



**CONVENE:** Vice-Chair Stehura convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, November 15, 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, Assistant City Attorney Chelsea Straus, and Administrative Assistant April Kea.

**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 Vice-Chair Aaron Stehura. Chair Michael Vachani was excused.

**APPROVAL OF MINUTES:** It was moved by Commissioner Shieff, seconded by Commissioner Austin, to approve the minutes of the October 11, 2023 regular meeting. The motion carried unanimously with a 6-0 vote.

**PUBLIC INPUT:**

1. Jodyne Wood, Monrovia resident, expressed concern about not receiving timely notification of the November 9, 2023 Neighborhood Meeting for the proposed project at 701 South Myrtle Avenue. The resident asked how notifications for Neighborhood Meetings are distributed throughout the City.

**PUBLIC HEARINGS:**

**PH-1 Conditional Use Permit; CUP2023-0010  
1450 South Shamrock Avenue, STUDIO IV, Inc. (Franz Nalezny), Applicant**

Assistant Planner Austin Arnold presented the staff report recommended the amendment of Condition #15 (Data Sheet 1) to eliminate its reference to Condition #19 (Data Sheet 1). He also answered questions of the Planning Commission regarding:

- whether the proposed design of the building will be similar in concept to the BMW dealership at 1425 South Mountain Avenue, specifically as it relates to the height of the showroom;
- whether the current lack of employee parking will be addressed;
- the existence of a crosswalk allowing for pedestrians to cross South Shamrock Avenue at the corner of South Shamrock Avenue and East Central Avenue;
- whether the proposed trees meet the City's requirements;
- whether the existing ornamental grass will be removed; and
- the definition of "local serving" as it relates to the project's VMT traffic analysis.

Vice-Chair Stehura opened the public hearing.

**Public Input:**

1. John Panassian, owner of All-Brite Custom Auto Body Repair, expressed his concerns regarding the current lack of a delivery service for ordered auto parts. Specifically, he expressed concern over the potential increase in customers and employees due to the project, which will make picking up auto parts even more difficult.

2. Brian Yamaguchi, Monrovia resident, recommended that Condition #20 (Data Sheet 1) specify that it is referring to the 2015 designation of AB 1881 as opposed to the 2022 designation of AB 1881, which pertains to animal welfare. The resident also recommended that the architect address how Low Impact Development (LID) standards will be addressed on the proposed site plan.
3. Franz Nalezny, applicant, stated that he would relay Mr. Panassian's concerns to Honda. The applicant also addressed Brian Yamaguchi's comment regarding LID standards and explained that a Water Quality Management program will be submitted.

Vice-Chair Stehura closed the public hearing.

The Planning Commission asked additional questions of staff regarding the AB1881 public comment as it relates to amending Condition #20 (Data Sheet 1).

**Following discussion, it was moved by Commissioner Austin, seconded by Commissioner Brooke, to approve CUP2023-0010 with the following amended conditions of approval:**

Data Sheet 1:

- Condition #15 was amended to read: "No used or discarded automotive parts or equipment may be stored outside of the enclosed building, ~~except as provided in Condition No. 19.~~"
- Condition #20 was amended to read: "A landscape documentation package pursuant to the requirements of ~~AB 1881~~ and the Model Water Efficient Landscape Ordinance shall be submitted to the Planning Division for approval prior to landscape construction. A Landscape Certificate of Completion shall be submitted to the Planning Division at the completion of the installation, prior to request for a final inspection and Certificate of Occupancy."

**The motion carried unanimously 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:**

##### **AR-1 General Plan Conformity; GPC2023-0002 324-328 South Myrtle Avenue, City of Monrovia, Applicant**

Planning Division Manager Sheri Bermejo presented the staff report and answered questions of the Planning Commission regarding:

- whether there are any current tenants occupying the building;
- whether the tenants would be required to vacate if the building is acquired by the City;
- whether there are any other sites within the City similar to the subject site;
- the impact on parking in the area while the building is occupied;
- the original and current use of the building;
- whether the City has a long term plan for the building after its use for City staff;
- whether alternative sites were considered; and
- the next steps for purchasing the building.

**Following discussion, it was moved by Commissioner Austin, seconded by Commissioner Shieff, to find that the proposed acquisition of real property is in conformity with the General Plan. The motion carried unanimously with a 6-0 vote.**

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:** Community Development Director Jimenez reported on the following:

- Development Update

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** None

**ADJOURNMENT:** Vice-Chair Stehura adjourned the meeting at 8:27 p.m.

APPROVED:

ATTEST:

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Michael Vachani, Chair  
Monrovia Planning Commission

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Craig Jimenez, AICP, Secretary  
Monrovia Planning Commission