



**CONVENE:** Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, April 10, 2019, at 4:00 PM in the City Council Chambers, 415 South Ivy Avenue, Monrovia, California. In attendance were Planning Division Manager Sheri Bermejo, Senior Planner John Mayer, Associate Planner Teresa Santilena, Assistant Planner Austin Arnold, Planning Technician Vincent Gillespie and Planning Technician Brenda Quezada.

**ROLL CALL:** In attendance were Committee members, Division Chief Jeremy Sanchez in attendance for Brad Dover, Police Chief Alan Sanvictores, and Community Development Director Craig Jimenez. Community Services Director Tina Cherry was excused and was unable to attend the meeting.

**APPROVAL OF MINUTES:** It was moved by Committee Member Sanchez, seconded by Committee Member Sanvictores to approve the minutes of the March 27, 2019 Regular Meeting. The motion carried unanimously.

**PUBLIC INPUT:** None.

**PUBLIC HEARINGS:**

**PH-1 ME2019-0005 Minor Exception; 109 East Lemon Avenue, Joey Kouchakian, Applicant**

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

Chair Jimenez opened the public hearing.

- 1.) Joey Kouchakian, applicant, spoke in favor of the project.

No one else spoke in favor or against the project and Chair Jimenez closed the public hearing.

The Development Review Committee discussed the item and asked additional questions of staff.

**Following discussion, it was moved by Committee Member Sanvictores, seconded by Committee member Sanchez, to approve ME2019-0005 with conditions of approval. 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 AR2019-0003 Advisory Review; 715-721 West Duarte Road, Ante Property Investment (USA) Inc., Applicant**

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

Public Input:

- 1.) Helen Lin, the applicant, spoke in favor of the project and thanked staff. Helen noted that the windows were strategically designed and placed to provide the least amount of privacy impact.

The Development Review Committee discussed the item and asked additional questions of staff.

**Following discussion, it was moved by Committee Member Sanchez seconded by Committee Member Sanvictores, to recommend approval to the Planning Commission of AR2019-0003 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.

**AR-2 DR2019-0009 Design Review; 1333 South Mayflower Avenue, LRM Associates, Inc., Applicant**

Planning Division Manager Sheri Bermejo presented the staff report and answered questions of the Committee.

The Development Review Committee discussed the item and asked additional questions of staff.

**Following discussion, it was moved by Committee Member Sanchez, seconded by Committee Member Sanvictores, to approve DR2019-0009 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.

**AR-3 SIGN2019-0008 Sign Review; 605 South Myrtle Avenue, Chris Tassos, Applicant**

Senior Planner John Mayer presented the staff report and answered questions of the Committee.

The Development Review Committee discussed the item and asked additional questions of staff.

**Following discussion, it was moved by Committee Member Sanvictores, seconded by Committee Member Sanchez, to approve SIGN2019-0008 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 SIGN2019-0015 340 West Huntington Drive, Armando Escobedo, Applicant**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Committee.

The Development Review Committee discussed the item and asked additional questions of staff.

**Following discussion, it was moved by Committee Member Sanchez, seconded by Committee Member Sanvictores, to approve SIGN2019-0015 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-5 SIGN2019-0016 250 West Foothill Boulevard, Song Ngo, Applicant**

Planning Technician Vincent Gillespie presented the staff report and answered questions of the Committee.

The Development Review Committee discussed the item and asked additional questions of staff.

**Following discussion, it was moved by Committee Member Sanvictores, seconded by Committee Member Sanchez, to approve SIGN2019-0016 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: Introduction of Staff**

Director of Community Development, Craig Jimenez introduced the new Planning Technician Brenda Quezada.

**ADJOURNMENT:** Chair Jimenez adjourned the meeting at 4:39 PM.

APPROVED:

ATTEST:

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Craig Jimenez, AICP, Chair  
Monrovia Development Review Committee

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Sheri Bermejo, Secretary  
Monrovia Development Review Committee