



CONVENE: Acting Chair Cherry convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, May 1, 2024, at 4:00 p.m. In attendance were Deputy Director of Community Development Sheri Bermejo, Principal Planner John Mayer, Senior Planner Jennifer Driver, Assistant Planner Austin Arnold, Assistant Planner Vincent Gillespie, and Planning Technician Brenda Quezada.

ROLL CALL: In attendance were Committee members Community Services Director Tina Cherry, Fire Chief Jeremy Sanchez, Police Chief Alan Sanvictores, and Public Works Director Alex Tachiki. Building and Safety Manager Greg Boyajian sat in for Community Development Director Craig Jimenez, excused, and Community Services Director Tina Cherry performed as acting Chair.

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

PUBLIC INPUT: None

PUBLIC HEARINGS: None

ADMINISTRATIVE REPORTS:

**AR-1 Advisory Review; AR2024-0004
625 South Myrtle Avenue, Joey Stevens LLC (Steve Kwan), Applicant**

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

- a review of business operations 90 days after opening;
- the implementation of a security plan for the Police Department's review;
- the number of shows that would occur per night during the approved business hours;
- noise levels as it relates to the City's noise ordinance; and
- dancing restrictions.

Public Input:

1. Janelle Williams, applicant, spoke in favor of the proposal and thanked staff.

Acting Chair Cherry 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 Tachiki, seconded by Committee member Sanchez, to recommend approval of AR2024-0004 to the Planning Commission. The motion carried unanimously with a 5-0 vote.

**AR-2 Design Review; DR2024-0014
303 South Alta Vista Avenue, Le Architecture (John Le), Applicant**

Assistant Planner Vincent Gillespie presented the staff report and answered questions of the Development Review Committee regarding the Committee's purview over the architectural design of the proposal.

The following individual submitted written public comment before the meeting:

1. Dennis Becvar, Monrovia resident, submitted a written comment in opposition to the proposed project, stating that the proposed changes would not improve the exterior appearance. He suggested that the structure be redesigned with a pitched roof that is similar to the other residential structures in the area and that the front façade be updated to appear more residential.

Public Input:

1. John Le, applicant, stated that he did not agree with two of the Conditions of Approval:
 - a. Condition #7: Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses, including, but not limited to, interest, attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.
 - The applicant stated that he does not agree with the indemnification condition because he has a right to coordinate his own defense should the project be challenged in court.
 - b. Condition #13: New electrical power lines, telephone lines, and any other transmission lines (including, without limitation, cable television lines, data transmission lines, communication lines, other utility lines, etc.) to and from the development, and within the development, shall be placed underground.
 - The applicant does not agree with having to cover the cost of any new lines that utility companies, including Southern California Edison, may necessitate as it relates to his requirement to install those new utility lines underground.
2. Pastor John Mastrogiovanni, Monrovia resident, spoke in favor of the project and clarified that the building is still in use as a church.

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

- the indemnification language of the Conditions of Approval and whether it can be modified;
- whether the applicant is able to submit a request to waive underground requirements; and
- the option to request a continuance of the item to the next regularly scheduled Development Review Committee meeting on Wednesday, May 15, 2024, or to appeal the Committee's decision to the Planning Commission.

The applicant requested the item to be continued to the May 15, 2024 regular Development Review Committee meeting.

Following discussion, the Committee voted to continue the item to the next regularly scheduled Development Review Committee meeting on Wednesday, May 15, 2024.

**AR-3 Sign Review; SIGN2024-0008
601 West Huntington Drive, Williams Sign Co. (Rita Coe), Applicant**

Assistant Planner Austin Arnold presented the staff report to the Development Review Committee.

Acting Chair Cherry 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 SIGN2024-0008 as presented. The motion carried unanimously with a 5-0 vote.

Acting Chair Cherry 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: Acting Chair Cherry adjourned the meeting at 4:52 p.m.

APPROVED:

ATTEST:

Craig Jimenez, AICP, Chair
Monrovia Development Review Committee

Sheri Bermejo, Secretary
Monrovia Development Review Committee