



CONVENE: Chair Vachani convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, August 9, 2023, 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, Senior Planner John Mayer, and Assistant City Attorney Chelsea Straus.

PLEDGE OF ALLEGIANCE: Commissioner Brooke led the pledge of allegiance.

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

APPROVAL OF MINUTES: It was moved by Commissioner Austin, seconded by Commissioner Shieff, to approve the minutes of the July 12, 2023 meeting. The motion carried unanimously with a 6-0 vote.

PUBLIC INPUT: None

PUBLIC HEARINGS:

**PH-1 Conditional Use Permit CUP2023-0008
502 West Huntington Drive, Dave's Hot Chicken (RSI Group, Inc.; c/o Preet Shergill),
Applicant**

Senior Planner John Mayer reviewed the staff report and answered questions of the Planning Commission regarding whether beer and wine would be consumed in the enclosed patio area and who would be responsible for checking patrons' identification prior to the sale of alcohol.

Chair Vachani opened the public hearing.

Public Input:

1. Moni Dosanjh, applicant, spoke in favor of the project and answered questions of the Planning Commission regarding the number of Dave's Hot Chicken restaurants in California and the number that serve beer and wine.

Chair Vachani closed the public hearing.

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

Following discussion, it was moved by Commissioner Austin, seconded by Commissioner Brooke, to approve CUP2023-0008 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 updates on the following:

- Agenda and Rules of Order
- Development Updates
- Monrovia Area Partnership (MAP) Leadership Academy

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: Chair Vachani adjourned the meeting at 8:10 p.m.

APPROVED:

ATTEST:

Michael Vachani, Chair
Monrovia Planning Commission

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission