members participated via video conference pursuant to the Governor's Executive Order N-29-20.

APPROVAL OF MINUTES: Commissioner Schaeffler moved to approve the minutes of the June 17, 2020 special meeting, seconded by Commissioner Shieff. The motion carried unanimously.

PUBLIC INPUT: None.

PUBLIC HEARINGS:

**PH-1 Conditional Use Permit CUP2020-0002
1701 Alamitas Avenue; Lawrence Chao of Chao & Associates, Applicant**

Senior Planner John Mayer presented the staff report and answered questions of the Planning Commission regarding the privacy impacts and clarified that the dwellings will not be for individual sale.

Chair Carter-Bowen opened the public hearing.

Public Input:

1. Lawrence Chao, applicant, spoke in favor of the project and explained that the development was built for extended family to live nearby.

Chair Carter-Bowen closed the public hearing.

Following discussion, it was moved by Commissioner Brooke, seconded by Commissioner Shieff, to approve CUP2020-0002. The motion carried with a 6-0 vote.

**PH-2 Conditional Use Permit CUP2013-02 (Amendment) Conditional Use Permit CUP2020-0006
1999 and 2015 South Myrtle Avenue; Steven Cardenas of Pacific Plate Brewing Co., Applicant**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Planning Commission regarding the tasting room seating capacity and the six-month review requirement.

Chair Carter-Bowen opened the public hearing.

Public Input:

1. Steven Cardenas, applicant, spoke in favor of the project and answered questions of the Planning Commission.

Chair Carter-Bowen closed the public hearing.

Following discussion, it was moved by Commissioner Shieff, seconded by Commissioner Austin, to recommend approval of CUP2013-02 (Amendment) and CUP2020-0002. The motion carried with a 6-0 vote.

**PH-3 Ordinance No. 2020-10 Planning Commission Resolution No. 2020-0001
City of Monrovia, Applicant**

Planning Division Manager Sheri Bermejo presented the staff report and answered questions of the Planning Commission regarding the proposed Accessory Dwelling Unit and Junior Accessory Dwelling Unit development standards and approval process.

Chair Carter-Bowen opened and closed the public hearing, as no one submitted comments on the item.

Following discussion, it was moved by Commissioner Austin, seconded by Commissioner Schaeffler, to adopt Planning Commission Resolution No. 2020-0001 recommending adoption of Ordinance No. 2020-10 to the City Council. The motion carried with a 6-0 vote.

COMMUNITY DEVELOPMENT DIRECTOR REPORT:

- Assistant Attorney Carol Lynch presented a “Bricks & Mortar” presentation on Conflict of Interest Regulations and Revised Abstention / Recusal Requirements.
- Community Development Director Jimenez provided a progress report on the upcoming General Plan Housing Element Update.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: Chair Carter-Bowen adjourned the meeting at 8:51 p.m.

APPROVED:

ATTEST:

Keshia Carter-Bowen, Chair
Monrovia Planning Commission

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission