



Due to the COVID-19 pandemic, the meeting format of the Development Review Committee has been temporarily modified to protect the residents, property owners, applicants, staff, and appointed officials. This change is in accordance with the “Safer at Home” Order, Executive Order N-29-20, and guidance from the California Department of Public Health on gatherings. To further reduce the spread of COVID-19, all DRC review and determination authority was temporarily delegated to the Community Development Director pursuant to City Council Urgency Ordinance (Ordinance No. 2020-06U).

Members of the public were encouraged to participate in the meeting by emailing public comments to [planning@ci.monrovia.ca.us](mailto:planning@ci.monrovia.ca.us) before or during the meeting, and was read by the planning staff during public comment. Any lengthy public comments were summarized in the interest of time.

All parties that provided public comment on any items were notified of the decision and the appeal process.

**CONVENE:** Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, February 17, 2021, at 4:00 p.m. electronically via video conference. 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:** Community Development Director Craig Jimenez was in attendance.

**PUBLIC INPUT:** None.

**PUBLIC HEARINGS:** None.

**ADMINISTRATIVE REVIEW:**

**AR-1 DR2021-0002, Design Review; 1820 South Alta Vista Avenue, Mohamad Nikizad, Applicant**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Community Development Director.

Community Development Director opened and closed the public hearing as no written comments were received pertaining to the item.

**Following discussion, Community Development Director Jimenez approved DR2021-0002 with Conditions.**

**AR-2 MAJD2021-0001, Major Determination; 247 West Chestnut Avenue, Ray Liu for M & L Transportation Inc., Applicant**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Community Development Director.

Community Development Director opened and closed the public hearing as no written comments were received pertaining to the item.

**Following discussion, Community Development Director Jimenez approved MAJD2021-0001 with Conditions.**

**AR-3 MAJD2021-0002, Major Determination; 249 West Chestnut Avenue, Michael Li for Option Corp., Applicant**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Community Development Director.

Community Development Director opened and closed the public hearing as no written comments were received pertaining to the item.

**Following discussion, Community Development Director Jimenez approved MAJD2021-0002 with an amendment to include a new condition which prohibit car sales on site.**

**AR-4 AR2021-0002, Advisory Review; 1515 South Myrtle Avenue, Ben Steckler for Fiedler Group, Applicant**

Senior Planner John Mayer presented the staff report and answered questions of the Community Development Director.

Community Development Director opened and closed the public hearing as no written comments were received pertaining to the item.

**Following discussion, Community Development Director Jimenez recommended approval of AR2021-0002 to the Planning Commission with an amendment to include two new conditions: 1) that cars are prohibited from exiting onto West Evergreen Avenue, and 2) that an additional parking space be created in front of the air and water pumps.**

**AR-5 MISC2020-0009, Miscellaneous Review; 1607 South Magnolia Avenue, Todd H. Phillips for Maple Multi-Family Land CA LP, Applicant**

Senior Planner John Mayer presented the staff report and answered questions of the Community Development Director.

Community Development Director opened and closed the public hearing as no written comments were received pertaining to the item.

**Following discussion, Community Development Director Jimenez approved MISC2020-0009 as presented.**

**REPORTS FROM STAFF:** None

**ADJOURNMENT:** Community Development Director Jimenez adjourned the meeting at 4:59 p.m.

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