



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, July 7, 2021, at 4:00 p.m. In attendance were Planning Division Manager Sheri Bermejo, Associate Planner Teresa Santilena, Assistant Planner Austin Arnold, and Planning Technician Brenda Quezada.

**ROLL CALL:** Community Development Director Craig Jimenez was in attendance.

**PUBLIC INPUT:** None.

**ADMINISTRATIVE REPORTS:**

**AR-1 AR2021-00011 Advisory Review; 458 East Duarte Road, Hazem Alchadayda for New Country Store, Applicant**

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

Public Input:

1. John and Luz Ramirez, Monrovia residents submitted written public comment with concerns related to intoxicated persons and persons under the influence coming to the surrounding neighborhood.

Community Development Director Craig Jimenez discussed various aspects of the application and asked additional questions of staff. Additionally, Community Development Director Craig Jimenez, requested to add two conditions of approval: #1 That all spirits be located behind a counter and not directly accessible without assistance from on-site management; and #2 that all windows shall be clear and visible at all times and not obstructed from view.

**Following discussion Community Development Director Jimenez recommended approval of AR2021-00011 to the Planning Commission with draft conditions.**

**AR-2 AR2021-00012 Advisory Review; 517 South Myrtle Avenue, Max Lee for Kattywompus String Band, Applicant**

Associate Planner Teresa Santilena stated that the applicant had submitted a request for a continuance to the July 21, 2021 DRC meeting to allow time to amend the application due to several concerns submitted by Monrovia residents.

**Public Input:**

1. William Wong, submitted written public comment in support of the application.
2. Joel Chavarin, Monrovia resident submitted written public comment with concerns regarding noise from the band and the audience intruding in the area around his house.
3. Cristina Daryaie, Monrovia resident submitted written public comment with concerns regarding noise and pedestrian traffic.
4. Timothy Leetrakul, Monrovia resident submitted written public comment with concerns regarding noise.
5. Lisa Brown, Monrovia resident submitted written public comment with concerns regarding noise.
6. Zvart Alexan, Monrovia resident submitted written public comment with concerns regarding noise, traffic and congestion.
7. Andrea and Ronald Abrams, Monrovia residents, submitted public comment with concerns regarding noise, and pedestrian traffic.

**Community Development Director Jimenez continued the item to the July 21, 2021 Regular Meeting.**

**AR-3 MAJD2021-0018 Major Determination; 806 East Huntington Drive, Terry Li, Applicant**

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

**Following discussion Community Development Director Jimenez approved with conditions.**

**AR-4 MAJD2021-0017 Major Determination; 410 South Myrtle Avenue, Stephen Ironside for Look Cinemas, Applicant**

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

**Following discussion Community Development Director Jimenez approved with conditions.**

**AR-5 SIGN2021-0014 Sign Review; 410 South Myrtle Avenue, Stephen Ironside for Look Cinemas, Applicant**

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

**Following discussion Community Development Director Jimenez approved SIGN2021-0014 as presented.**

**AR-6 SIGN2021-0011 Sign Review; 418 South Myrtle Avenue, Lee Carter for Warhammer, Applicant**

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

**Following discussion Community Development Director Jimenez approved SIGN2021-0011 as presented.**

**AR-7 SIGN2021-0012 Sign Review; 446 West Huntington Drive, Young Chen, Applicant**

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

**Following discussion Community Development Director Jimenez approved SIGN2021-0012 as presented.**

**AR-8 SIGN2021-0013 Sign Review; 1540 South Myrtle Avenue, Ryan Lopez for Lord Empanadas, Applicant**

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

**Following discussion Community Development Director Jimenez approved SIGN2021-0013 as presented.**

**AR-9 MISC2021-0014 Miscellaneous Review; 131-141 South Myrtle Avenue, Johnnie Moore for R & M Eateries, Applicant**

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

Community Development Director Craig Jimenez discussed various aspects of the application and asked additional questions of staff.

**Following discussion Community Development Director Jimenez approved MISC2021-0014 with conditions.**

**AR-10 MISC2021-0015 Miscellaneous Review; 150 North Magnolia Avenue, James Hinkley & Michelle Saykalley, Applicants**

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

**Following discussion Community Development Director Jimenez approved MISC2021-0015 as presented.**

**AR-11 MISC2021-0016 Miscellaneous Review; 511 East Walnut Avenue, Bowden Development, Inc., Applicant**

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

Community Development Director Craig Jimenez discussed various aspects of the application and asked additional questions of staff.

**Following discussion Community Development Director Jimenez approved MISC2021-0016 as presented.**

**REPORTS FROM STAFF:** None

**ADJOURNMENT:** Community Development Director Jimenez adjourned the meeting at 5:30 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