



CONVENE: Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, June 01, 2022, at 4:00 p.m. in the City Council Chambers, 415 South Ivy Avenue, Monrovia, California. In attendance were Senior Planner John Mayer, Planning Technician Vincent Gillespie, and Planning Technician Brenda Quezada.

Chair Jimenez welcomed new Public Works Director Kevin McCune to the Committee.

ROLL CALL: In attendance were Committee members Community Services Director Tina Cherry, Fire Chief Brad Dover, Police Operations Captain Heath Harvey, Public Works Director Kevin McCune, and Community Development Director Craig Jimenez. Police Chief Alan Sanvictores was excused.

APPROVAL OF MINUTES: It was moved by Committee member Cherry, seconded by Committee member Dover to approve the minutes of the May 18, 2022 meeting. The motion carried on a 3-0 vote with Committee members McCune and Harvey abstaining.

PUBLIC INPUT: None

At the request of staff, the Committee entertained a change of order of the agenda.

PUBLIC HEARINGS: None

ADMINISTRATIVE REPORTS:

AR-2 MISC2022-0010 Miscellaneous Review; 244 East Pomona Avenue, Wells Plumping and Heating Supplies, Inc., Applicant

Planning Technician Vincent Gillespie presented the staff report and answered questions of the Development Review Committee regarding the preliminary cell tower application impacting parking requirement.

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 MISC2022-0010 as presented. The motion carried unanimously.

AR-3 SIGN2022-0012 Sign Review; 700 West Huntington Drive, Jesus Muro for Swain Sign, 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 Cherry, seconded by Committee member Dover, to approve SIGN2022-0012 as presented. The motion carried unanimously.

AR-1 Advisory Review; 127 Pomona Avenue, Damien Pichardo for T-Mobile West, Applicant

Senior Planner John Mayer presented the staff report and answered questions of the Development Review Committee regarding compliance with FCC requirements and the Radio Frequency exposure limits, the possibility of aesthetic treatment to the monopole, the consideration of alternate sites, and staff's recommendation of 24 months to remove the facility upon completion of a seven-story mixed use building.

Public Input:

1. Dr. Jonathan L. Kramer, Attorney for Telecom Law Firm PC, speaking on the City's behalf recommended that the conditions of approval require that T-Mobile and the developer enter into a safety protocol agreement that protects the workers and others from excessive RF emissions.
2. Damien Pichardo, Representative for Coastal Business Group, Inc. (for T-Mobile West), spoke in regards to measuring and mitigating the RF expressing their desire to monitor RF exposure, then decide on ways to mitigate excessive exposure.
3. Robert Montano, Representative for the Adept Development, spoke in regards of concerns with removing the facility within the recommended 24 months noting that the developer will need a minimum of 30 months to complete the project. He also spoke in regards to the timeline of the facility, as it is necessary to complete this before the buildings are demolished.
4. Tyler Gentry, Representative for Coastal Business Group, Inc. (T-Mobile West), addressed the committee's question regarding a 12-month timeframe being sufficient to submit an application for the permanent facility.

The Committee discussed various aspects of the application and asked additional questions of staff. Following this discussion, the Committee added the following conditions of approval:

1. The CUP shall require an RF safety protocol agreement between the developer and the applicant and that it be submitted to the City prior to the issuance of building permits. Those parties must also agree to indemnify the City in a separate agreement.
2. The monopole shall be removed within 30 months of approval, instead of 24 months, and that any extensions of time be handled through an administrative review process with the Planning Commission if such additional time is less than six months.
3. With the applicant's consent, the DRC recommended that the application for the permanent facility be submitted no later than 12 months following the approval date of the temporary facility. This is to provide ample time for the permanent facility to be installed on the new building.

Chair Jimenez closed the public input portion, as there was no one else present who wished to speak on the item 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 recommend approval to Planning Commission with Draft Conditions. The motion carried unanimously.

REPORTS FROM STAFF: None

ADJOURNMENT: Chair Jimenez adjourned the meeting at 5:02 p.m.

APPROVED:

ATTEST:

Craig Jimenez, AICP, Chair
Monrovia Development Review Committee

Sheri Bermejo, Secretary
Monrovia Development Review Committee