



CONVENE: Chair Jimenez convened the Special Meeting of the Monrovia Development Review Committee on Wednesday, August 10, 2022, at 4:00 p.m. In attendance were Planning Division Manager Sheri Bermejo, Senior Planner John Mayer, Associate Planner Teresa Santilena, Assistant Planner Vincent Gillespie, Planning Technician Brenda Quezada, Neighborhood and Business Services Division Manager Justin Edson, and Code Enforcement Office Cassie Pineda.

ROLL CALL: In attendance were Committee members Fire Chief Jeremy Sanchez, Police Chief Alan Sanvictores, and Community Development Director Craig Jimenez. Community Services Director Tina Cherry was excused. Public Works Director Kevin McCune arrived at 4:08 p.m.

PUBLIC HEARINGS:

PH-1 ME2022-0011, ME2022-0012, & ME2022-0013; Minor Exceptions; 501 East Greystone Avenue, Matthew Gunn, Applicant

Planning Division Manager Sheri Bermejo presented the staff report and answered questions of the Development Review Committee regarding the fence that was replaced and the current encroachment of the new fence into the public right-of-way.

Chair Jimenez opened the public hearing.

Public Input:

1. Matthew and Lauren Gunn, Applicants, answered questions of the Development Review Committee and stated that the curb was cut without obtaining permits because they did not know permits were required.

Chair Jimenez closed the public hearing 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 and asked additional questions of staff.

Following discussion, it was moved by Committee member Sanvictores, seconded by Committee member McCune, to approve ME2022-0011, ME2022-0012, and ME2022-0013 with conditions. The motion carried with a 4-0 vote.

PH-2 ME2022-0014; 179 North Lincoln Place, Michael Falcone, Applicant

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

Chair Jimenez opened the public hearing.

Public Input:

1. Michael and Vedrana Falcone, Applicants, spoke in favor of the project and thanked staff.

Chair Jimenez closed the public hearing 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 and asked additional questions of staff.

Following discussion, it was moved by Committee member McCune, seconded by Committee member Sanvictores, to approve ME2022-0014 with conditions. The motion carried with a 4-0 vote.

ADMINISTRATIVE REPORTS:

AR-1 DR2022-0024 Design Review; 1018 Norumbega Drive, Mark Houston for Mark Houston Associates, Inc., Applicant

Planning Division Manager Sheri Bermejo presented the staff report and answered questions of the Development Review Committee regarding landscaping and the development standards used for the project.

Public Input:

1. Mark Houston, Applicant, spoke in favor of the project and thanked staff.

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 who wished to speak.

Following discussion, it was moved by Committee member Sanchez, seconded by Committee member Sanvictores, to approve DR2022-0024 with conditions. The motion carried with a 4-0 vote.

AR-2 MAJD2022-0014 Major Determination; 301 West Huntington Drive, Keisha Carter-Bowen, Simply Divine Academy and Beauty Supply, Applicant

Senior Planner John Mayer 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 Sanvictores, seconded by Committee member Sanchez, to approve MAJD2022-0014 with as submitted. The motion carried with a 4-0 vote.

AR-3 SIGN2022-0015 Sign Review: 301 West Huntington Drive, Gevorg Torosyan for A&G Signs, Applicant

Senior Planner John Mayer 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 Sanvictores, to approve SIGN2022-0015 as presented. The motion carried with a 4-0 vote.

AR-4 SIGN2022-0024 Sign Review; 602 West Huntington Drive, Candi Gledhill for Signage Solutions, Applicant

Assistant Planner Vincent Gillespie 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 present and no written comments were received pertaining to the item.

Following discussion, it was moved by Committee member Sanvictores, seconded by Committee member Sanchez, to approve SIGN2022-0024 as presented. The motion carried with a 4-0 vote.

AR-5 SIGN2022-0025 Sign Review; 626 South Primrose Avenue, Melissa Alvarado for BK Signs, Applicant

Planning Division Manager Sheri Bermejo 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 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 Sanvictores, to approve SIGN2022-0025 as presented. The motion carried with a 4-0 vote.

AR-6 MISC2022-0015 Miscellaneous Review; 1650 South Fifth Avenue, Victor Gastelum, 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.

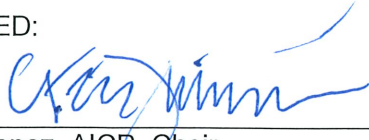
Chair Jimenez opened and closed the public input portion, as there was no one present and no written comments were received pertaining to the item.

Following discussion, it was moved by Committee member McCune, seconded by Committee member Sanvictores, to approve MISC2022-0015 with an added condition that the oak tree be replaced with a minimum size 24" box tree. The motion carried with a 4-0 vote.

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 5:01 p.m.

APPROVED:



Craig Jimenez, AICP, Chair
Monrovia Development Review Committee

ATTEST:



Sheri Bermejo, Secretary
Monrovia Development Review Committee