



As a precaution to protect staff, our constituents, and elected officials, in accordance with Government Code Section 54953(e) and guidance from the California and Department of Public Health, Los Angeles County Health Department, and Occupational Safety and Health Administration, the City Council has made the determination that there will NOT be a physical meeting location and all public participation will be electronic.

Members of the public were encouraged to participate in the meeting by emailing public comments to planning@ci.monrovia.ca.us before or during the meeting, and was read by the planning staff during public comment. Any lengthy public comments were summarized in the interest of time.

All parties that provided public comment on any items were notified of the decision and the appeal process.

CONVENE: Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, January 19, 2022, 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 Vincent Gillespie, and Planning Technician Brenda Quezada.

ROLL CALL: In attendance were Committee members Fire Chief Dover, Police Chief Alan Sanvictores, Public Works Deputy Alex Tachiki, and Community Development Director Craig Jimenez. Community Services Director Tina Cherry was excused.

APPROVAL OF MINUTES: It was moved by Committee member Dover, seconded by Committee member Sanvictores to approve the minutes of January 5, 2022, meeting. The motion carried unanimously.

PUBLIC INPUT: None.

PUBLIC HEARINGS:

PH-1 ME2022-0001 Minor Exception; 315 West Palm Avenue, Brandon and Janet Atkins, Applicant

Planning Technician Vincent Gillespie 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 and no written comments were received pertaining to the item.

The Committee discussed various aspects of the application and had no further questions of staff.

Following discussion, it was moved by Committee member Dover seconded by Committee member Sanvictores, to approve ME2022-0001 with Conditions. The motion carried unanimously.

ADMINISTRATIVE REPORTS:

AR-1 AR2022-0001 Advisory Review; 405 Genoa Street, Stanley Tsai for JWDA-MS Architects, Applicant

Planning Technician Vincent Gillespie presented the staff report and answered questions of the Development Review Committee.

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

Following discussion, it was moved by Committee member Dover, seconded by Committee member Sanvictores, to recommend approval of AR2022-0001 to the Planning Commission. The motion carried unanimously.

AR-2 AR2022-0002 Advisory Review; 602 East Huntington Drive, Benjamin Switzer, Applicant

Associate Planner Teresa Santilena presented the staff report and answered questions of the Development Review Committee regarding the proposed design of the wireless telecommunications tower matching the existing tower's design.

Chair Jimenez asked for public input.

The following individual submitted a written comment before the meeting;

1. Brian Yamaguchi, Monrovia resident, submitted written comments in support of the item.

Chair Jimenez closed the public input portion, as there was no one present to provide additional public input pertaining to the item.

Following discussion, it was moved by Committee member Sanvictores, seconded by Committee member Tachiki, to recommend approval of AR2022-0002 to the Planning Commission with Conditions. The motion carried unanimously.

AR-3 AR2022-0003 Advisory Review; 225 West Duarte Road (APN: 8507-003-050 and 8507-003-048), 1725 Peck Road (APN: 8507-003-047), 1726 South Magnolia Avenue (APN: 8507-003-051), and 205 West Duarte Road (APN: 8507-003-045 and 8507-003-046); Rick North of JPI Development, Applicant

Associate Planner Teresa Santilena presented the staff report and answered questions of the Development Review Committee in regards to ensuring that the southern emergency access to the train station be maintained during construction and that the west elevation of the project still needs some design enhancements.

Chair Jimenez asked for public input.

The following individual submitted a written comment before the meeting:

1. Brian Yamaguchi, Monrovia resident, submitted comments suggesting the use of native trees rather than palm trees.

Public Input:

1. Collin Hoffman and Rick North of JPI Development, applicants, spoke in favor of the project and thanked staff.
2. Paul Anderson, architect, spoke in regards to the proposed west elevation and stated that he will be working with the Planning Division to achieve a more cohesive design.

Chair Jimenez closed the public input portion.

Following discussion, it was moved by Committee member Dover, seconded by Committee member Sanvictores, to recommend approval of AR2022-0003 to the Planning Commission with Conditions. The motion carried unanimously.

REPORTS FROM STAFF:

Resolution No. 2022-001 (SB9 Policy)

Planning Division Manager Sheri Bermejo presented the staff report and requested the Development Review Committee to consider adding the following language to the resolution to ensure state law compliance:

“This policy may be amended by the Director of Community Development at any time to ensure its full compliance with the standards and limits set forth in SB 9 provisions.”

Following the staff report Planning Division Manager Bermejo answered questions of the Development Review Committee regarding City’s ability to require off-site public improvements and whether SB 9 development was allowed in the High Fire and Alquist Priolo zones.

Chair Jimenez asked for public input.

Public Input:

1. Stephanie Myers, Monrovia resident, spoke with concerns regarding lack of information of cost of infrastructure resulting from SB-9.

Chair Jimenez closed the public input portion.

Following discussion, it was moved by Committee member Tachiki seconded by Committee member Dover to adopt Resolution No. 2022-001 with the amendment noted above. 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.

ADJOURNMENT: Chair Jimenez adjourned the meeting at 5:31 PM

APPROVED:

ATTEST:

Craig Jimenez, AICP, Chair
Monrovia Development Review Committee

Sheri Bermejo, Secretary
Monrovia Development Review Committee