



CONVENE: Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, October 18, 2023, at 4:02 p.m. In attendance were Planning Division Manager Sheri Bermejo, Assistant Planner Austin Arnold, Assistant Planner Vincent Gillespie, Planning Technician Brenda Quezada, and Administrative Assistant April Kea.

ROLL CALL: In attendance were Committee members Community Services Director Tina Cherry, Police Chief Alan Sanvictores, Public Works Director Alex Tachiki, and Community Development Director Craig Jimenez. 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 October 4, 2023 regular meeting. The motion carried unanimously with a 5-0 vote.

PUBLIC INPUT: None

PUBLIC HEARINGS: None

ADMINISTRATIVE REPORTS:

**AR-1 Design Review; DR2023-0026
733 Valley View Avenue, Michelle Hoy, Applicant
(Continued from October 4, 2023)**

Planning Technician Brenda Quezada presented the staff report and answered questions of the Development Review Committee regarding whether the owner will be living onsite, whether the existing driveway approach on Valley View that was shown in the presentation slides will remain, and whether the windows in the rendering indicate a proposed second floor or attic.

The following individual submitted written public comment before the meeting:

1. Michael Hegeman, Monrovia resident, submitted a written comment in opposition of the project. The resident believes that the floor plan is laid out poorly and could be suggestive of unlawful uses for the house.

Public Input:

1. Michelle Hoy, applicant, stated that the proposed dwelling was designed to house her extended family.

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

The Committee discussed various aspects of the application, including the project being subject to the state's Housing Accountability Act (SB-167).

Following discussion, it was moved by Committee member Sanvictores, seconded by Committee member Cherry, to approve DR2023-0026 with the following added Condition of Approval:

- **9. e. If the current Oak tree dies within 5 years of the beginning of construction, a new Oak tree (minimum 24" box in size) shall be planted on the property.**

The motion carried unanimously 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.

**AR-2 Advisory Review; AR2023-0009
1450 South Shamrock Avenue, Studio IV, Inc. (Franz Nalezny), Applicant**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Development Review Committee regarding whether the business operation would be subject to the City's proposed Automobile Repair Operation Ordinance (Ordinance No. 2023-02) if adopted and whether the project is subject to the City's Traffic Impact Fee (TIF).

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

The Committee discussed various aspects of the application, including the importance of incorporating the auto repair operation provisions proposed in the Automobile Repair Operation Ordinance (Ordinance No. 2023-02) as conditions of approval.

Following discussion, it was moved by Committee member Cherry, seconded by Committee member Tachiki, to recommend approval AR2023-0009 to the Planning Commission. The motion carried unanimously with a 5-0 vote.

**AR-3 Miscellaneous Review; MISC2023-0030
1540 South Myrtle Avenue, Lord Empanadas (Ryan Lopez), Applicant**

Assistant Planner Austin Arnold presented the staff report to the Development Review Committee.

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

Following discussion, it was moved by Committee member Sanvictores, seconded by Committee member Tachiki, to approve MISC2023-0030 with conditions. The motion carried unanimously with a 5-0 vote.

**AR-4 Miscellaneous Review; MISC2023-0031
415 East Walnut Avenue Unit A, Fors Investment (Terry Brooks), Applicant**

Assistant Planner Vincent Gillespie presented the staff report to the Development Review Committee.

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

Following discussion, it was moved by Committee member Cherry, seconded by Committee member Tachiki, to approve MISC2023-0031 as presented. The motion carried with a 5-0 vote.

**AR-5 Sign Review; SIGN2023-0039
913 East Huntington Drive, Ryan Ybarra, Applicant**

Planning Technician Brenda Quezada presented the staff report to the Development Review Committee.

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

Following discussion, it was moved by Committee member Tachiki, seconded by Committee member Sanvictores, to approve SIGN2023-0039 as presented. The motion carried unanimously with a 5-0 vote.

**AR-6 Sign Review; SIGN2023-0044
800 Royal Oaks Drive, B & H Signs (Wendy Liu), Applicant**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Development Review Committee regarding whether STAAR Surgical is moving or expanding its business.

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

Following discussion, it was moved by Committee member Sanvictores, seconded by Committee member Tachiki, to approve SIGN2023-0044 as presented. The motion carried unanimously 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