



As a precaution to protect staff, our constituents, and elected officials, in accordance with Government Code Section 54953(e) and guidance from the California 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. Comments received prior to 4:00 p.m. were posted on the City's website and distributed to the Committee. Comments received after 4:00 p.m. were read by the planning staff during the meeting. 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, March 16, 2022, at 4:00 p.m. electronically via video conference. In attendance were Planning Division Manager Sheri Bermejo, 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 Brad Dover, Police Chief Alan Sanvictores, Public Works Deputy Director Alex Tachiki, Community Services Director Tina Cherry, and Community Development Director Craig Jimenez via videoconference.

APPROVAL OF MINUTES: It was moved by Committee member Cherry, seconded by Committee member Dover to approve the minutes of the March 2, 2022 meeting. The motion carried unanimously.

PUBLIC INPUT: None.

PUBLIC HEARINGS: None.

ADMINISTRATIVE REPORTS:

AR-1 Advisory Review AR2022-0010; Norumbega Drive Residential Project (APN: 8523-002-045) Miguel Uribe for Group Atom Development, Applicant

Planning Division Manager Sheri Bermejo informed the Committee that the applicant submitted a request to continue the meeting in order to address the public comments that were received.

Chair Jimenez asked for public input.

The following individuals submitted written comments before the meeting, after the Development Review Committee Agenda was posted. The correspondence was provided to the committee member prior to the meeting:

1. George and Carol Hills, Monrovia residents, submitted written comment with concerns regarding the potential impacts not adequately addressed in the Mitigated Negative Declaration (MND), including but not limited to, construction impacts (walls, fences, grading) on the neighborhood, as well as view shed, privacy, noise, and lighting impacts.

They indicated that the MND does not factor in impacts to deer and bears that use this property as a wildlife corridor. Concerns were also expressed regarding the partial removal of the root structure from an oak tree.

Public Input:

1. Curtis Brown, Monrovia resident, spoke with concerns regarding the Minor Exception request for a higher fence, and would like to work with the applicant to come up with a solution that is less intrusive from his perspective either by using landscaping or hedges. He also expressed concerns that the geotechnical study presented in the Mitigated Negative Declaration was inadequate in its analysis of liquefaction and landslides, as well as impacts related to grading and soil erosion. .
2. Even Stewart, Monrovia resident, spoke with concerns regarding the large size of the house on a lot with a very small buildable area. In addition, he expressed concerns regarding impacts to wildlife, the potential for increased fire risk, and potential impacts on the property to the north of the site due to grading. Lastly, the resident stated the land was zoned public for a reason and thought it should stay that way.
3. Dan Hagerty, Monrovia resident, spoke with concerns related to the MND, specifically regarding the huge portion of the hill being removed, the 10 to 15 foot retaining wall that would prevent the natural flow of heavy rain water which could cause runoff, , rock falls, landslides and mudslides impacting the properties at 524, 525, and 547 Norumbega . In addition, the resident stated concerns regarding social and economic impacts on the neighborhood to the south of the project site and impacts on existing wildlife. The resident requested a full (EIR).
4. Hope Velarde, Monrovia resident, spoke with concerns regarding the height of the proposed fence between the project site and her property. She also expressed concerns about dust pollution, effect of high winds, and use of chemical spray to control dust. Lastly, she stated concerns regarding potential impacts to the wildlife corridor, and noted that the MND does not take the matter into consideration.
5. Carolyn Contreras, Monrovia resident, spoke with concerns regarding impacts to the existing wildlife habitat and the short public review period. She also stated her concerns regarding the use of retaining walls that could fail due to heavy rain and/or liquefaction which could pose health and safety impacts to surrounding properties and children.
6. Michael Young, Monrovia resident, spoke with concerns about impacts to the wildlife and the use of the RF (Residential Foothill) zone development standards on the project in relation to buildable floor area and the average front yard setback requirement. He stated concerns regarding neighborhood compatibility, the building appearing three stories and the use of tandem spaces in the four-car garage. Lastly, he requested an EIR be prepared for the project.

Chair Jimenez closed the public input portion, as there was no one else present who wished to speak, and no additional written comments were received pertaining to the item. Chair Jimenez noted that these comments would become part of the public record and a new public notice would be mailed to residents in advance of a new meeting date.

The meeting was continued to a date uncertain.

AR-2 Advisory Review AR2022-0009; 429 Wildrose Avenue, Harry Ralston for Oasis Trilingual School, Applicant

Associate Planner Teresa Santilena presented the staff report and answered questions of the Development Review Committee regarding public comments.

Chair Jimenez asked for public input.

The following individual submitted written a comment before the meeting, after the Development Review Committee Agenda was posted. The correspondence was provided to the committee member prior to the meeting:

1. Kyle Kriete, Monrovia resident, submitted written comment with concerns, urging the DRC to consider requiring the applicant to install a signalized crosswalk at the intersection of California Avenue and East Foothill Boulevard. He stated that there is an ongoing safety issue and frequent conflicts between pedestrians and automobiles which may be exacerbated by the traffic generated by the school.

Public Input:

2. Harry Ralston, applicant representing Oasis Trilingual School, spoke in favor and thanked staff.
3. Reverend Neil Tadken, Rector of St. Luke's Episcopal Church, spoke in favor and thanked staff.
4. Lexi Bond, Senior Warden of St. Luke's Episcopal Church and Monrovia resident, spoke in favor.

The Committee discussed various aspects of the application and stated that the City is actively studying a project to improve the California Avenue and East Foothill Boulevard intersection.

Chair Jimenez closed the public input portion, as there was no one else present who wished to speak, and no additional 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 Advisory Review AR2022-0009 to the Planning Commission with Conditions. The motion carried with a 4-0 vote. Committee member Cherry was excused from the meeting at 4:30 p.m.

AR-3 Major Determination MAJD2022-0007; 1311 South Shamrock Avenue, Joel Lynn, Applicant

Planning Technician Vincent Gillespie presented the staff report and answered questions of the Development Review Committee regarding the current volume of car washing.

Chair Jimenez asked for public input.

The following individual submitted written a comment before the meeting, after the Development Review Committee Agenda was posted. The correspondence was provided to the committee member prior to the meeting:

1. Greg Mellinger, property owner spoke in favor of the project as long as it is in full compliance with the Monrovia Municipal Code Section 13.12.015.

Public Input:

1. Joel Lynn, applicant spoke in favor.

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 stated that the City is currently in a Phase II drought.

Following discussion, it was moved by Committee member Dover, seconded by Committee member Sanvictores, to approve Major Determination MAJD2022-0007 with Conditions. The motion carried with a 4-0 vote.

AR-4 Sign Review SIGN2022-0008; 412 South Myrtle Avenue, Kristen Smith for Digithrift, Applicant

Assistant Planner Austin Arnold presented the staff report and answered questions of the Development Review Committee regarding the type of business moving in.

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

Following discussion, it was moved by Committee member Sanvictores, seconded by Committee member Dover, to approve Sign Review SIGN2022-0008. The motion carried with a 4-0 vote.

REPORTS FROM STAFF: None.

Community Development Director Craig Jimenez stated for the record that the decisions of the Development Review Committee may be appealed to the Planning Commission if filed in writing within ten days.

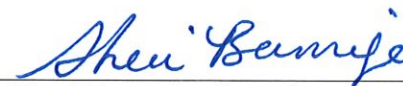
ADJOURNMENT: Chair Jimenez adjourned the meeting at 5:06 p.m.

APPROVED:



Craig Jimenez, AICP, Chair
Monrovia Development Review Committee

ATTEST:



Sheri Bermejo, Secretary
Monrovia Development Review Committee