



CONVENE: Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, December 18, 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, Assistant Planner Austin Arnold, Planning Technician Brenda Quezada, Planning Technician Vincent Gillespie, and Commercial Code Enforcement Officer Krystina Livraga.

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

APPROVAL OF MINUTES: It was moved by Committee member Dover, seconded by Committee member Sanvictores to approve the minutes of the December 4, 2019 meeting. The motion carried unanimously.

PUBLIC INPUT: None.

PUBLIC HEARINGS:

PH-1 ME2019-0020 Minor Exception; 915 West Hillcrest Boulevard, Raz Hen, Applicant

Planning Technician Brenda Quezada presented 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.

Following discussion, it was moved by Committee member Cherry, seconded by Committee member Sullivan, to approve ME2019-0020 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 MAJD2019-0003 Major Determination; 323 West Huntington Drive, Keshia Carter-Bowen, Simply Divine Training Academy, Applicant

Planning Technician Brenda Quezada presented the staff report and answered questions of the Development Review Committee regarding existing parking spaces and the number of businesses in the building.

Public Input:

1. Keshia Carter-Bowen, Simply Divine Business Owner spoke in favor of the project and explained the proposed business model.

Following discussion, it was moved by Committee member Dover, seconded by Committee member Sanvictores, to approve MAJD2019-0003. The motion carried unanimously.

AR-2 AR2019-0008 Advisory Review; 419 South Myrtle Avenue, London Gastropub, Jim Read, Business Owner

Commercial Code Enforcement Officer Krystina Livraga presented the staff report and answered questions of the Development Review Committee.

Public Input:

1. Jim Reed, London's Gastropub Business Owner addressed the Committee's concerns with the current camera recording system.

Following discussion, it was moved by Committee member Dover, seconded by Committee member Sanvictores, to approve AR2019-0008 and conduct a follow-up review in a March, 2020 DRC Meeting. The motion carried unanimously.

AR-3 AR2019-0019 Advisory Review; 120 East Lemon Avenue, Joey Kouchakian, Café on Lemon, Applicant

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

Following discussion, it was moved by Committee member Cherry, seconded by Committee member Dover, to forward AR2019-0019 to the Planning Commission with draft conditions. The motion carried unanimously.

AR-4 MISC2019-0020 Miscellaneous Review; 512 South Myrtle Avenue, Miguel Ortiz, Sugarland, Applicant

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

Following discussion, it was moved by Committee member Cherry, seconded by Committee member Sullivan, to approve MISC2019-0020. The motion carried unanimously.

AR-5 SIGN2019-0046 Sign Review; 1333 South Mayflower Avenue, Jaime Colchado, Sign Specialists Corporation, Applicant

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

Following discussion, it was moved by Committee member Cherry, seconded by Committee member Dover, to approve SIGN2019-0046. The motion carried unanimously.

AR-6 SIGN2019-0049 Sign Review; 1515 South Myrtle Avenue, CD Painting, Inc. dba CD Imaging and Signs, Applicant

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

Following discussion, it was moved by Committee member Sullivan, seconded by Committee member Dover, to approve SIGN2019-0049. The motion carried unanimously.

REPORTS FROM STAFF: None

ADJOURNMENT: Chair Jimenez adjourned the meeting at 4:30 p.m.

APPROVED:

ATTEST:

Craig Jimenez, AICP, Chair
Monrovia Development Review Committee

Sheri Bermejo, Secretary
Monrovia Development Review Committee