



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, November 3, 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:

PH-1 DR2021-0027

**ME2021-0022 Design Review and Minor Exception; 724 East Palm Avenue,
Jonathan Litinsky, Applicant**

Assistant Planner Austin Arnold 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.

Following discussion Community Development Director Jimenez approved Design Review DR2021-0027 and Minor Exception ME2021-0022 with conditions.

**PH-2 DR2021-0026
ME2021-0023 Design Review and Minor Exception; 428 West Chestnut Avenue, Karen Mitri, 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.

Following discussion Community Development Director Jimenez approved Design Review DR2021-0026 and Minor Exception ME2021-0023 with conditions.

ADMINISTRATIVE REPORTS:

AR-1 DR2021-0024 Design Review; 248 East Foothill Boulevard, Frank Cuomo with PBK-WLC, 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. No written comments were received pertaining to the item.

Following discussion Community Development Director Jimenez approved Design Review DR2021-0024 with conditions.

AR-2 LLA2021-0001; 347 Highland Place, Todd Bowden with 347 Highland LLC and Steven Pokrajac, Applicant

Planning Division Manager Sheri Bermejo 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 Lot Linie Adjustment LLA2021-0001 with conditions.

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 4:45 p.m.

APPROVED:

ATTEST:

Craig Jimenez, AICP, Chair
Monrovia Development Review Committee

Sheri Bermejo, Secretary
Monrovia Development Review Committee