



CONVENE: Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, April 17, 2024, at 4:02 p.m. In attendance were Deputy Director of Community Development Sheri Bermejo, Principal Planner John Mayer, Assistant Planner Austin Arnold, Assistant Planner Vincent Gillespie, Planning Technician Brenda Quezada, and Administrative Assistant April Kea.

ROLL CALL: In attendance were Committee members Community Services Director Tina Cherry, Police Chief Alan Sanvictores, and Community Development Director Craig Jimenez. Division Chief Shawn Morton sat in for Fire Chief Jeremy Sanchez and Deputy Director of Administration Victoria Rocha sat in for Public Works Director Alex Tachiki.

APPROVAL OF MINUTES: It was moved by Committee member Cherry, seconded by Committee member Sanvictores, to approve the minutes of the March 6, 2024 regular meeting. The motion carried with a 5-0 vote.

PUBLIC INPUT: None

PUBLIC HEARINGS: None

ADMINISTRATIVE REPORTS:

**AR-1 Design Review; DR2024-0011
114 West Lime Avenue, MMA Architecture (Hany Malak), Applicant**

Assistant Planner Vincent Gillespie presented the staff report and answered questions of the Development Review Committee regarding:

- whether there is a known timeline for construction;
- whether there will be coordination with other development projects in the area as it pertains to construction staging;
- whether the tenant signage displayed on the rendering is a fin sign; and
- what material is proposed to frame the windows of the structure.

Public Input:

1. Hany Malak, applicant, stated that the framing of the windows will be metal.

The Development Review Committee asked the applicant if the façade will encroach on public right-of-way and whether the applicant intends to install blade tenant signage.

The applicant responded that the façade will not encroach on the public right-of-way and, pending approval of a Master Sign Program, he intends to incorporate blade tenant signage.

The Development Review Committee asked the applicant when and where he plans to stage for construction.

The applicant responded that he will be submitting his project plans for building plan check in the next few days and that he will begin construction when the plans are approved. He

is unsure of where construction staging will take place but may stage in the alley directly to the south of the project site.

2. Brian Yamaguchi, Monrovia resident, asked whether the proposed roof railing has a purpose and recommended that a mural be installed on the west elevation.
3. Hany Malak, applicant, responded that the proposed roof railing is meant as a safety feature and contributes to a uniformed, mid-century aesthetic.

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 made the following changes to the conditions of approval:

- Condition #20 was added to read: **“A Construction Impact Mitigation Plan shall be submitted to the Planning Division for review and approval and must be approved prior to the start of any demolition or construction. The Construction Impact Mitigation Plan shall include the following measure:
Given the number of events and street closures on West Lime Avenue, coordinate construction activities and staging with the Community Services Department. (Added by the Development Review Committee at their regular meeting on April 17, 2024)”**

Following discussion, it was moved by Committee member Cherry, seconded by Committee member Sanvictores, to approve DR2024-0011 with amended conditions. The motion carried unanimously with a 5-0 vote.

**AR-2 Design Review; DR2024-0013
505 North Myrtle Avenue, Eric Tsang Architects (Eric Tsang), Applicant**

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

Public Input:

1. Wayne Socha, Monrovia resident, suggested that the proposed project comply with RF (Residential Foothill) zone designation standards wherein the zoning designation requires a line-of-sight analysis and that natural colors be applied to buildings to match the color palette of the environment.
2. Kaizen Chen, applicant representative, responded that he will look into changing the color of the home.
3. David Cassan, owner of the project site, stated that he wanted a design that would maintain the aesthetic of the existing home. He also stated that the proposed addition will not visually impact other homes in the area.
4. Kaizen Chen, applicant representative, stated that the fact that the home is secluded and has a deep setback should be considered as it relates to the mitigation requirements for light, sound, and privacy impacts.

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:

- the RF (Residential Foothill) zone requirements as it relates to color of buildings and visual impacts;

- whether there is a site plan that takes the perspective of 511 North Myrtle Avenue in order to determine the visual impacts of the proposed addition; and
- the height of the proposed second story.

The Committee made the following changes to the conditions of approval:

- Condition #10 was amended to read: "Final materials shall be submitted to the Planning Division Manager for review and approval prior to building permit issuance. **In accordance with Hillside Development policies, colors of the buildings shall be selected to blend with the natural colors and hues of the surrounding hillsides. Refrain from using a bright white color.**"
- Condition #11 was added to read: "**Prior to issuance of a building permit application, conduct a line of sight analysis to ensure that the views of the addition are minimized from surrounding properties to the north and the west. Added condition by the Development review Committee on April 17, 2024.**"

Following discussion, it was moved by Committee member Cherry, seconded by Committee member Sanvictores, to approve DR2024-0013 with amended conditions. The motion carried unanimously with a 5-0 vote.

**AR-3 Major Determination; MAJD2024-0002
1705 South Mountain Avenue, Studio IV, Inc. (Franz Nalezny), Applicant**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Development Review Committee regarding how the parking spaces are used and whether the City's Automotive Repair Ordinance (Ordinance No. 2023-02) was taken into consideration.

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 Rocha, to approve MAJD2024-0002 with conditions. The motion carried unanimously with a 5-0 vote.

**AR-4 Miscellaneous Review; MISC2024-0005
321 South Myrtle Avenue, Carole Anne Kaufman, Applicant**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Development Review Committee to clarify uses permitted within the beer garden and live entertainment areas and where patrons are permitted to drink.

Public Input:

1. Carole Anne Kaufman, applicant, noted that the event will not be a disturbance because the businesses on Lime Avenue are not open on Sundays. She also noted that her non-profit business, Creative Being, hopes to encourage artistic expression through community.

The Committee recommended that Creative Being encourage public transportation via the "Lyft Pass" program.

2. Brian Yamaguchi, Monrovia resident, suggested that a portable toilet be placed in the beer garden area.

3. Carole Anne Kaufman, applicant, responded that the library restrooms have been rented for the event.

Chair Jimenez 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 Rocha, seconded by Committee member Sanvictores, to approve MISC2024-0005 with conditions. The motion carried unanimously with a 5-0 vote.

REPORTS FROM STAFF: None

ADJOURNMENT: Chair Jimenez adjourned the meeting at 4:48 p.m.

APPROVED:

ATTEST:

Craig Jimenez, AICP, Chair
Monrovia Development Review Committee

Sheri Bermejo, Secretary
Monrovia Development Review Committee