



**CONVENE:** Chair Vachani convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, February 14, 2024, 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, Assistant Planner Austin Arnold, and Assistant City Attorney Chelsea Straus.

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

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

**APPROVAL OF MINUTES:** It was moved by Commissioner Shieff, seconded by Commissioner Austin, to approve the minutes of the December 13, 2023 regular meeting. The motion carried unanimously with a 5-0 vote.

**PUBLIC INPUT:** None

**PUBLIC HEARINGS:**

**PH-1 Tentative Tract Map No. 084341; TTM2024-0001  
Conditional Use Permit; CUP2024-0001  
619 East Walnut Avenue, Bowden Development, Inc. (Richard Piña), Applicant**

Senior Planner John Mayer reviewed the staff report and answered questions of the Planning Commission regarding whether any public comments were received from neighbors who live across the alley regarding potential lighting impacts.

Chair Vachani opened the public hearing.

Public Input:

1. Gary French, representative of Bowden Development, Inc., spoke in favor of the project.

Chair Vachani closed the public hearing.

**Following discussion, it was moved by Commissioner Schaeffler, seconded by Commissioner Austin, to approve TTM2024-0001 and CUP2024-0001 as presented. The motion carried unanimously with a 5-0 vote.**

**PH-2 Conditional Use Permit (Amendment); CUP2016-19 (Amendment)  
Conditional Use Permit (Amendment); CUP2016-21 (Amendment)  
405 South Myrtle Avenue, The Pour House (Jodey Drendel), Applicant**

Senior Planner John Mayer reviewed the staff report and answered questions of the Planning Commission regarding:

- whether Data Sheet No. 1 contained a condition of approval that requires exterior doors to be closed during the operation of live entertainment;

- whether the Planning Commission has required the new use of a site to undergo a review within a period of less than 6 months;
- whether the Planning Commission has required a Conditional Use Permit review by the Development Review Committee within less than 6 months;
- the reason for the limit on the number of performers in Condition of Approval #26A (Data Sheet 1);
- if there have been any reports of gang activity or security issues at the existing business; and
- if surrounding businesses have reported issues relating to noise impacts;

Chair Vachani opened the public hearing.

Public Input:

1. Jodey Drendel, applicant, spoke in favor of the project and answered questions of the Planning Commission. He also noted that he intends to have all of his employees complete the required State ABC training relating to alcohol service.
2. Kristen Fertig, co-restaurant owner of The Pour House, spoke in favor of the project and stated that they intend to maintain the establishment's family friendly environment.
3. Brian Yamaguchi, Monrovia resident, spoke in favor of the request. In addition, he recommended that the City post all Conditional Use Permit conditions of approval online for public access.

Chair Vachani closed the public hearing.

The Planning Commission discussed various aspects of the application, including the option to have the Development Review Committee conduct a review of the permit within 120 days instead of the 180 days outlined in Condition 40 (Data Sheet No. 1), and asked additional questions of staff.

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

Data Sheet 1 (CUP2016-21), Condition #40 was amended to read:

The Development Review Committee shall review the use within ~~six months~~ 120 days from the date of approval. The review shall focus primarily on compliance with the conditions of approval and any adverse impact related to this use, including, but not limited to security/policing problems, noise, or other impacts upon the surrounding properties. In addition, the review shall also focus on any adverse impacts related to the live entertainment occurring on Saturday and Sunday mornings.

**Following discussion, it was moved by Commissioner Austin, seconded by Commissioner Stehura, to approve the amendments to CUP2016-19 and CUP2016-21 with the amended conditions. The motion carried unanimously with a 5-0 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:**

Assistant Planner Austin Arnold reported on the following:

- Bricks & Mortar: Landscaping and Model Water Efficient Landscape Ordinance (MWELo)
  - The following five aspects of the Planning Division's landscape review processes were reviewed:
    - zoning standards;
    - project conditions of approval;
    - landscaping material selection;
    - oak tree preservation; and
    - the Model Water Efficient Landscape Ordinance (MWELo).

Community Development Director Jimenez reported on the following:

- Tax Transfer/Annexation
  - On February 20, 2024, the Monrovia City Council will be considering a tax transfer resolution that would involve the annexation of a parcel on Tenth Avenue in Arcadia and would be coordinated through the Local Agency Formation Commission (LAFCO)
- New Development Updates regarding the:
  - Norumbega Hillside Project at 545 Norumbega Drive;
  - Community Center Renovation Project;
  - In-N-Out restaurant;
  - Crunch Fitness gym;
  - TownePlace Suites by Marriott; and
  - Alexan Foothills apartment complex.

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** None

**ADJOURNMENT:** Chair Vachani adjourned the meeting at 8:30 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