



CONVENE: Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, January 17, 2024, at 4:03 p.m. In attendance were Planning Division Manager Sheri Bermejo, Senior Planner John Mayer, Assistant Planner Austin Arnold, Assistant Planner Vincent Gillespie, and Administrative Assistant April Kea.

ROLL CALL: In attendance were Committee members Community Services Director Tina Cherry, Fire Chief Jeremy Sanchez, and Community Development Director Craig Jimenez. Division Captain Heath Harvey sat in for Police Chief Alan Sanvictores and Public Works Deputy Director Todd Hull sat in for Public Works Director Alex Tachiki.

APPROVAL OF MINUTES: None

PUBLIC INPUT: None

PUBLIC HEARINGS: None

ADMINISTRATIVE REPORTS:

**AR-1 Advisory Review; AR2024-0002
619 East Walnut Avenue, Bowden Development, Inc. (Richard Piña), Applicant**

Senior Planner John Mayer presented the staff report to the Development Review Committee.

Public Input:

1. Todd Bowden, applicant representative, spoke about a similar Planned Unit Development (PUD) at 511 East Walnut Avenue wherein they received positive feedback from neighbors.

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, including the benefits of no curb cut on Walnut Avenue, and asked additional questions of staff regarding the project's parking requirement.

Following discussion, it was moved by Committee member Cherry, seconded by Committee member Hull, to recommend approval of AR2024-0002 to the Planning Commission. The motion carried unanimously with a 5-0 vote.

**AR-2 Miscellaneous Review; MISC2024-0002
302 West Foothill Boulevard, My Academy Preschool (Lianna Navasardyan),
Applicant**

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

Public Input:

1. Arpine Patatanyan, applicant representative, said that the preschool has not received any complaints from neighbors regarding traffic congestion in the area.

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

Following discussion, it was moved by Committee member Harvey, seconded by Committee member Sanchez, to approve MISC2024-0002 as presented. The motion carried unanimously with a 5-0 vote.

AR-3 Miscellaneous Review; MISC2024-0001

Vacant lot at the southeast corner of Oakglade Drive and Ridgeside Drive (APN: 8501-006-030), Sanyao Design Group (Robert Tong), 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 Sanchez, seconded by Committee member Hull, to approve MISC2024-0001 as presented. The motion carried unanimously with a 5-0 vote.

AR-4 Major Determination; MAJD2024-0001

416 West Chestnut Avenue, Bangkit (U.S.A.), Inc. dba Bazic Products (Juan Valdez), Applicant

Assistant Planner Austin Arnold presented the staff report and answered questions of the Development Review Committee regarding who the parking is intended for (clients or employees), whether the applicant would need to return to the DRC for approval if they were to propose retail sales in the future, and where truck loading and unloading would take place onsite.

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 Sanchez, to approve MAJD2024-0001 with conditions. 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 4:31 p.m.

APPROVED:

ATTEST:

Craig Jimenez, AICP, Chair
Monrovia Development Review Committee

Sheri Bermejo, Secretary
Monrovia Development Review Committee