

CONVENE: Chair Vachani convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, June 12, 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, Deputy Director of Community Development Sheri Bermejo, Assistant Planner Austin Arnold, and Assistant City Attorney Chelsea Straus.

PLEDGE OF ALLEGIANCE: Vice-Chair Stehura 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 Brooke, seconded by Commissioner Austin, to approve the minutes of the April 10, 2024 regular meeting. The motion carried unanimously with a 7-0 vote.

PUBLIC INPUT: None

PUBLIC HEARINGS:

**PH-1 Conditional Use Permit; CUP2024-0004
Conditional Use Permit; CUP2024-0005
625 South Myrtle Avenue, Joey Stevens LLC (Steve Kwan), Applicant**

Vice-Chair Vachani and Commissioner Brooke recused themselves from the meeting as they had conflicts of interest. Vice-Chair Stehura assumed the role of Acting Chair.

Assistant Planner Austin Arnold reviewed the staff report and provided the following answers to the Planning Commission's questions:

- The parking lot at JB Burgers is not is not designated for use by patrons of The Crimson;
- Standard window covering and window signage conditions of approval would apply;
- The use of window coverings would require the approval of the Development Review Committee;
- Noise coming from doors opening and closing would be less than a restaurant, because most patron arrival and departure times will correlate with the show times;
- Outdoor dining would be prohibited, which would also limit noise that would otherwise emanate from doors opening and closing;
- The conditions of approval for this business have been modified to accommodate a full service entertainment use as opposed to a restaurant establishment that only offers incidental live entertainment; and
- If approved, the standard 90-day review, as well as annual ABC reviews will provide opportunities to address potential issues that may require modifications to conditions of approval.

Acting Chair Stehura opened the public hearing.

Public Input:

1. Janelle Williams, applicant representative, spoke about the concept of the listening room being the first of its kind in the City. She also stated that she agrees with the conditions of approval, including the condition to keep the doors closed.

Acting Chair Stehura closed the public hearing.

Following discussion, it was moved by Commissioner Rose, seconded by Commissioner Austin, to approve CUP2024-0004 and CUP2024-0005 with conditions. The motion carried unanimously with a 5-0 vote.

Acting Chair Stehura 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.

Vice-Chair Vachani and Commissioner Brooke rejoined the meeting.

**PH-2 Conditional Use Permit; CUP2024-0006
735 East Central Avenue, Studio IV, Inc. (Franz Nalezny), Applicant**

Assistant Planner Austin Arnold reviewed the staff report and provided the following answers to the Planning Commission's questions:

- The number of existing parking spaces is unknown as the lot is not striped; and
- The parking agreement for the use of 1705 South Mountain Avenue for overflow parking will mitigate existing parking issues onsite.

Chair Vachani opened the public hearing.

Public Input:

1. Sean Hogan, applicant representative, made himself available for questions.

Chair Vachani closed the public hearing.

The Planning Commission discussed various aspects of the application and staff provided the following answer to the Commission's question:

- The Traffic Impact Fee (TIF) is a one-time fee.

Following discussion, it was moved by Commissioner Brooke, seconded by Commissioner Stehura, to approve CUP2024-0006 with conditions. The motion carried unanimously 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 announced the following:

- City Council member Edward Belden is the new Planning Commission Liaison;
- This is Commissioner Darrell Brooke's last meeting and staff is grateful for his service;
- Development updates were provided on the Alexan and In-N-Out projects;
- The City of Monrovia was selected as an All-America City for a second time;

- A new Neighborhood Treasure will be honoring Patricia “Pat” Ostrye on the corner of Hillcrest Boulevard and Alta Vista Avenue on June 15, 2024 at 11:00 a.m.
- The Monrovia Area Partnership (MAP) Anniversary Block Party will take place on June 22, 2024 at Julian Fisher Park from 5:00 p.m. to 8:00 p.m.; and
- Staff is currently preparing the Commission’s Bricks & Mortar program for FY 2024/2025.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:

- Commissioner Austin inquired about the potential economic benefits to All-America Award winning cities.

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

APPROVED:

ATTEST:

Aaron Stehura, Chair
Monrovia Planning Commission

Craig Jimenez, AICP, Secretary
Monrovia Planning Commission