



CONVENE: Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, October 23, 2019, at 4:00 p.m. in the City Council Chambers, 415 South Ivy Avenue, Monrovia, California. In attendance were Planning Division Manager Sheri Bermejo, Senior Planner John Mayer, Associate Planner Teresa Santilena, Assistant Planner Austin Arnold, Planning Technician Brenda Quezada, and Planning Technician Vincent Gillespie.

ROLL CALL: In attendance were Committee members Interim Public Works Director Sean Sullivan, City Manager's Designee Tina Cherry, Fire Chief Brad Dover, Police Chief Alan Sanvictores, and Community Development Director Craig Jimenez.

APPROVAL OF MINUTES: It was moved by Committee member Dover, seconded by Committee member Sanvictores to approve the minutes of the September 25, 2019 meeting. The motion carried unanimously.

PUBLIC INPUT: None.

PUBLIC HEARINGS:

**PH-1 ME2019-0015 and DR2019-0026 Minor Exception and Design Review;
1022 Briarcliff Road, Nancy Bond, Applicant**

Planning Technician, Brenda Quezada presented the staff report and answered questions of the Development Review Committee.

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

It was moved by Committee member Dover, seconded by Committee member Cherry, to approve ME2019-0015 and DR2019-0026 as presented. The motion carried unanimously.

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 AR2019-0012 Advisory Review; 235 West Maple Avenue, David Robkin,
Wingwalker Brewing, Applicant**

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

Public Input:

1. Dave Robkin, Applicant and Business Owner was available for questions.

Following discussion, it was moved by Committee member Cherry, seconded by Committee member Sanvictores, to approve AR2019-0012 with a revised condition to add a six month review after Planning Commission approval. The motion carried unanimously.

AR-2 AR2019-0015 Advisory Review of the Alexan Foothills Specific Plan and Development Project; 1508, 1512, 1516, 1518, 1522, and 1602 South Mayflower Avenue; 1541 South Dale Drive; 302, 340, 410, 418, and 450 West Evergreen Avenue; 1607, 1625, and 1631 South Magnolia Avenue (Assessor's Parcel Numbers [APNs] 8507-006-040, 048, 031, 029, 045, 024, 022, 044, 043, 042, 041, 035, 034, 016), Trammell Crow Residential, Alec Schiffer, Applicant

Associate Planner Teresa Santilena and Senior Planner John Mayor presented the staff report and answered questions of the Development Review Committee regarding vehicle and bicycle parking, and access onto the subject site.

Public Input:

1. Alec Schiffer, Development Representative answered questions regarding the lighting and emergency responder access into the development.
2. John Lima, Brkich Construction Company had concerns related to noise impacts to future residents of the development.
3. Michael Henrich, Project Architect, answered questions regarding noise and the emergency access road that runs through the property.

The Committee discussed various aspects of the application and asked additional questions of staff.

Following discussion, it was moved by Committee member Sullivan, seconded by Committee member Dover, to approve AR2019-0015. The motion carried unanimously.

AR-3 AR2019-0016 Advisory Review of the Arroyo at Monrovia Station Specific Plan and Development Project; 202, 206, 210, 212, 216, 220, 224, 228, 234, and 238 West Evergreen Avenue; 1551 South Primrose Avenue; and 1610 South Magnolia Avenue (Assessor's Parcel Numbers [APN] 8507-002-011, -012, -014, -015, -017, -018, -019, -020, -022, -023, -036, -037), Evergreen Investment Partners, LLC, Matt Waken, Applicant

Planning Division Manager Sheri Bermejo presented the staff report and answered questions of the Development Review Committee regarding open space, affordable units, and parking.

Public Input:

1. Matt Waken, Development Representative spoke in favor of the project and thanked staff.
2. Dave Sargent, Monrovia resident spoke in favor and asked questions about other projects.

Following discussion, it was moved by Committee member Dover, seconded by Committee member Sanvictores, to approve AR2019-0016. The motion carried unanimously.

AR-4 SIGN2019-0031 Sign Review; 320 West Huntington Drive, Alexis Estrada, AB NeonN Sign Co., Applicant

Planning Technician Brenda Quezada presented the staff report and answered questions of the Development Review Committee.

It was moved by Committee member Cherry, seconded by Committee member Sullivan, to approve SIGN2019-0031. The motion carried unanimously.

REPORTS FROM STAFF: None

ADJOURNMENT: Chair Jimenez adjourned the meeting at 5:15 p.m.

APPROVED:

ATTEST:

Craig Jimenez, AICP, Chair
Monrovia Development Review Committee

Sheri Bermejo, Secretary
Monrovia Development Review Committee