



**MINUTES OF THE REGULAR MEETING OF THE  
MONROVIA PLANNING COMMISSION  
HELD WEDNESDAY, NOVEMBER 9, 2016, 7:30 P.M.**

**CONVENE:**

Chair Winn convened the Regular Meeting of the Monrovia Planning Commission of Wednesday, November 9, 2016, at 7:30 p.m. in the City Council Chambers. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Assistant Planner Jose Barriga, Management Analyst Diane Delmatoff and Assistant City Attorney Carol Lynch.

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

**ROLL CALL:** In attendance were Commissioners Beebe, McClellan, Parrague, Parry, Rose and Chair Winn. Commissioner Austin was excused.

**APPROVAL OF MINUTES** Commissioner Beebe moved to approve the minutes of October 12, 2016, seconded by Commissioner McClellan. The motion carried on a unanimous voice vote.

**PUBLIC INPUT:** None

**PUBLIC HEARINGS:**

**PH-1 Conditional Use Permits CUP2016-17 and CUP2016-18; 504 South Myrtle Avenue, Applicant, 1776/Bar Bell Investments – Joe Kouchakian**

Jose Barriga gave the staff report. The Commission had questions regarding the limit on days allowed for live entertainment (Thursdays, Fridays, and Saturdays), and also questioned why a CUP is required for a D.J. The applicant had requested to operate live entertainment on those three days. The CUP requirement for live entertainment is defined in the City's Zoning Ordinance. There was also a question about the outdoor seating. The applicant confirmed that he is not requesting approval for seating to be located in the public right-of-way.

Chair Winn opened the public hearing. The applicant Joe Kouchakian was present to answer questions. The Commission asked if he would prefer to have the option of live entertainment more than just three days a week. He responded that he would. No one spoke in favor or with concerns. The Commission discussed the item further.

Commissioner Rose moved to close the public hearing and approve CUP2016-17 and CUP2016-18 with an amendment to the Conditions and Findings to allow live entertainment seven days a week between the hours of 8:00 PM to 2:00 AM, seconded by Commissioner Parrague. The motion carried with the following vote:

**AYES:** Beebe, McClellan, Parrague, Parry, Rose, Winn  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Austin

**PH-2 Conditional Use Permit CUP2016-19, CUP2016-20, and CUP2016-21; 405-407 South Myrtle Avenue, Applicant, Myrtle Tree LLC – Michael Bruno**

Jose Barriga gave the staff report. Commissioner Parry asked if there are any other businesses in the Old Town area that have off-site sales of beer and wine. A new business, The Saltner, has tastings and off-site sales. There were also questions regarding the restriction on dancing being limited to two days a week. This condition was recommended by the Chief of Police at the Development Review Committee (DRC) meeting because of problems in the past with dancing at other establishments.

Chair Winn opened the public hearing. The applicant Michael Bruno was available to answer questions. He stated that they are trying a few different ideas to see what will work. The restaurant has had a few dances through the Special Event permit process, which were successful and generated very positive feedback. He would prefer less restriction on the number of days for dancing. Commissioner Beebe asked if they could give the DRC the authority to increase the number of days for dancing at their six month review. No one spoke in favor or with concerns. The Commission discussed the item further.

Commissioner McClellan moved to close the public hearing and approve CUP2016-19, CUP2016-20, and CUP2016-21 with an amendment to condition #44 adding the word “days” to reflect that the DRC has the authority to modify the days and hours of operation, seconded by Commissioner Parrague. The motion carried with the following vote:

AYES: Beebe, McClellan, Parrague, Parry, Rose, Winn  
NOES: None  
ABSTAIN: None  
ABSENT: Austin

**ADMINISTRATIVE REPORTS:**

None

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:**

Craig Jimenez reported that the hotel project at Myrtle and Huntington had begun the CEQA process and that interior building demolition work has also begun on the old Albertson’s site.

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:**

None

**ADJOURNMENT:** 8:21 p.m.