



**CONVENE:** Chair Austin convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, May 11, 2022, 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 City Attorney Chelsea Straus, Assistant Planner Austin Arnold, and Planning Technician Vincent Gillespie.

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

**ROLL CALL:** In attendance were Commissioners Cheryl Rose, Gary Schaeffler, Bill Shieff, Aaron Stehura, Michael Vachani, Vice-Chair Darrell Brooke, and Chair Scott Austin.

**APPROVAL OF MINUTES:** It was moved by Commissioner Vachani, seconded by Commissioner Brooke to approve the minutes of the April 13, 2022 meeting. The motion carried with a 6-0 vote. Commissioner Shieff abstained.

**PUBLIC INPUT:** None

**PUBLIC HEARINGS:**

**PH-1 Conditional Use Permit CUP2022-0003 and Major Determination MAJD2022-0008  
134 South Myrtle Avenue, Edik Muradian and Rubina Hairapetian for The Lantern  
Coffee and Tea, Applicants**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Planning Commission regarding how staff determined the recommended limits for outdoor seating and outdoor hours of operation. The Commission also asked about the possibility of music emanating from the business, the potential for parking impacts to neighboring businesses, and if a review before the Development Review Committee could be established within 90-days of the business commencing operation.

Chair Austin opened the public hearing.

Public Input:

1. Ramone Bagio, applicant's representative, spoke in favor of the project and explained the atmosphere of the restaurant and requested six (6) additional seats in the rear yard and one additional hour of operation for the outdoor area from 9:00 p.m. to 10:00 p.m.
2. Edik Muradian and Rubina Hairapetian, applicants spoke in favor of the project and also requested six (6) additional seats in the rear yard and one additional hour of operation for the outdoor area from 9:00 p.m. to 10:00 p.m.

Chair Austin closed the public hearing.

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

The Planning Commission made the following changes to the conditions of approval:

Data Sheet 1, Condition 2 was amended to read:

“The total maximum seating capacity on the entire site shall not exceed ~~65~~ 71 seats, which includes not more than 28 seats within the building dining area, 27 seats in the front yard and ~~40~~ 16 seats within the rear dining area. The maximum number of seats has been established to reduce parking overflow impacts in Old Town. If the applicant can demonstrate access to additional parking spaces through a shared parking agreement or similar agreement, or if other parking spaces become available for the applicant’s use in the Old Town area, then the applicant may request an increase in the seating capacity based upon available off-site parking supply. Before any change is made to the seating capacity limits, approval by the Development Review Committee (DRC) must be obtained. Alternatively, the DRC may refer the matter to the Planning Commission for its review, in which case no change in the seating capacity shall be made without Planning Commission approval”

Data Sheet 1, Condition 47 was amended to read:

“The Development Review Committee shall review the use permitted by this CUP ~~one-year~~ 90 days from the date the use commences”

**Following discussion, it was moved by Commissioner Schaeffler, seconded by Commissioner Stehura, to approve CUP2022-0003 and MAJD2022-0008 with the 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 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:

- Development Update
- Focused General Plan Update

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:**

- Commissioner Shieff inquired if In-N-Out Burger was coming to Monrovia.
- Chair Austin spoke about the adaptive reuse project at 525 South Shamrock Avenue building and inquired about the status of the Flying-A Gas Station.
- Commissioner Shieff inquired about the code enforcement case regarding chickens.
- Chair Austin reminded the Commission about the Monrovia Days Celebration.

**ADJOURNMENT:** Chair Austin adjourned the meeting at 8:21 p.m.

APPROVED:

ATTEST:

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Scott Austin, Chair  
Monrovia Planning Commission

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Craig Jimenez, AICP, Secretary  
Monrovia Planning Commission