



As a precaution to protect staff, our constituents, and elected officials, in accordance with Government Code Section 54953(e) and guidance from the California Department of Public Health, Los Angeles County Health Department, and Occupational Safety and Health Administration, the City Council has made the determination that there will NOT be a physical meeting location and all public participation will be electronic.

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. Comments received prior to 4:00 p.m. were posted on the City's website and distributed to the Committee. Comments received after 4:00 p.m. were read by the planning staff during the meeting. 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, April 20, 2022, 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: In attendance were Committee members Police Operations Captain Heath Harvey, Fire Division Chief Jeremy Sanchez, Public Works Deputy Director Alex Tachiki, and Community Development Director Craig Jimenez. Fire Chief Brad Dover, Police Chief Alan Sanvictores, and Community Services Director Tina Cherry were excused. Fire Division Chief Jeremy Sanchez served as the City Manager's designee.

APPROVAL OF MINUTES: It was moved by Committee member Tachiki, seconded by Committee member Harvey to approve the minutes of the April 6, 2022 meeting. The motion carried unanimously.

PUBLIC INPUT: None.

PUBLIC HEARINGS: None.

ADMINISTRATIVE REPORTS:

AR-1 DR2022-0011 Design Review; 1320 California Avenue, Bowden Development Inc., Applicant

Planning Technician Vincent Gillespie presented the staff report and answered questions of the Development Review Committee regarding the public comment related to the location of the neighbor's sewer line on the subject property.

Chair Jimenez asked for public input.

The following individual submitted a written comment before the meeting, after the Development Review Committee Agenda was posted. The correspondence was provided to the Committee member prior to the meeting:

1. Charlene Hoang, Monrovia resident, wrote with concerns regarding utility services that run through the vacant parcel from her home and possible disruptions in service during construction.

Public Input:

2. Todd Bowden, Applicant, confirmed that there were no known easements and that he agrees to conditions of approval related to relocation of the sewer line.

Chair Jimenez closed the public input portion, as there was no one else present and no further written comments were received pertaining to the item.

The Committee discussed various aspects of the application and asked additional questions of staff.

Following discussion, it was moved by Committee member Sanchez, seconded by Committee member Tachiki, to approve DR2022-0011 with conditions. The motion carried with a 4-0 vote.

AR-2 DR2022-0013 Design Review; 179 North Madison Avenue, Jasmine Fang, Applicant

Assistant Planner Austin Arnold presented the staff report and answered questions of the Development Review Committee.

Chair Jimenez asked for public input.

The following individual submitted a written comment before the meeting, after the Development Review Committee Agenda was posted. The correspondence was provided to the Committee member prior to the meeting:

1. Michael De Francisco, Monrovia resident, wrote in support of the proposal.

Chair Jimenez closed the public input portion, as there was no one else present and no further written comments were received pertaining to the item.

The Committee discussed various aspects of the application and asked additional questions of staff.

Following discussion, it was moved by Committee member Tachiki, seconded by Committee member Harvey, to approve DR2022-0013 with conditions. The motion carried with a 4-0 vote.

AR-3 MIND2022-0001 Minor Determination; 233, 235, & 235 ½, North Alta Vista Avenue, Alphonso Lascano, Applicant

Assistant Planner Austin Arnold presented the staff report and answered questions of the Development Review Committee regarding the eave extension on the east elevation of the proposed garage.

Public Input:

1. Alphonso Loscano, Applicant, spoke in favor of the project.

Chair Jimenez closed the public input portion, as there was no one else present and no written comments were received pertaining to the item.

Following discussion, it was moved by Committee member Harvey, seconded by Committee member Sanchez, to approve MIND2022-0001 with conditions. The motion carried with a 4-0 vote.

AR-4 SIGN2022-0005 Sign Review; 201-207 West Huntington Drive, Crystal Wertz for Cima Network, Applicant

Assistant Planner Austin Arnold presented the staff report and answered questions of the Development Review Committee.

Chair Jimenez opened and closed the public input portion, as there was no one present and no written comments were received pertaining to the item.

Following discussion, it was moved by Committee member Tachiki, seconded by Committee member Harvey, to approve SIGN2022-0005 as presented. The motion carried with a 4-0 vote.

AR-5 SIGN2022-0010 Sign Review; 412 South Myrtle Avenue, Kristen Smith, Applicant

Assistant Planner Austin Arnold presented the staff report and answered questions of the Development Review Committee.

Chair Jimenez opened and closed the public input portion, as there was no one present and no written comments were received pertaining to the item.

Following discussion, it was moved by Committee member Sanchez, seconded by Committee member Tachiki, to approve SIGN2022-0010 as presented. The motion carried with a 4-0 vote.

AR-6 TU2022-0007 Temporary Use Permit; 131-141 South Myrtle Avenue, R & M Eateries, Applicant

Associate Planner Teresa Santilena presented the staff report and answered questions of the Development Review Committee.

Chair Jimenez opened and closed the public input portion, as there was no one present and no written comments were received pertaining to the item.

Following discussion, it was moved by Committee member Sanchez, seconded by Committee member Tachiki, to approve TU2022-0007 with conditions. The motion carried with a 4-0 vote.

REPORTS FROM STAFF: None.

Chair 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: Chair 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