



CONVENE: Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, December 19, 2018, at 2:03 p.m. in the City Council Chambers, 415 South Ivy Avenue, Monrovia, California. In attendance were Planning Division Manager Sheri Bermejo, Associate Planner Teresa Santilena, Planning Technician Austin Arnold, and Planning Technician Vincent Gillespie

ROLL CALL: In attendance were Committee members Public Services Director Tina Cherry, Fire Chief Brad Dover, Captain Heath Harvey and Community Development Director Craig Jimenez.

APPROVAL OF MINUTES: Committee member Dover moved to approve the minutes of the December 5, 2018 meeting, seconded by Committee member Cherry. The motion carried on a unanimous voice vote.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 RA2018-0001 Reasonable Accommodation; 614 Bradbury Road, Scott and Karen Garland, Applicant

Planning Division Manager, Sheri Bermejo presented the staff report. No questions were asked of staff.

Chair Jimenez opened the public hearing.

Public Input: None.

Chair Jimenez closed the public hearing.

The Committee discussed various aspects of the application and had no further questions of staff.

It was moved by Committee member Cherry, seconded by Committee member Dover, to approve RA2018-0001 Reasonable Accommodation with conditions. The motion carried unanimously.

Chair Jimenez stated for the record that the actions of the Development Review Committee may be appealed to the Planning Commission if filed in writing within ten days.

PH-2 ME2018-0016 Minor Exception; 234 East Evergreen Avenue, Vicente Reyes, Reyes Design Build LLC, Applicant

Planning Technician, Austin Arnold presented the staff report and answered questions of the Development Review Committee regarding setbacks and parking standards.

Chair Jimenez opened the public hearing.

Public Input: None.

Chair Jimenez closed the public hearing.

The Committee discussed and asked questions regarding the parking requirements. The project proposes less than a 500 square foot addition. Therefore in accordance with the zoning code provisions, the applicant is not required to provide additional parking on-site.

It was moved by Committee member Cherry, seconded by Committee member Dover, to approve ME2018-0016 Minor Exception with conditions. The motion carried unanimously.

Chair Jimenez stated for the record that the actions of the Development Review Committee may be appealed to the Planning Commission if filed in writing within ten days.

ADMINISTRATIVE REPORTS:

AR-1 AR2018-0016 Advisory Review; 401 West Colorado Boulevard and 521 South Alta Vista Avenue, Kamen Lai, Elite Design Development Inc., Applicant

Associate Planner, Teresa Santilena presented the staff report and answered questions of the Development Review Committee, including sidewalk/parkway widths and ADA clearance verification.

Chair Jimenez asked if anyone wanted to offer public input on this item.

Public Input:

1. Kamen Lai, applicant, spoke in favor of the project and answered questions of the Development Review Committee.
2. Dirk Meachum, Monrovia resident, spoke with concerns related to parking and traffic.
3. Tiffany Westra, Monrovia resident, spoke with concerns related to resident displacement, parking and traffic congestion.
4. Katie Cabrera, Monrovia resident, spoke with concerns related to resident displacement, parking, traffic congestion and two-story development.
5. Fred Lee, Monrovia resident, spoke with concerns regarding privacy and parking.
6. Jordan Bolt, Monrovia resident, asked what would happen with the 24 minute parking adjacent to the proposed development. She also spoke with concerns regarding construction and tenant displacement.
7. Edie Ramirez, Monrovia resident, spoke with concerns regarding the demolition of the commercial market as well as two-story development.
8. Martha Rund, Monrovia resident, spoke with concerns regarding affordable housing and two-story development.
9. Terri Prado, Monrovia resident, spoke with concerns regarding traffic and safety, parking and two-story development.
10. Kamen Lai, applicant, rebutted in favor of the project stating that they have provided parking that exceeds the requirements of the code. The project also meets the density requirements of the code for the parcel to allow 4-units. In regards to the privacy, the project proposes higher window sill heights to minimize privacy impacts.

Chair Jimenez closed the public input portion.

The Committee discussed the proposed height of the project, confirmed that the 24 minute parking zone would stay and not be impacted, and clarified that the Historic Preservation

Commission had already determined that the commercial market to be demolished was not historic.

The Development Review Committee made the following additions to the recommended conditions of approval:

- 1.) Require the 24 minute parking zone to remain.
- 2.) Require adequate sidewalk/parkway widths for ADA accessibility.
- 3.) Create a construction plan that coordinates with the drop-off and pick-up times of the nearby school.

It was moved by Committee member Dover, seconded by Committee member Cherry, to recommend approval to the Planning Commission of AR2018-0016 Advisory Review with added Conditions of Approval. The motion carried unanimously.

AR-2 SIGN2018-0056 Sign Review; 308 West Huntington Drive, Doug Malo, DCM Remodel Specialties, Applicant

Associate Planner, Teresa Santilena presented the staff report and answered questions of the Development Review Committee.

Chair Jimenez asked if anyone wanted to offer public input on this item.

Public Input: None.

Chair Jimenez closed the public input portion.

The Committee discussed various aspects of the application and had no further questions of staff.

It was moved by Committee member Cherry, seconded by Committee member Dover, to approve SIGN2018-0056 Sign Review as presented. The motion carried unanimously.

Chair Jimenez stated for the record that the actions of the Development Review Committee may be appealed to the Planning Commission if filed in writing within ten days.

AR-3 SIGN2018-0057 Sign Review; 348 West Huntington Drive, Doug Malo, DCM Remodel Specialties, Applicant

Associate Planner, Teresa Santilena presented the staff report and answered questions of the Development Review Committee.

Chair Jimenez asked if anyone wanted to offer public input on this item.

Public Input: None.

Chair Jimenez closed the public input portion.

The Committee discussed various aspects of the application and had no further questions of staff.

It was moved by Committee member Cherry, seconded by Committee member Dover, to approve SIGN2018-0057 Sign Review as presented. The motion carried unanimously.

Chair Jimenez stated for the record that the actions of the Development Review Committee may be appealed to the Planning Commission if filed in writing within ten days.

AR-4 SIGN2018-0059 Sign Review; 344 West Huntington Drive, Derry Liu, New Sign Solution Inc., Applicant

Planning Technician, Austin Arnold presented the staff report and answered questions of the Development Review Committee.

Chair Jimenez asked if anyone wanted to offer public input on this item.

Public Input: None.

Chair Jimenez closed the public input portion.

The Committee discussed various aspects of the application and had no further questions of staff.

It was moved by Committee member Cherry, seconded by Committee member Dover, to approve SIGN2018-0059 Sign Review as presented. The motion carried unanimously.

Chair Jimenez stated for the record that the actions of the Development Review Committee may be appealed to the Planning Commission if filed in writing within ten days.

REPORTS FROM STAFF: None

ADJOURNMENT: Chair Jimenez adjourned the meeting at 3:22 PM.

APPROVED:

ATTEST:

Craig Jimenez, AICP, Chair
Monrovia Development Review Committee

Sheri Bermejo, Secretary
Monrovia Development Review Committee