



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, April 6, 2022, at 4:00 p.m. electronically via video conference. 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 Brad Dover, Police Captain Robert Wilken, Public Works Deputy Director Alex Tachiki, Community Services Director Tina Cherry, and Community Development Director Craig Jimenez. Police Chief Alan Sanvictores was excused.

APPROVAL OF MINUTES: It was moved by Committee member Dover, seconded by Committee member Cherry to approve the minutes of the March 16, 2022 meeting. The motion carried unanimously.

PUBLIC INPUT: None.

PUBLIC HEARINGS:

PH-1 ME2022-0009

**SIGN2022-0007 Minor Exception & Sign Review; 820 West Huntington Drive,
Patrick Faranal for National Sign and Marketing, Applicant**

Assistant Planner Austin Arnold 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 and no written comments were received pertaining to the item.

Following discussion, it was moved by Committee member Wilken, seconded by Committee member Cherry, to approve Minor Exception (ME2022-0009) and Sign Review (SIGN2022-0007) with conditions. The motion carried 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.

ADMINISTRATIVE REPORTS:

AR-1 AR2022-0008

MAJD2022-0008 Advisory Review & Major Determination; 134 South Myrtle Avenue, Rubina Hairapetian and Edik Muradian for Lantern Coffee and Tea, Applicants

Assistant Planner Austin Arnold presented the staff report and answered questions of the Development Review Committee regarding potential impacts the outdoor seating could have on the adjacent residential properties to the south and east, and how staff determined the appropriate number of outdoor seating.

Public Input:

1. Rubina Hairapetian, applicant, spoke in favor of the project and requested that the Committee consider an increase in outdoor seating.

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 request and asked additional questions of staff. The Committee recommended to allow up to 27 outdoor seats in the front to provide a pedestrian oriented environment similar to other businesses in Old Town. Additionally the Committee recommend to allow up to 10 outdoor seats in the rear yard in order to minimize noise impacts to the adjacent residential uses.

Following discussion, it was moved by Committee member Dover, seconded by Committee member Tachiki, to recommend approval of Administrative Review (AR2022-0008) and Major Determination (MAJD2022-0008) to the Planning Commission. The motion carried with a 5-0 vote.

AR-2 MISC2022-0001 Miscellaneous Review; 204 West Foothill Boulevard, Brian Whelan for Foothill Gym, Applicant

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

Chair Jimenez opened 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 Wilken, seconded by Committee member Tachiki, to approve Miscellaneous Review (MISC2022-0001) as presented. The motion carried with a 5-0 vote.

AR-3 MISC2022-0004 Miscellaneous Review; 820 West Huntington Drive, Robert Lombardi for 4G Development, Applicant

Senior Planner John Mayer presented the staff report and answered questions of the Development Review Committee.

Chair Jimenez opened 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 Cherry, to approve Miscellaneous Review (MISC2022-0004) as presented. The motion carried with a 5-0 vote.

AR-4 SIGN2022-0009 Sign Review; 614 South Myrtle Avenue, Alex Cruz for B & H Signs, Applicant

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

Chair Jimenez opened 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 Wilken, seconded by Committee member Tachiki, to approve Sign Review SIGN2022-0009 as presented. The motion carried with a 5-0 vote.

AR-5 MAJD2022-0009 Major Determination Review; 136 West Lime Avenue, Ulf Geist, Applicant

Planning Technician Vincent Gillespie presented the staff report and answered questions of the Development Review Committee regarding potential noise impacts to the neighboring businesses.

Public Input:

1. Ulf Geist, applicant, addressed questions from the Committee regarding reducing noise impacts by only using electric instruments and spoke in favor of the item.

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

Chair Jimenez opened and 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 Wilken, seconded by Committee member Tachiki, to approve Major Determination (MAJD2022-0009) with conditions. The motion carried with a 5-0 vote.

AR-6 MAJD2022-0010 Major Determination Review; 1933 South Myrtle Avenue, Michael Chen, Applicant

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

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

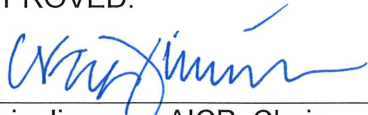
Following discussion, it was moved by Committee member Dover, seconded by Committee member Tachiki, to approve Major Determination (MAJD2022-0010) with conditions. The motion carried with a 5-0 vote.

REPORTS FROM STAFF: None.

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.

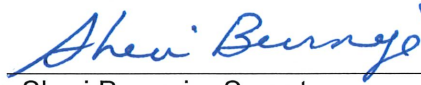
ADJOURNMENT: Chair Jimenez adjourned the meeting at 5:24 p.m.

APPROVED:



Craig Jimenez, AICP, Chair
Monrovia Development Review Committee

ATTEST:



Sheri Bermejo, Secretary
Monrovia Development Review Committee