



**CONVENE:** Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, November 2, 2022, at 4:00 p.m. In attendance were Planning Division Manager Sheri Bermejo, Senior Planner John Mayer, 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 Captain Heath Harvey, and Community Development Director Craig Jimenez. Police Chief Alan Sanvictores was excused.

**APPROVAL OF MINUTES:** It was moved by Committee member Sanchez, seconded by Committee member Cherry to approve the minutes of the October 19, 2022 meeting. The motion carried with a 5-0 vote.

**PUBLIC INPUT:** None.

**PUBLIC HEARINGS:**

**PH-1 DR2022-0032, ME2022-0021, ME2022-0022 Design Review and Minor Exceptions; 732 Mountain View Avenue, Jeff Godbold, Applicant (Continued from October 19, 2022)**

Senior Planner John Mayer presented the staff report and answered questions of the Development Review Committee about the historic determination for the properties, required parking for the development, and the reason for the wall's Minor Exception request. The committee also asked about the need for a wall along the interior property line in case the lots are sold separately, and about the design of other walls in the neighborhood.

Chair Jimenez opened the public hearing.

The following individuals submitted a written comment before the meeting:

1. Michael Hegeman, Monrovia resident, submitted written comments with concerns about inadequate parking.
2. Steve and Debbie Pock, neighboring residents to the west, submitted written comments with concerns, stating the development does not meet the zoning standards and should require a Conditional Use Permit (CUP) for the development of more than two units on a lot, and that there is not adequate off-street parking for the ADUs. They also stated the architectural projection is an extension of floor area, and requested a covenant to prevent the individual sale of the dwelling units.
3. Kimberly and Blake Dickinson, Monrovia residents, submitted written comments in favor of the project.

Public Input:

4. Joshua Cain, applicant's representative, spoke in favor of the project and answered questions of the Development Review Committee about parking, and described the

bungalow court as the smartest layout for the site. He also addressed questions about the maintenance of the property line fence.

5. Steve Pock, Monrovia resident, spoke with concerns related to the proposed fence not being a required wall, privacy impacts from windows on the architectural projection, parking impacts, the development creating a higher demand on the existing sewer system, and requested a covenant to prevent the individual sale of the dwelling units.
6. Brian Bauer, Monrovia resident, spoke in favor of the project and believes the parking and proposed fence will only be minor issues.
7. Jim Wigton, Monrovia resident, spoke in favor of the project and the bungalow court layout.
8. Karen Godbold, Monrovia resident, spoke in favor of the project and congratulated the applicant. She stated the design was carefully laid out to be sensitive to the neighbors. She expressed her thanks to the supporters of the project and disappointment in the response from some neighbors.
9. Tom Rule, project architect, spoke in favor and addressed concerns expressed about the project, specifically how to mitigate privacy impacts by installing frosted glass within the architectural projection and new landscaping on the west side of the development. He also stated the applicant is willing to maintain the proposed wood fence, and requested that the fence on the west side replicate the fence and pillars found on the east side of the project.
10. Steve Pock, Monrovia resident, spoke with additional concerns regarding the project.
11. Jeff Godbold, applicant, addressed the concerns with the project and spoke in favor. He stated he was open to discussion and indicated his willingness to use obscured glass on the west facing windows and construct a masonry wall on the west property line of the development.

Chair Jimenez closed the public hearing.

The Committee discussed various aspects of the application and asked additional questions of staff regarding mitigation to privacy impacts including obscured glass, wall material and landscape screening. The Committee added conditions of approval requiring that a block wall be constructed along the west property line of the development and that obscured glass be installed on the architectural projection facing the neighbor to the west. The committee also added a condition of approval requiring landscape screening along the west side of the development.

**Following discussion, it was moved by Committee member McCune, seconded by Committee member Sanchez, to approve DR2022-0032, ME2022-0021, ME2022-0022 with amended conditions. 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.

#### **ADMINISTRATIVE REPORTS:**

**AR-1 DR2022-0033 Design Review; 150 Melrose Avenue, Roger Yin, Applicant**

Committee member Cherry recused herself from the meeting agenda item and left the room as she had a conflict of interest due to the proximity of property she owns.

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

The following individuals submitted written comments before the meeting:

1. Shawn Drohan, Monrovia resident, submitted written comments about the plans, and a concern with the appearance of the house and questions regarding the amount of yard space.
2. Monica Richter, Monrovia resident, submitted written comments with concerns that the existing duplex will be replaced by a project that will not fit with the historical charm of Monrovia.

Public Input:

3. Roger Yin, applicant, spoke in favor of the project and answered questions of the Committee.
4. Edith Repp, Monrovia resident, spoke with concerns related to parking.
5. Bill Stockman, Monrovia resident, spoke with concerns regarding the size of the proposed house, and the loss of affordable housing in Monrovia.
6. Glenna Richter, Monrovia resident, spoke with concerns about over-sized home remodels and the need for more infrastructure to support the project.
7. Roger Yin, applicant, addressed the concerns about parking on-site, and the yard areas, and the infrastructure. The applicant also mentioned that he made the two existing tenants aware of the project when he purchased the property.

Chair Jimenez closed the public input portion, as there was no one else present who wished to speak.

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 Harvey, to approve DR2022-0033. The motion carried with a 4-0 vote.**

Committee member Cherry rejoined the meeting.

**AR-2 MISC2022-0023 Miscellaneous Review; 602 West Huntington Drive, Preet Shergill for RSI Group, Inc., 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 one 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 Sanchez, seconded by Committee member Cherry, to approve MISC2022-0023. The motion carried with a 5-0 vote.**

**AR-3 SIGN2022-0023 Sign Review; 945 West Huntington Drive, Marina Williams for AGI, 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.

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 Harvey, to approve SIGN2022-0023. The motion carried with a 5-0 vote.**

**AR-4 SIGN2022-0033 Sign Review; 925 West Foothill Boulevard, Alex Cruz for B & H Signs, 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.

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 Sanchez, to approve SIGN2022-0033. The motion carried with a 5-0 vote.**

**AR-5 SIGN2022-0038 Sign Review; 945 West Duarte Road, Michael O'Connell for Premium Sign 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 one 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 Harvey, seconded by Committee member Sanchez, to approve SIGN2022-0038. 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 5:59 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