



CONVENE: Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, September 21, 2022, at 4:00 p.m. In attendance were Planning Division Manager Sheri Bermejo, Assistant Planner Austin Arnold, Assistant Planner Vincent Gillespie, and Planning Technician Brenda Quezada.

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

APPROVAL OF MINUTES: It was moved by Committee member Sanvictores, seconded by Committee member Sanchez to approve the minutes of the August 10, 2022 special meeting, August 17, 2022 regular meeting, September 7, 2022 regular meeting, and September 14, 2022 special meeting. The motion carried with a 5-0 vote.

PUBLIC INPUT: None.

PUBLIC HEARINGS: None.

ADMINISTRATIVE REPORTS:

AR-1 AR2022-0016 Advisory Review; 560 West Huntington Drive, Mark Levun for In-N-Out Burger, Applicant

Assistant Planner Austin Arnold presented the staff report and answered questions of the Development Review Committee regarding traffic impact review methodology, specifically how the trip generation was calculated for the existing vacant restaurant building, and if the proposed drive-thru queue capacity was similar to other In-N-Out restaurants. The Committee asked if proposed project conditions require a follow-up DRC review post business operation commencement. The Committee questioned the reasoning for the removal of the existing trees onsite. Lastly, the Committee asked about potential building design enhancements and the possibility for use of public art to improve the street elevation.

Public Input:

1. Pat Gibson of Gibson Transportation Consulting, Inc. provided additional information about the traffic review and the methodology used.
2. Mark Levun, applicant, spoke in favor of the project and responded to the Development Review Committee's questions about the possibility of retaining existing trees, where possible and the collaboration with the property owner and City staff on the design of the proposed building.

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 and asked additional questions of staff.

Following discussion, it was moved by Committee member Sanvictores, seconded by Committee member Cherry, to recommend approval to the Planning Commission of AR2022-0016 with draft conditions. The motion carried with a 5-0 vote.

AR-2 SIGN2022-0027 Sign Review; 303 West Foothill Boulevard, Martin Nava for N Brand Signs, Applicant

Assistant Planner Austin Arnold 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.

Following discussion, it was moved by Committee member Sanvictores, seconded by Committee member Sanchez, to approve SIGN2022-0027. The motion carried with a 4-0 vote with Committee member Cherry abstaining due to a potential conflict of interest.

AR-3 MISC2022-0020 Miscellaneous Review; 824 Valley View Avenue, Elizabeth Lee, Applicant

Planning Technician Brenda Quezada 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.

Following discussion, it was moved by Committee member Cherry, seconded by Committee member Sanvictores, to approve MISC2022-0020. The motion carried with a 5-0 vote.

AR-4 MISC2022-0021 Miscellaneous Review; 1654 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.

Following discussion, it was moved by Committee member Sanvictores, seconded by Committee member Sanchez, to approve MISC2022-0021. The motion carried with a 5-0 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.

REPORTS FROM STAFF: None.

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