

# AGENDA CITY OF MONROVIA DEVELOPMENT REVIEW COMMITTEE

---

SPECIAL MEETING  
of the  
CITY OF MONROVIA  
DEVELOPMENT REVIEW COMMITTEE  
COUNCIL CHAMBERS  
415 SOUTH IVY AVENUE, MONROVIA, CA 91016  
July 18, 2018 at 4:00 p.m.

I, Craig Jimenez, Chairman of the Development Review Committee, hereby call a Special Meeting of the Committee at the time and place noted above to discuss the matters below.

---

Craig Jimenez, Community Development Director

---

Date

Final Staff information and other written documentation relating to each item of business referred to on the agenda are on file in the Community Development Department.

1. **CALL TO ORDER:** 4:00 p.m.

2. **LIST OF REQUESTS:**

AR-1 **Advisory Review of the Monrovia TownePlace Suites Project; 102-140 West Huntington Drive (Assessor's Parcel Numbers [APNs] 8508-010-901, 8508-010-902, 8508-010-903, 8508-010-904, 8508-010-905, and 8508-010-906) Tharaldson Investments, applicant**

**Request:** Tharaldson Investments is proposing the development of a five-story (65 ft. tall), 109-room TownePlace Suites Hotel by Marriott at the southwest corner of West Huntington Drive and South Myrtle Avenue. The project site currently totals 1.71 acres and consists of a vacant dirt lot comprised of six parcels. The hotel will have a total building area of 68,000 sf. The Project proposes several changes to the City's General Plan Land Use Element, which include: adding hotel uses as an allowable land use within the O/RD/LM (Office, Research and Development, and Light Manufacturing) Land Use Designation in the Crossroads District; increasing the maximum allowable height of structures within the Crossroads District from four to five stories; amending the land use designation on the Project site from BE (Business Enterprise) to O/RD/LM; text changes to the City's Land Use Element to correct typographical errors.; and an amendment to the Floor Area Ratio (FAR) for the O/RD/LM Land Use Designation in the Crossroads District from 0.75 to 2.0. Conditional Use Permits are required for new construction and the proposed hotel use. A minor exception is requested to count 23 compact parking stalls toward the total parking requirement. A Tentative Parcel Map is required to consolidate the existing six parcels on the hotel property into one parcel. The Project would also require a General Plan Conformity Finding for the proposed dedications along South Myrtle Avenue, West Huntington Drive, and the alley south of the Project site. An Initial Study was completed in accordance with the California Environmental Quality Act (CEQA) and a Notice of Intent to adopt a Mitigated Negative Declaration for the project was distributed for a 30-day public review and comment period beginning July 16, 2018.

**Recommendation:** Recommend approval to Planning Commission with Draft Conditions.

**Advisory Review of the Avalon Bay Project; 825 S. Myrtle Avenue, 815 S. Myrtle Avenue, and 126 W. Walnut Avenue (Assessor's Parcel Numbers [APNs] 8508-006-037, 8508-006-054, 8508-006-055, 8508-006-038, 8508-006-039, and 8508-006-040).  
Avalon Bay Communities, applicant**

**Request:** The project is a mixed-use infill development composed of a single building containing 154 apartment residential units, 3,500 square feet of ground-floor retail, and a five-story, six-level 286-space parking garage on a 2.1-acre site. The residential density is 73.3 dwelling units per acre. Thirteen of the dwelling units will be reserved for lower-income residents. A density bonus has been applied pursuant to the State Density Bonus Law, as chaptered in Government Code section 65915. The concessions requested pursuant to the State Density Bonus Law include building height (five floors rather than four), building setbacks (up to 10-foot setback on the 1st to 3rd floors and a 16-foot setback on the 4th and 5th floor), and a 2.49 floor area ratio (FAR) (2.0 maximum per the General Plan). The proposed project includes adoption of the Avalon Monrovia Specific Plan, the approval of Tentative Parcel Map to consolidate all six parcels into one, the approval of a Conditional Use Permit for new construction, and the adoption of a Zoning Ordinance and Map Amendment to add Avalon Monrovia Specific Plan to Section 17.04.035 of the Monrovia Municipal Code. An Initial Study was completed in accordance with the California Environmental Quality Act (CEQA) and a Notice of Intent to adopt a Mitigated Negative Declaration for the project was distributed for a 30-day public review and comment period on July 12, 2018.

**Recommendation:** Recommend approval to Planning Commission with Draft Conditions.

**Only those items on the agenda may be discussed at a special meeting of the Development Review Committee.**

**NOTE: Decisions of the Development Review Committee may be appealed to the Planning Commission if filed in writing with Planning Secretary within ten (10) days. (Appeal Fee Required)**