



**CONVENE:** Chair Jimenez convened the Special Meeting of the Monrovia Development Review Committee on Wednesday, August 27, 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, Associate Planner Teresa Santilena, Assistant Planner Austin Arnold, Planning Technician Brenda Quezada, and Planning Technician Vincent Gillespie.

**ROLL CALL:** In attendance were Committee members Public Services Director Tina Cherry, Fire Chief Brad Dover, Police Chief Alan Sanvictores and Community Development Director Craig Jimenez.

**PUBLIC HEARINGS:**

**PH-1 ME2019-0013 Minor Exception and Design Review DR2019-0020; 241 East Walnut Avenue, Ray Vargas, Applicant, Neil Smith, Architect**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Development Review Committee regarding the setbacks and neighbor's concerns.

Chair Jimenez opened the public hearing.

Public Input:

1. Neil Smith, applicant, made himself available to answer questions.
2. Steve Baker, City Treasurer spoke in favor of the project and gave some history regarding the original builder.

Chair Jimenez closed the public hearing.

**Following discussion, it was moved by Committee member Cherry, seconded by Committee member Dover, to approve ME2019-0013 and DR2019-0020 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.

**ADMINISTRATIVE REPORTS:**

**AR-1 TU2019-0006 Temporary Use; 1601 – 1629 South Myrtle Avenue, Monrovia Chamber of Commerce, Applicant**

Associate Planner Teresa Santilena presented 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 Sanvictores, to approve TU2019-0006 with conditions. The motion carried unanimously.**

**AR-2 MISC2019-0017, Miscellaneous Review; 1213 California Avenue, Ashot Galadgian, Applicant**

Planning Technician Vincent Gillespie presented the staff report and answered questions of the Development Review Committee include brief overview of questions.

**Following discussion, it was moved by Committee member Dover, seconded by Committee member Sanvictores, to approve MISC2019-0017 with conditions. The motion carried unanimously.**

**AR-3 AR2019-0011 Advisory Review; 525 South Shamrock Avenue, Bowden Development, Applicant**

Planning Manager Sheri Bermejo and Assistant Planner Austin Arnold presented the staff report and answered questions of the Development Review Committee.

Public Input:

1. Todd Bowden, Applicant spoke in favor of the project and thanked staff.
2. Steve Baker, City Treasurer had questions about the awning material and historic preservation of the building.
3. Raul Kapur, Monrovia resident had concerns regarding the views from his property.
4. Audily Dudley, Monrovia resident had questions about the proposed hours of operation and if the event venue would be open to the public.
5. Jose Aquino, Monrovia resident was concerned that the proposed use was not a market as before.

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 Sanvictores, to forward AR2019-0011 to the Planning Commission with draft conditions. The motion carried unanimously.**

**REPORTS FROM STAFF:** None

**ADJOURNMENT:** Chair Jimenez adjourned the meeting at 5:06 p.m.

APPROVED:



Craig Jimenez, AICP, Chair  
Monrovia Development Review Committee

ATTEST:



Sheri Bermejo, Secretary  
Monrovia Development Review Committee