



CONVENE: Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, February 26, 2020, at 4:00 p.m. in the City Council Chambers, 415 South Ivy Avenue, Monrovia, California. In attendance were, Senior Planner John Mayer, Associate Planner Teresa Santilena, Assistant Planner Austin Arnold, Planning Technician Brenda Quezada, and Planning Technician Vincent Gillespie.

ROLL CALL: In attendance were Committee members Community Services Director Tina Cherry, Fire Chief Brad Dover, Police Chief Alan Sanvictores, 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 February 12, 2020 meeting. The motion carried unanimously.

PUBLIC INPUT: None.

Chair Jimenez requested a reordering of the items on the agenda as follows.

PUBLIC HEARINGS:

PH-1 DR2020-0009 Design Review and ME2020-0001 Minor Exception; 783 Norumbega Drive, Jolie Solomon, Applicant

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

Chair Jimenez opened the public hearing.

Public Input:

1. Alon Friedman, project architect, spoke in favor of the project and presented three letters of support from nearby neighbors.

Chair Jimenez closed the public hearing.

Following discussion, it was moved by Committee member Sullivan, seconded by Committee member Dover, to approve DR2020-0009 and ME2020-0001 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 AR2020-0004 Advisory Review and ME2020-0002 Minor Exception; 235 West Cherry Avenue, Martin Mejia, Project Designer, 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 Sullivan, seconded by Committee member Dover, to recommend approval of AR2020-0004 and ME2020-0002 to the Planning Commission with draft conditions. The motion carried unanimously.

AR-2 DR2020-0008 Design Review; 501 Ranchito Road; Albert Guilbaud, Applicant

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

Public Input:

1. Cheryl Craig, Monrovia resident, had concerns with privacy impacts regarding her backyard.

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

The Committee amended Condition Number 8 to read:

“Additional mature landscaping shall be planted along the west and south property lines to mitigate privacy impacts to the adjacent properties.”

; And Condition Number 9 to read:

“The second story hall window on the west elevation shall be reduced in size by raising the sill height to mitigate privacy impacts to the adjacent property.”

Following discussion, it was moved by Committee member Cherry, seconded by Committee member Dover, to approve DR2020-0008 with revised 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 DR2020-0007 Design Review; 1104 Briarcliff Road, Philip Chan, Applicant

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

Public Input:

1. Philip Chan, project architect, spoke in favor of the project and later addressed concerns raised by the neighbor regarding the sewer system.
2. Debbie Woerner, Monrovia resident, spoke in favor of the project but had concerns about the sewer system running through her yard.

Following discussion, it was moved by Committee member Dover, seconded by Committee member Sanvictores, to approve DR2020-0007 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-4 DR2020-0005 Design Review; 125 West Olive Avenue, Matthew Hucker, Applicant

Assistant Planner Austin Arnold presented the staff report and answered questions of the Development Review Committee regarding parking impacts during the construction process.

Following discussion, it was moved by Committee member Sanvictores, seconded by Committee member Sullivan, to approve DR2020-0005 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 MAJD2020-0001 Major Determination; 140 East Chestnut Avenue, Gonzalo Ayala, Applicant

Assistant Planner Austin Arnold presented the staff report and answered questions of the Development Review Committee regarding the parking agreement with neighboring businesses.

Following discussion, it was moved by Committee member Dover, seconded by Committee member Sanvictores, to approve MAJD2020-0001 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-6 MAJD2020-0002 Major Determination; 2017 South Myrtle Avenue, Metrogreens LLC, Applicant

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

Public Input:

1. Nicholas Long, Applicant spoke in favor of the project and answered the Committee's questions regarding the materials stored on-site.

Following discussion, it was moved by Committee member Dover, seconded by Committee member Sanvictores, to approve MAJD2020-0002 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-7 LLA2020-0001 Lot Line Adjustment; 179 and 183 North Madison Avenue, Wenping Yu Applicant

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

Following discussion, it was moved by Committee member Sanvictores, seconded by Committee member Dover, to approve LLA2020-0001 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-8 SIGN2020-0011 Sign Program Amendment; 1333 South Mayflower Avenue, Jaime Colchado for Sign Specialists Corp., 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 Sanvictores, seconded by Committee member Dover, to approve SIGN2020-0011 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-9 SIGN2020-0008 Sign Review; 517 South Ivy Avenue, Paleowest Archaeology LLC, Applicant

Senior Planner John Mayer 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 SIGN2020-0008 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-10 SIGN2020-0012 Sign Review; 308 West Huntington Drive, Samuel Zhang, 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 Dover, seconded by Committee member Sanvictores, to approve SIGN2020-0012 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-11 SIGN2020-0010 Sign Review; 178 West Foothill, B & H 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 Dover, seconded by Committee member Sanvictores, to approve SIGN2020-0010 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 5:26 p.m.

APPROVED:

ATTEST:

Craig Jimenez, AICP, Chair
Monrovia Development Review Committee

Sheri Bermejo, Secretary
Monrovia Development Review Committee