

**MINUTES OF THE SPECIAL AND REGULAR MEETINGS OF THE
MONROVIA CITY COUNCIL
HELD TUESDAY, DECEMBER 2, 2025, 7:30 P.M.**

STUDY SESSION: Mayor Becky A. Shevlin convened the Special Meeting of the Monrovia City Council on Tuesday, December 2, 2025, at 6:17 p.m., to discuss the Canyon Park Fee Recommendations. All members were present. Mayor Shevlin adjourned the study session at 6:59 p.m.

CONVENE: Mayor Shevlin convened the Regular Meeting of the Monrovia City Council of Tuesday, December 2, 2025, at 7:35 p.m. in City Council chambers. In attendance were City Manager, Dylan Feik, City Attorney Craig A. Steele, Assistant City Manager Lauren Vasquez and City Clerk Alice D. Atkins.

INVOCATION: Tricia Hellman led the invocation.

PLEDGE OF ALLEGIANCE: Councilmember Sergio P. Jiménez led the Pledge of Allegiance.

ROLL CALL: In attendance were Councilmembers Edward Belden, Sergio P. Jiménez, Larry J. Spicer, Mayor Pro Tem Dr. Tamala Kelly, and Mayor Becky A Shevlin.

REPORT OF CLOSED SESSION: None

PRESENTATIONS/PROCLAMATIONS:

PR-1 2025 Santa Tours Overview: Santa Claus reviewed the schedule of the 2025 Santa Tours.

STUDENT GOVERNMENT REPRESENTATIVE: Student Liaison Elyse Vathanadireg provide an update on the happenings of Monrovia High School.

ORDER OF BUSINESS: At the request of staff, Mayor Shevlin moved item RCM-2 to precede the Consent Calendar.

RCM-2 Upper San Gabriel Valley Municipal Water District: Golden Muscle & Water Supply Update: Alex Tachiki, Public Works Director, introduced Tom Love, General Manager, Upper San Gabriel Valley Municipal Water District, who gave an update on water supply and local impacts from the threat of golden mussels detected in the State Water Project.

CONSENT CALENDAR: It was moved by Councilmember Spicer, seconded by Jiménez, to approve the remainder of the consent calendar. The motion carried unanimously. The Consent calendar consisted of the following items:

CC-1 Unadopted Minutes of the November 18, 2025, Regular and Special Meetings of the Monrovia City Council: The City Council adopted the Minutes of the November 18, 2025, Regular and Special Meetings

CC-2 Payroll No. 24 in the Net Amount of \$890,865.77 and Warrant Registers dated November 20, and November 26, 2025, in the Total Amounts of \$331,781.84 and \$900,194.14, Respectively: The City Council approved Payroll No. 24 in the net amount of \$890,865.77 and Warrant Registers dated November 20, and November 26, 2025, in the total amounts of \$331,781.84 and \$900,194.14, respectively.

CC-3 Amendment to Title 17 (Zoning Code) of the Monrovia Municipal Code to Add Section 17.12.070 and Amending Sections 17.04.080 and 17.52.110 Relating to Bungalow Court Development; Adoption of Ordinance No. 2025-11: The City Council adopted Ordinance No. 2025-11.

CC-4 Approval of the 2025 Local Appointments List and Designation of the Monrovia Public Library to Receive a Copy of the List: The City Council approved the Local Appointments List and designated the Monrovia Public Library to receive a copy of the list.

CC-5 Consultant Services Agreement with Active San Gabriel Valley for Bicycle and Pedestrian Safety Programming in an Amount Not to Exceed \$49,830.00 for the Period Ending September 30, 2026: The City

Council approved a Consultant Services Agreement with Active San Gabriel Valley for Bicycle and Pedestrian Safety Programming in an amount not to exceed \$49,830.00 for the period ending September 30, 2026, and authorized the City Manager to execute the necessary documents in a form approved by the City Attorney.

CC-6 Amendment No. 2 to the Agreement with Managed Career Solutions, SPC, dated February 6, 2024, under the Employment Development Department and the National Dislocated Workers Grant for Trail Maintenance in Canyon Park and the Hillside Wilderness Preserve, Extending the Term Through December 31, 2026: The City Council approved Amendment No. 2 to the Agreement with Managed Career Solutions, SPC, dated February 6, 2024, extending the term through December 31, 2026, and authorized the City Manager to execute the necessary documents in a form approved by the City Attorney.

CC-7 Amendment No. 3 to the Consultant Services Agreements dated October 6, 2020, with Bureau Veritas North America, Inc., and The Code Group, Inc., dba VCA Code Related to As-Needed Plan Review, Inspection, and Consulting Services, Extending the Terms Through September 30, 2027, With One (1) additional One-Year Option to Extend, and Updating the Approved Fee Schedule: The City Council approved Amendment No. 3 to the Consultant Services Agreements dated October 6, 2020, with Bureau Veritas North America, Inc., and The Code Group, Inc., dba VCA Code, to provide as-needed plan review, inspection, and consulting services by extending the term through September 30, 2027, with one (1) additional one-year option to extend, and updating the approved fee schedule for VCA Code, and authorized the City Manager to execute the necessary documents in a form approved by the City Attorney.

CC-8 Award of Contract to Yunex LLC in an Amount Not to Exceed \$76,950.00 for the Huntington Drive LED Streetlight Retrofit Project; Approve a Project Contingency in an Amount Not to Exceed \$7,695.00; and appropriate \$84,645.00 in Funds: The City Council approved the Plans and Specifications for the LED Streetlight Retrofit Project; award contract to Yunex LLC in an amount not to exceed \$76,950.00 for the Huntington Drive LED Street Light Retrofit Project; approved a contingency in an amount not to exceed \$7,695.00; appropriate \$84,645.00 in Funds, and authorized the City Manager to execute the necessary document in a form approved by the City Attorney.

CC-9 Grant Agreement with Foothill Transit Related to the Bus Stop Enhancement Program in the Amount of \$40,000.00: The City Council approved the Grant Agreement with Foothill Transit related to the Bus Stop Enhancement Program in the amount of \$40,000.00, find that the approval of the grant agreement is categorically exempt from CEQA review, and authorized the City Manager to execute the necessary documents in a form approved by the City Attorney.

CC-10 Lease of One (1) Mobile Security Trailer from Flock Safety in an Amount Not to Exceed \$55,250.00 for the Period March 1, 2026, through February 28, 2028: The City Council approved the lease of one (1) Mobile Security Trailer from Flock Safety in an amount not to exceed \$55,250.00 for the Period March 1, 2026, through February 28, 2028, and authorized the City Manager to execute the necessary documents in a form approved by the City Attorney.

CC-11 Consultant Services Agreement with Amigo de los Rios Related to the Fiscal Year 2025-2026 Monrovia Tree Planting Plan in an Amount Not to Exceed \$92,316; Find That the Project is Categorically Exempt from CEQA Review Under Class 4: The City Council approved a Consultant Services Agreement with Amigos de Los Rios related to the Fiscal Year 2025-2026 Monrovia Tree Planting Project in an amount not to exceed \$92,316, and authorized the City Manager to execute the necessary documents in a form approved by the City Attorney.

CC-12 Cancellation of Designated Regular City Council Meetings in 2026: The City Council cancelled the regular City Council meetings of January 6, June 2, August 4, August 18, and November 3, 2026, and directed staff to schedule a Special Meeting on August 4 at an earlier time to be determined.

PUBLIC INPUT: Public comment was accepted by email prior to 3:00 p.m. on the day of the meeting, provided to City Council, and posted to City website.

Public Input

1. Martha Mack, Arcadia
2. Sheri Lochner, Monrovia

3. Mr. Nelson, Monrovia
4. Jennifer MacDonald, Monrovia
5. Rosemary Gavidia, Monrovia

PUBLIC HEARINGS/MEETINGS:

PH-1 General Plan Amendment GPA2025-0002 to Amend the Land Use Element to Create Planned Development–Area 29 (PD-29 – Downtown / Olive & Myrtle) for Property Located at 701 South Myrtle Avenue; Certification of the Final Environmental Impact Report and Approval of the Mitigation Monitoring and Reporting Program; Adoption of the 701 South Myrtle Specific Plan; Tentative Parcel Map No. 085041 and Conditional Use Permit CUP2025-0010 for the Development of a Five-Story Mixed-Use Building Containing 204 Residential Units (20 Affordable Units), Approximately 2,370 Square Feet of Commercial Space, and 1.5 Levels of Subterranean Parking Providing 329 Spaces on a 1.61-Acre Site at 701 South Myrtle Avenue by BGP Myrtle, LLC; City Council Resolution Nos. 2025-61, 2025-62, 2025-63, 2025-64; and Introduction and First Reading of Ordinance No. 2025-12

John Mayer, Planning Division Manager, reviewed the staff report and answered questions of the City Council.

Mayor Shevlin open the public hearing

1. Brad Briggs and Scott Briggs, spoke on behalf of the Applicant
2. Chase Preciado, Lozeau Drury, spoke in opposition
3. Carlos Delgado, Arcadia, spoke in opposition
4. Rosemary Gavidia, Monrovia, spoke in opposition
5. Dale Goldsmith, Acting CEQA Counsel for Applicant, provided a rebuttal

City Attorney Steele provided additional comments regarding the response provided in response to comments received from Lozeau Drury after the close of the EIR review period.

Mayor Shevlin closed the public hearing

Following discussion, **it was moved by Councilmember Spicer, seconded by Councilmember Belden, Adopt Resolution Nos. 2025-61, 2025-62, 2025-63, and 2025-64; and introduce, read by title only, and waive further reading of Ordinance No. 2025-12.** The motion carried unanimously by a roll call vote.

City Attorney Steele read the title Ordinance No. 2025-11 as follows:

AN ORDINANCE OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING ZONE CHANGE ZA2025-0001 TO AMEND THE OFFICIAL ZONING MAP FOR THE CITY OF MONROVIA SET FORTH IN MONROVIA MUNICIPAL CODE SECTION 17.04.040 TO CHANGE THE O/RD/LM (OFFICE/RESEARCH AND DEVELOPMENT/LIGHT MANUFACTURING) ZONE DESIGNATION OF THE PROPERTY LOCATED AT 701 SOUTH MYRTLE AVENUE (APNS 8516-033-030 AND 8516-033-031) TO SP (SPECIFIC PLAN) ZONE AND TO AMEND SECTION 17.04.035 TO ADD THE “701 SOUTH MYRTLE SPECIFIC PLAN.”

He further stated the Ordinance would come back to the City Council at their next meeting for adoption. Other items City Council acted on this evening were all final with no further appeal of those actions. The time to challenge those actions was set forth in state law.

REPORTS OF CITY MANAGER AND STAFF:

RCM-1 City Council Directives Update: City Manager Dylan Feik reviewed the City Council Directives, as well as upcoming initiatives.

RCM-2 Upper San Gabriel Valley Municipal Water District: Golden Muscle & Water Supply Update: This item was heard out of order preceding the Consent Calendar, above.

REPORTS OF CITY COUNCILMEMBERS AND SUB-COMMITTEES:

RCC-1 Councilmember Edward Belden

(a) Clean Power Alliance (CPA) update

RCC-2 Councilmember Sergio P. Jiménez

(a) Recent and upcoming community events

RCC-3 Councilmember Larry J. Spicer

(a) Recent and upcoming community events

RCC-4 Mayor Pro Tem Dr. Tamala Kelly

(a) Recent and upcoming community events

RCC-5 Mayor Becky A. Shevlin

(a) Recent and upcoming community events

(b) Los Angeles County Executive Committee for Regional Homeless Alignment update

ADMINISTRATIVE REPORTS:

AR-1 Determine the Existence of a Majority Protest in Connection with the Proposed Formation of the Monrovia Citywide Lighting, Landscaping, and Parks Maintenance Assessment District No. 2025-1 and the Levy of an Assessment Within the District for Fiscal Year 2026-27.

Rae Bowman, Administrative Services Deputy Director, reviewed the agenda report and answered questions of the City Council.

The City Council received and filed the report.

AR-2 Amendment to Title 17 (Zoning), Chapter 17.52 (Administration) of the Monrovia Municipal Code Assigning to the Planning Commission the Authority to Modify or Revoke Conditional Use Permits and Establishing Related Process; Finding Adoption of the Ordinance to be Exempt from Review Under the California Environmental Quality Act; Introduction and First Reading of Ordinance No. 2025-13.

City Attorney Steele reviewed the staff report and answered questions of the City Council.

It was moved by Councilmember Belden, seconded by Councilmember Jiménez, to introduce, read by title only, and waive further reading of Ordinance No. 2025-13.

City Attorney Steele read the title of Ordinance No. 2025-13.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, AMENDING CHAPTER 17.52 OF THE MONROVIA MUNICIPAL CODE TO ASSIGN THE PLANNING COMMISSION THE AUTHORITY TO MODIFY OR REVOKE CONDITIONAL USE PERMITS AND TO ESTABLISH THE PROCESS FOR SUCH MODIFICATIONS AND REVOCATIONS, AND FINDING ADOPTION OF THE ORDINANCE TO BE EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

PUBLIC INPUT, CONTINUED (IF NEEDED: none

ITEMS PULLED FROM CONSENT CALENDAR, IF NEEDED: None

SCHEDULED MEETINGS: The next Regular Meeting of the Monrovia City Council was scheduled for Tuesday, December 16, 2025, 7:30 P.M.

ADJOURNMENT: At 9:56 p.m., Mayor Shevlin adjourned the meeting of the Monrovia City Council.

APPROVED:

ATTEST:

Becky A. Shevlin, Mayor

Alice D. Atkins, MMC, City Clerk

