



CONVENE: Acting Chair Rose convened the Regular Meeting of the Monrovia Planning Commission on Wednesday, October 15, 2025, at 7:30 p.m. in the City Council Chambers, 415 South Ivy Avenue, Monrovia, California. In attendance were Community Development Director Sheri Bermejo, Planning Division Manager John Mayer, Assistant City Attorney Chelsea Straus, and Management Assistant April Kea.

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

ROLL CALL: In attendance were Commissioners Scott Austin, Lyle Janicek, Gary Schaeffler, Aaron Stehura, Michael Vachani, and Vice-Chair Cheryl Rose. Chair Jhaila R. Brown was excused.

APPROVAL OF MINUTES:

It was moved by Commissioner Austin, seconded by Commissioner Janicek, to approve the minutes of the August 13, 2025 regular meeting. The motion carried unanimously with a 6-0 vote.

It was moved by Commissioner Austin, seconded by Commissioner Stehura, to approve the minutes of the September 10, 2025 regular meeting. The motion carried unanimously with a 6-0 vote.

PUBLIC INPUT: None

PUBLIC HEARINGS:

**PH-1 Conditional Use Permit; CUP2025-0007
448 West Foothill Boulevard, Rigo's Fiesta Mexican Food, Applicant
(Continued from September 10, 2025)**

Planning Division Manager John Mayer informed the Commission that the applicant submitted a request to withdraw their application. No action was required.

**PH-2 Ordinance No. 2025-11
Planning Commission Resolution No. PCR2025-0003
Citywide, City of Monrovia, Applicant**

Planning Division Manager John Mayer presented the staff report regarding an amendment to the Monrovia Municipal Code to add Section 17.12.070 and amend Section 17.52.110 to create incentives for bungalow court development. He provided the following answers to the Planning Commission's questions:

- The ordinance would allow small, open-air, non-habitable structures such as arbors and trellises to be placed within required setback areas through a Minor Exception process;
- Bungalow courts may be developed in Planned Development (PD) and multi-family zoning districts, subject to existing density requirements; and
- An example is at 423 East Foothill Boulevard (Historic Landmark 165) where a side-facing courtyard was deemed a defining feature, and the owner submitted a request to develop a side-yard arbor to enhance the court's entryway.

Acting Chair Rose opened and closed the public hearing, as there was no one present who wished to speak on the item.

Following discussion, it was moved by Commissioner Schaeffler, seconded by Commissioner Stehura, to adopt Planning Commission Resolution No. 2025-0003. The motion carried unanimously with a 6-0 vote.

Community Development Director Bermejo 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 Bermejo provided an update on the following:

- Development Updates
 - 701 South Myrtle Avenue project: Earlier in the day, the Development Review Committee (DRC) conducted an Advisory Review and recommended approval to the Planning Commission with draft conditions. The Final Environmental Impact Report (FEIR) for the project is now available.
 - State Legislation – SB 79: On October 10, 2025, Governor Gavin Newsom signed Senate Bill (SB) 79 into law, which increases housing density near public transit stops. On October 14, 2025, the City Council held a Special Meeting with Assemblymember John Harabedian to discuss SB 79, including provisions that allow for a local alternative plan consistent with Senate Bill (SB) 9. The City Council also issued a letter of opinion regarding SB 79, which was shared with the Planning Commission.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: Acting Chair Rose adjourned the meeting at 7:46 p.m.

APPROVED:

ATTEST:

Jhaila R. Brown, Chair
Monrovia Planning Commission

Sheri Bermejo, Secretary
Monrovia Planning Commission