



CONVENE: Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, February 7, 2024, at 4:02 p.m. In attendance were Planning Division Manager Sheri Bermejo, Senior Planner John Mayer, Planning Technician Brenda Quezada, and Administrative Assistant April Kea.

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

APPROVAL OF MINUTES: It was moved by Committee member Sanvictores, seconded by Committee member Tachiki, to approve the minutes of the December 20, 2023 regular meeting and the January 17, 2024 regular meeting. The motion carried unanimously with a 5-0 vote.

PUBLIC INPUT:

1. Michael Ogletree, Monrovia resident, spoke with concerns regarding the consistent noise and gas pollution caused by gas-powered leaf blowers in his neighborhood. The resident recommended that the City enforce a restriction on the hours and days that leaf blowers may be used as well as enforce future restrictions on gas-powered leaf blowers in favor of electric-powered leaf blowers. The resident also expressed concerns regarding the disruptions caused by the increased number of aircrafts flying over his home in the last two years.

PUBLIC HEARINGS: None

ADMINISTRATIVE REPORTS:

**AR-1 Advisory Review; AR2024-0003
405 South Myrtle Avenue, The Pour House (Jodey Drendel), Applicant**

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

- whether the live entertainment music would be amplified on Saturday and Sunday mornings;
- the possibility of a trial period due to the lack of precedent within the City's Historic Downtown Commercial area for live entertainment in the mornings;
- whether security personnel will be hired; and
- whether the existing entertainment stage is permitted.

Public Input:

1. Jodey Drendel, applicant, spoke about how the music and entertainment provided by his business benefits the neighboring businesses by increasing their patronage as well. He stated that he has had no incidences since his business has opened, he is on site every day, and that he intends to hire a security guard for the weekends.

The Committee asked questions of the applicant regarding:

- the type of music that would be performed on Saturday and Sunday mornings;

- if he would be concerned if a limit to music amplification and the number of concurring performers were to be added as a condition of approval;
 - if he has communicated with neighboring businesses regarding his live entertainment request;
 - if he has spoken with the City's Community Policing Bureau and/or Code Enforcement officers regarding an increase to the business' security measures, especially as it pertains to the motorcycle club members that regularly patronize his business; and
 - whether he is concurrently applying to legalize the existing entertainment stage that was installed without permits.
2. Brian Yamaguchi, Monrovia resident, said that he is in favor of the proposed Conditional Use Permit amendments. He also recommended that Conditional Use Permit conditions be made publicly available online for all business.

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 asked additional questions of staff regarding:

- adding a draft condition of approval to CUP2016-21 wherein a 6-month review with the DRC is required after the implementation of the amendment;
- adding a draft condition of approval to CUP2016-21 wherein the applicant is required to meet with the City's Community Activist Policing (CAP) team regarding a security plan; and
- adding a draft condition of approval to CUP2016-21 wherein the applicant is required to legalize the existing entertainment stage that was installed without permits.

Following discussion, it was moved by Committee member Cherry, seconded by Committee member Tachiki, to recommend approval of the amendments to CUP2016-19 and CUP2016-21 to the Planning Commission with draft conditions. The motion carried unanimously with a 5-0 vote.

**AR-2 Sign Review; SIGN2024-0001
401 California Avenue, City of Monrovia (Alex Tachiki), Applicant**

Public Works Director Alex Tachiki recused himself from the meeting as he had a conflict of interest as the applicant.

Planning Technician Brenda Quezada presented the staff report to the Development Review Committee.

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

Following discussion, it was moved by Committee member Cherry, seconded by Committee member Sanvictores, to approve SIGN2024-0001 as presented. The motion carried unanimously with a 4-0 vote.

Public Works Director Alex Tachiki rejoined the meeting.

**AR-3 Sign Review; SIGN2024-0002
911 South Primrose Avenue, Lynch Sign Company, Applicant**

Planning Technician Brenda Quezada presented the staff report to the Development Review Committee.

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

Following discussion, it was moved by Committee member Sanvictores, seconded by Committee member Sanchez, to approve SIGN2024-0002 as presented. The motion carried unanimously with a 5-0 vote.

**AR-4 Sign Review; SIGN2024-0003
514 East Duarte Road, Eric Jimenez, Applicant**

Planning Technician Brenda Quezada presented the staff report to the Development Review Committee.

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

Following discussion, it was moved by Committee member Cherry, seconded by Committee member Sanvictores, to approve SIGN2024-0003 as presented. The motion carried unanimously 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.

REPORTS FROM STAFF: None

ADJOURNMENT: Chair Jimenez adjourned the meeting at 4:39 p.m.

APPROVED:

ATTEST:

Craig Jimenez, AICP, Chair
Monrovia Development Review Committee

Sheri Bermejo, Secretary
Monrovia Development Review Committee