



**CONVENE:** Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, February 15, 2023, at 4:00 p.m. In attendance were Planning Division Manager Sheri Bermejo, Assistant Planner Austin Arnold, Planning Technician Brenda Quezada, and Administrative Assistant April Kea.

**ROLL CALL:** In attendance were Committee members Interim Public Works Director Alex Tachiki, Police Chief Alan Sanvictores, and Community Development Director Craig Jimenez. Community Services Director Tina Cherry was excused and Division Chief Brian Patrick sat in for Fire Chief Jeremy Sanchez.

**APPROVAL OF MINUTES:** It was moved by Committee member Sanvictores, seconded by Committee member Tachiki to approve the minutes of the February 1, 2023 meeting. The motion carried unanimously with a 4-0 vote.

**PUBLIC INPUT:** None.

**PUBLIC HEARINGS:** None.

**ADMINISTRATIVE REPORTS:**

**AR-1 AR2023-0001 Advisory Review; 419 South Myrtle Avenue, City of Monrovia, Applicant**

Code Enforcement Officer Krystina Livraga presented the staff report and answered questions of the Development Review Committee regarding the possibility of completing an additional review in three months as opposed to six months.

Public Input:

1. Jim Read, business owner of London Gastropub, spoke about no longer allowing patrons wearing biker club attire into the business, hiring two additional security staff, and promoting an existing security staff to full-time.

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 including the improved behavior of patrons with the implementation of more security staff. The Committee felt that the next review should be in three months.

**Following discussion, it was moved by Committee member Sanvictores, seconded by Committee member Tachiki, to conduct a three month follow-up. The motion carried unanimously with a 4-0 vote.**

**AR-2 MISC2023-0006 Miscellaneous Review; 560 West Huntington Drive, Marc Levun for In-N-Out Burger, Applicant**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Development Review Committee regarding the placement of embossed palms on the front elevation of the building.

**Public Input:**

1. Brian Yamaguchi, Monrovia resident, submitted written comments in favor of the proposed design modification, but stated that the overall design is too plain and not unique to Monrovia.
2. Marc Levun for In-N-Out Burger, applicant, spoke about the embossed palm aspect of the exterior design being visible to cars in the drive-thru as well as pedestrians walking by, which was difficult to capture in the submitted rendering.

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

The Committee asked additional questions of staff regarding the tube lighting that runs around the top of the whole structure. The Committee also recommended the placement of additional embossed palms on the corner element of the structure that faces West Huntington Drive.

**Following discussion, it was moved by Committee member Tachiki, seconded by Committee member Sanvictores, to approve MISC2023-0006. The motion carried unanimously with a 4-0 vote.**

**AR-3 SIGN2023-0004 Sign Review; 517 South Myrtle Avenue, Debbie Liaw for Aquafuzion, Applicant**

Planning Technician Brenda Quezada presented the staff report and answered questions of the Development Review Committee regarding a weighted base to prevent the sidewalk sign from tipping over.

Chair Jimenez opened and closed the public hearing, as there was no one present who wished to speak on the item.

The Committee discussed various aspects of the application and added a condition of approval requiring that the applicant design the sign display base with a weighted element subject to the approval of the Planning Division Manager.

**Following discussion, it was moved by Committee member Sanvictores, seconded by Committee member Tachiki, to approve SIGN2023-0004 with amended conditions. The motion carried unanimously 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.

**REPORTS FROM STAFF:** None.

**ADJOURNMENT:** Chair Jimenez adjourned the meeting at 4:27 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