



**CONVENE:** Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, July 20, 2022, at 4:00 p.m. In attendance were Planning Division Manager Sheri Bermejo, Associate Planner Teresa Santilena, Assistant Planner Austin Arnold, and Assistant Planner Vincent Gillespie.

**ROLL CALL:** In attendance were Committee members Community Services Director Tina Cherry, Public Works Director Kevin McCune, Fire Chief Jeremy Sanchez, Police Chief Alan Sanvictores, and Community Development Director Craig Jimenez.

**APPROVAL OF MINUTES:** It was moved by Committee member McCune, seconded by Committee member Sanvictores to approve the minutes of the July 6, 2022, meeting. The motion carried unanimously.

**PUBLIC INPUT:** None.

**PUBLIC HEARINGS:** None.

**ADMINISTRATIVE REPORTS:**

**AR-1 AR2022-0014 Advisory Review; 427 West Palm Avenue, Gil Mars for Bowden Development Inc., Applicant**

Associate Planner Teresa Santilena presented the staff report and answered questions of the Development Review Committee regarding trash pick-up and designated parking spaces.

Public Input:

1. Gil Mars, applicant spoke in favor of the project and thanked staff.
2. Steve Young, Monrovia resident spoke with concerns related to light pollution along the alley, the number of new cars using the alley, weed abatement on the property and the need for maintenance of the alley. He also requested that the paint colors of the proposed project be different, and questioned if the applicant will propose a gate along the rear property line.
3. Chen Chien Annie, Monrovia resident spoke with concerns regarding residents along Palm Avenue not utilizing on-site parking and taking more street parking.
4. Gil Mars, applicant responded to the concerns by stating that the lights adjacent to the alley could be either eliminated or downward facing and not be obtrusive to the surrounding neighborhood. He also responded that the weeds will be cleaned up, a sliding gate will be installed along the rear driveway, additional parking spaces are proposed to encourage people to park on-site, and there will be two different color patterns for the new residences in the Craftsman style.

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

The Committee discussed various aspects of the application, including repairs to the alley, and that the CC&R's will include language to regulate the common area spaces and open parking spaces.

Following discussion, the Committee recommended amending Condition #14 to specifically address lighting impacts adjacent to the alley.

**Following discussion, it was moved by Committee member Cherry, seconded by Committee member Sanchez, to recommend approval to the Planning Commission for AR2022-0014 with conditions. The motion carried unanimously.**

**AR-2 MAJD2022-0013 Major Determination; 814 West Foothill Boulevard, Keri Do, Applicant**

Associate Planner Teresa Santilena presented the staff report and answered questions of the Development Review Committee regarding employee parking, back-up distance, and existing trees.

Public Input:

1. Monica, a representative of the applicant spoke in favor of the project.

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

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 Sanchez, seconded by Committee member Sanvictores, to approve MAJD2022-0013 with conditions. The motion carried unanimously.**

**AR-3 SIGN2022-0016 Sign Review; 1035 East Huntington Drive, Tim Schwan for Custom Signs, Inc., Applicant**

Assistant Planner Vincent Gillespie presented the staff report and answered questions of the Development Review Committee.

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

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 Cherry, seconded by Committee member Sanchez, to approve SIGN2022-0016 as presented. The motion carried unanimously.**

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.

**REPORTS FROM STAFF:** Staff noted that a Special DRC meeting will be held on Wednesday, July 27<sup>th</sup>, 2022 at 3:00 p.m. and on August 10<sup>th</sup>, 2022 at 4:00 p.m.

**ADJOURNMENT:** Chair Jimenez adjourned the meeting at 4:55 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