



CONVENE: Chair Vachani convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, October 11, 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, Assistant Planner Austin Arnold, and Assistant City Attorney Carol Lynch.

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

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

APPROVAL OF MINUTES: It was moved by Commissioner Austin, seconded by Commissioner Shieff, to approve the minutes of the September 13, 2023 regular meeting. The motion carried with a 5-0 vote. Commissioners Brooke and Rose abstained.

PUBLIC INPUT: None

PUBLIC HEARINGS:

**PH-1 Conditional Use Permit; CUP2023-0009
428 South Myrtle Avenue, Joey Kouchakian, Applicant**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Planning Commission regarding whether there was a concern for over-saturation of California Department of Alcoholic Beverage Control (ABC) licenses in Old Town given the number of restaurants that are currently approved to serve beer and wine.

Chair Vachani opened the public hearing.

Public Input: Joey Kouchakian, applicant, spoke in favor of the application and provided an overview of the restaurant's business operation, as well as the provisions and requirements of the California Department of Alcoholic Beverage Control (ABC) license.

Chair Vachani closed the public hearing.

The Planning Commission discussed various aspects of the application.

Following discussion, it was moved by Commissioner Brooke, seconded by Commissioner Stehura, to approve CUP2023-0009 as presented. The motion carried unanimously with a 7-0 vote.

Chair Vachani 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

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:

- Commissioner Austin requested a Bricks & Mortar training on landscaping.

ADJOURNMENT: Chair Vachani adjourned the meeting at 7:51 p.m.

APPROVED:

ATTEST:

Michael Vachani, Chair
Monrovia Planning Commission

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission