



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 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, June 16, 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 AR2021-0007, Advisory Review, 945 West Huntington Drive, Bob Superneau for Raising Cane’s, Applicant

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

Community Development Director Craig Jimenez asked if public comments were received. Written comments were received from:

1. Paul Lusby, representing AM Gateway Associates, LLC, the owner and operator of the Huntington Crossing Center which is contiguous to the subject site, outlined concerns regarding traffic congestion and interference with proper internal traffic flow and violations of the recorded Declaration of Covenants, Conditions and Restrictions and Grant Easements (CC&Rs) applicable to the subject property.
2. Patsy Ma of BP International, Inc., manager of the property at 915-919 West Huntington Drive, where Pieology, Verizon and Taisho are the tenants, outlined concerns regarding the project’s proximity to other buildings, effects on the ingress and egress, and parking at the Huntington Crossing Shopping Center.

The Community Development Director discussed various aspects of the application, and noted that the City does not enforce CC&Rs. He encouraged the Applicant to reach out the parties who provided comments to discuss their concerns.

Following discussion Community Development Director Jimenez recommended approval of AR2021-0007 to the Planning Commission with Draft Conditions of Approval.

AR-2 DR2021-0010

MAJD2021-0011, Design Review and Major Determination, 523 West Huntington Drive, Gregory N Bryant, Applicant

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

Community Development Director Craig Jimenez asked if public comments were received. No written comments were received pertaining to this item.

Following discussion Community Development Director Jimenez approved DR2021-0010 and MAJD2021-0011 with Conditions.

AR-3 MAJD2021-0012, Major Determination, 504 South Myrtle Avenue, Billy Haig, Applicant

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

Community Development Director Craig Jimenez asked if public comments were received. No written comments were received pertaining to this item.

Following discussion Community Development Director Jimenez approved MAJD2021-0012 with Conditions.

AR-4 MAJD2021-0016, Major Determination, 501 West Huntington Drive, Heechul Park, Applicant

Planning Technician Brenda Quezada presented the staff report and answered questions of the Community Development Director.

Community Development Director Craig Jimenez asked if public comments were received. No written comments were received pertaining to this item.

Following discussion Community Development Director Jimenez approved MAJD2021-0016 with Conditions.

AR-5 SIGN2021-0009, Sign Review, 854 East Huntington Drive, Sorin Enache, Applicant

Associate Planner Teresa Santilena presented the staff report and answered questions of the Community Development Director.

Community Development Director Craig Jimenez asked if public comments were received. No written comments were received pertaining to this item.

Following discussion Community Development Director Jimenez approved SIGN2021-0009 as presented.

AR-6 SIGN2021-0010, Sign Review, 931 West Duarte Road, Christian Yu, Applicant

Associate Planner Teresa Santilena presented the staff report and answered questions of the Community Development Director.

Community Development Director Craig Jimenez asked if public comments were received. No written comments were received pertaining to this item.

Following discussion Community Development Director Jimenez approved SIGN2021-0010 as presented.

AR-7 MISC2021-0012, Miscellaneous Review, 324 East Lime Avenue, Camille Weis, Applicant

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

Community Development Director Craig Jimenez asked if public comments were received. Written comments were received from:

1. Brian Tindall, resident, submitted written comments with concerns regarding the removal the oak tree, and provided alternative recommendations.

The Community Development Director discussed various aspects of the application including the significant damage to the property caused by the tree and potential for more damage if the tree were to remain.

Following discussion Community Development Director Jimenez approved MISC2021-0012 as presented.

AR-8 MISC2021-0013, Miscellaneous Review, 541 Ranchito Road, Jesse De La Torre, Applicant

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

Community Development Director Craig Jimenez asked if public comments were received. No written comments were received pertaining to this item.

Following discussion Community Development Director Jimenez approved MISC2021-0013 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 5:20 p.m.

APPROVED:

ATTEST:

Craig Jimenez, AICP, Chair
Monrovia Development Review Committee

Sheri Bermejo, Secretary
Monrovia Development Review Committee