



**CONVENE:** Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, May 8, 2019, at 4:00 p.m. 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 Community Services Director Tina Cherry, Fire Chief Brad Dover, Police Captain Heath Harvey and Community Development Director Craig Jimenez.

**APPROVAL OF MINUTES:** It was moved by Committee member Brad Dover, seconded by Committee member Tina Cherry to approve the minutes of the April 24, 2019 meeting. The motion carried unanimously.

**PUBLIC INPUT:** None.

**PUBLIC HEARINGS:**

**MCUP2019-0001 Minor Conditional Use Permit; 236 Stedman Place, Mitch Maertens Construction Inc., Mitch Maertens, Applicant**

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

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

The Committee discussed various aspects of the application and asked additional questions of staff.

**Following discussion, it was moved by Committee member Cherry, seconded by Chair Jimenez, to approve MCUP2019-0001 with the proposed 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:**

**TU2019-0003 Temporary Use Review; 321 South Myrtle Avenue, City of Monrovia, Applicant**

Planning Division Manager Sheri Bermejo reviewed the staff report and answered questions of the Development Review Committee.

The Committee discussed various aspects of the application and asked additional questions of staff.

**Following discussion, it was moved by Committee member Cherry, seconded by Committee member Dover, to approve with conditions. The motion carried unanimously.**

**TU2019-0002 Temporary Use Review; 740 South Shamrock Avenue, Raymond Zubiato, Applicant**

Planning Technician Brenda Quezada reviewed the staff report and answered questions of the Development Review Committee.

The Committee discussed various aspects of the application and asked additional questions of staff.

**Following discussion, it was moved by Committee member Cherry, seconded by Committee member Dover, to approve with conditions. The motion carried unanimously.**

**DR2019-0012 Design Review; 205 Highland Place, Mark Houston Associates Inc., Mark Houston, Applicant**

Planning Technician Vincent Gillespie reviewed the staff report and answered questions of the Development Review Committee.

The Committee discussed various aspects of the application and asked additional questions of staff.

Public Input:

1. Marlene Lilley, Monrovia resident, spoke with concerns of smells and noises regarding the arrangement of the new patio setting.
2. Mary Martin, Monrovia resident, asked if the proposal would still be a single-family home. The applicant assured her it would.

**Following discussion, it was moved by Committee member Dover, seconded by Committee member Harvey, to approve with conditions. The motion carried unanimously.**

**AR2019-0004 Advisory Review; 425 West Duarte Road, Justin Kao, Applicant**

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

The Committee discussed various aspects of the application and asked additional questions of staff.

Public Input:

1. Justin Kao, applicant, spoke in favor of project.

**Following discussion, it was moved by Committee member Harvey, seconded by Committee member Dover, to recommend approval to the Planning Commission. The motion carried unanimously.**

**AR2019-0005 Advisory Review; 518 East Olive Avenue, Alberto Cisneros, Applicant**

Assistant Planner Austin Arnold reviewed the staff report and answered questions of the Development Review Committee.

The Committee discussed various aspects of the application and asked additional questions of staff.

Public Input:

1. Brian Spicer, Monrovia resident, spoke with concerns of existing parking issues, and lack of light and oxygen filtering through his back patio.

**Following discussion, it was moved by Committee member Dover, seconded by Committee member Harvey, to recommend approval to the Planning Commission. The motion carried unanimously.**

**SIGN2019-0019 Sign Review; 1435 South Shamrock Avenue, C.V. Tile and Stone, Craig Reiber, Applicant**

Senior Planner John Mayer reviewed the staff report and answered questions of the Development Review Committee.

The Committee discussed various aspects of the application and asked additional questions of staff.

**Following discussion, it was moved by Committee member Dover, seconded by Committee member Harvey, to approve with conditions. The motion carried unanimously.**

**AR2019-0008 Advisory Review; 419 South Myrtle Avenue, London Gastropub, Jim Read, Business Owner**

Planning Division Manager Sheri Bermejo conducted a formal review of the nuisance conditions and violations regarding London Gastropub's Conditional Use Permit (CUP2008-23) and Type 47 State Alcohol Beverage Control (ABC) license that were reported to the Development Review Committee during their Annual ABC Review on March 27, 2019.

The Committee discussed various aspects of the review and asked additional questions of staff.

Public Input:

1. Jim Read, Business owner, assured the Committee that his staff went through ABC license training in 2008. Mr. Read said that he would have staff do additional training in preventing overserving and recognizing intoxicated customers.

**Following discussion, it was moved by Committee member Dover, seconded by Committee member Harvey, to establish the following corrective measures:**

- **Submit acceptance of Conditional Use Permit Conditions;**
- **Submit a restaurant Security Management Plan and**
- **Quarterly DRC review for minimum period of one year.**

**The motion carried unanimously.**

**REPORTS FROM STAFF:** None

**ADJOURNMENT:** Chair Jimenez adjourned the meeting at 5:43 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