



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, May 19, 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 REPORTS:**

**AR-1 AR2021-0008, Advisory Review, 820 West Huntington Drive, Brooke Reimer for Chick-Fil-A, Applicant**

Planning Division Manager Sheri Bermejo presented the staff report and answered questions of the Community Development Director.

Community Development Director opened the public hearing and asked if public comments were received. Written comments were received from:

1. Margaret Hope, resident and property owner just south of project site, submitted ten e-mails regarding her concerns related to the proposed drive-thru. In summary, her concerns relate to traffic, air pollution, and noise impacts.

**Following discussion regarding the proposed Mitigated Negative Declaration, the analysis of environmental impacts that was completed for the project, Community Development Director Jimenez recommended approval of AR2021-0008 with Conditions to the Planning Commission.**

**AR-2 MAJD2021-0010, Major Determination, 244 East Pomona Avenue and 1703-1711 California Avenue, Silvia Ye for Wells Pomona, LLC, Applicant**

Planning Technician Vincent Gillespie presented the staff report and answered questions of the Community Development Director.

Community Development Director asked if public comments were received. No written comments were received pertaining to the item.

**Following discussion Community Development Director Jimenez approved MAJD2021-0010 with Conditions.**

**AR-3 SIGN2021-0006, Sign Review, 605 East Huntington Drive, Suite 102, B & H Signs, Applicant**

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

Community Development Director asked if public comments were received. No written comments were received pertaining to the item.

**Following discussion Community Development Director Jimenez approved SIGN2021-0006 as presented.**

**REPORTS FROM STAFF:** None

Community Development Director 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.

**ADJOURNMENT:** Community Development Director Jimenez adjourned the meeting at 5:11 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