



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](http://www.foothillsmedia.org).

Members of the public were encouraged to participate in the meeting by emailing public comments to [planning@ci.monrovia.ca.us](mailto: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 Carter-Bowen convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, January 13, 2021, 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 and Attorney Chelsea Straus 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. All members participated via video conference pursuant to the Governor's Executive Order N-29-20.

**APPROVAL OF MINUTES:** It was moved by Commissioner Shieff, seconded by Commissioner Brooke to approve the minutes of the December 9, 2020 Regular Meeting. The motion carried unanimously.

**PUBLIC INPUT:** None

**PUBLIC HEARINGS:**

**PH-1 Conditional Use Permit CUP2020-0010 and Minor Exception ME2020-0017  
518 Fano Street; Green H Construction Corp. (Kevin Lee), Applicant  
(Continued from December 9, 2020)**

Senior Planner John Mayer presented the staff report.

Chair Carter-Bowen opened and closed the public hearing, as there was no one present who wished to speak and no written comments were received pertaining to this item.

**Following discussion, it was moved by Commissioner Shieff, seconded by Vice-Chair Austin, to approve Conditional Use Permit CUP2020-0010 and Minor Exception ME2020-0017 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.

**PH-2 Tentative Tract Map No. 83341 and Conditional Use Permit CUP2021-0001  
511 East Walnut Avenue; Bowden Development Inc. (Todd Bowden), Applicant**

Assistant Planner Austin Arnold presented the staff report.

Chair Carter-Bowen opened the public hearing.

Public Input:

1. Traci French, representative for the applicant, thanked staff and the Commission for their consideration and agreed to all of the conditions of approval.

Chair Carter-Bowen closed the public hearing, as there was no one present who wished to speak and no written comments were received pertaining to this item.

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 Shieff, to recommend approval of Tentative Tract Map No. 83341 and Conditional Use Permit CUP2021-0001 to the City Council as presented. The motion carried with a 6-0 vote.**

**PH-3 Tentative Tract Map No. 83265 and Conditional Use Permit CUP2021-0002  
900 South Magnolia Avenue; Eric Tsang Architects (Eric Tsang) and EGL  
Associates (Hang Jong); Applicants**

Planning Division Manager Sheri Bermejo presented the staff report.

Chair Carter-Bowen opened the public hearing.

Public Input:

1. Eric Tsang, project architect, spoke in favor of the project and thanked staff.

Chair Carter-Bowen closed the public hearing, as there was no one present who wished to speak and no written comments were received pertaining to this item.

The Planning Commission discussed various aspects of the application and asked additional questions of staff regarding the potential for a residential use to go into the new development.

**Following discussion, it was moved by Commissioner Brooke, seconded by Commissioner Austin, to recommend approval of Tentative Tract Map No. 83265 and Conditional Use Permit CUP2021-0002 to the City Council as presented. The motion carried with a 6-0 vote.**

**PH-4 Conditional Use Permit CUP2021-0003  
131-141 South Myrtle Avenue; R & M Eateries (Johnnie Moore and Rashad Randell);  
Applicants**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Planning Commission regarding the need to purchase food in order to purchase alcohol.

Chair Carter-Bowen opened the public hearing.

Public Input:

1. Rashad Randell, applicant, spoke in favor of the project and thanked staff and the Commission for their consideration.

Chair Carter-Bowen closed the public hearing, as there was no one present who wished to speak and no written comments were received pertaining to this item.

**Following discussion, it was moved by Commissioner Austin, seconded by Commissioner Rose, to approve Conditional Use Permit CUP2021-0003 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.

**PH-5 Conditional Use Permit CUP2019-0010 (Amendment)  
406 South Myrtle Avenue; Ikonicks Burgers and Brews, Co. (Alba Lilliam Escobar);  
Applicant**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Planning Commission regarding temporary signs on the storefront.

Chair Carter-Bowen opened the public hearing.

Public Input:

1. Liliger Damaso, applicant's representative, spoke in favor of the project and answered questions of the Planning Commission.

Chair Carter-Bowen closed the public hearing, as there was no one present who wished to speak and no written comments were received pertaining to this item.

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 Shieff, to approve Conditional Use Permit CUP2019-0010 (Amendment) 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.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:** Planning Division Manager Sheri Bermejo provided an update on the Housing Element. Community Development Director Jimenez provided an update on the following:

- City Council Adoption of Reasonable Accommodation and ADU Ordinances
- Planning Commission Vacancy
- Avalon Bay Construction Update
- Townplace Suites Hotel and Station Square South Development Update

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** None

**ADJOURNMENT:** Chair Carter-Bowen adjourned the meeting at 8:41 p.m.

APPROVED:

ATTEST:

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Keshia Carter-Bowen, Chair  
Monrovia Planning Commission

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Craig Jimenez, AICP, Secretary  
Monrovia Planning Commission