



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, July 21, 2021, at 4:00 p.m. electronically via video conference. In attendance were Planning Division Manager Sheri Bermejo, 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:

PH-1 ME2021-0009, Minor Exception, 415 South Myrtle Avenue, Mark and Mia Pedersen for Moo Moo Mia Ice Cream, Applicant

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

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

The Public Hearing was closed.

Following discussion, Community Development Director Jimenez approved ME2021-0009 with a new condition #8 which reads:

“The total permitted window sign area for 415 South Myrtle Avenue (tenant space fronting Myrtle Avenue) shall be limited to the eight transom windows and 2.3 square feet on the storefront windows. No additional signage shall be permitted.”

PH-2 ME2021-0008, Minor Exception, 127 West Pomona Avenue, Robert Montano of Adept Development, Applicant

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

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

The Public Hearing was closed.

Following discussion, Community Development Director Jimenez recommended approval of ME2021-0008 to the Planning Commission with direction to staff to:

- 1) Request applicant to clarify the material proposed on the exterior of the parking garage.**
- 2) Request applicant to provide improved elevation renderings for the Planning Commission's review.**

ADMINISTRATIVE REPORTS:

AR-1 AR2021-0012, Advisory Review, 517 South Myrtle Avenue, Max Lee, Applicant

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

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

1. Lisa Brown, Monrovia resident, submitted written public comment with concerns regarding noise disturbing her residence at night.

Following discussion Community Development Director Jimenez recommended approval of AR2021-0012 to the Planning Commission with an amended condition #5 which reads as:

“The noise level shall not exceed the following thresholds as measured from the nearest residential property line (Colorado Commons east property line): 7:00 a.m. to 9:00 p.m. – 55 dBA and 9:00 p.m. to 7:00 a.m. – 50 dBA or actual measured median ambient noise level, whichever is greater.”

The Director also recommended that a temporary outdoor entertainment permit be requested for a trial run.

AR-2 MISC2021-0017, Miscellaneous Review, 621 Norumbega Drive, Jeffrey Moscaret, Applicant

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

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

Following discussion Community Development Director Jimenez approved MISC2021-0017 as presented.

REPORTS FROM STAFF: None

Community Development Director Jimenez stated for the record that the decisions 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 4:56 p.m.

APPROVED:

ATTEST:

Craig Jimenez, AICP, Chair
Monrovia Development Review Committee

Sheri Bermejo, Secretary
Monrovia Development Review Committee