

AGENDA CITY OF MONROVIA DEVELOPMENT REVIEW COMMITTEE

SPECIAL MEETING
of the
CITY OF MONROVIA
DEVELOPMENT REVIEW COMMITTEE
CITY HALL COUNCIL CHAMBERS
415 SOUTH IVY AVENUE, MONROVIA, CA 91016
August 27, 2019 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. or as soon after the special meeting as possible
2. **ROLL CALL:** Chair Jimenez, Members Cherry, Dover, Sanvictores
3. **PUBLIC HEARINGS:**

ME2019-0013 Minor Exception and Design Review; 241 East Walnut Avenue, Ray
DR2019-0020 Vargas, Applicant, Neil Smith, Architect

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) Section 17.24.020(B) to provide a two-car garage and two open parking spaces (in lieu of two 2-car garages) and a Level 7 Neighborhood Compatibility Design Review for a new single-story residence behind the existing main dwelling unit. This property is located in the RM3500 (Residential Medium Density) zone.
Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions.

4. ADMINISTRATIVE REPORTS:

**TU2019-0006 Temporary Use; 1601 – 1629 South Myrtle Avenue, Monrovia
Chamber of Commerce, Applicant**

Request: Applicant is requesting a Temporary Use Permit to serve alcohol during their Fourth Annual Monrovia Station Beer, Wine and Music Festival. The event will take place on Saturday, September 14, 2019. This property is located in the PD-12 (Planned Development-Area 12) zone.

Determine that the project is Categorically Exempt (Class 1) from the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

**MISC2019-0017 Miscellaneous Review; 1213 California Avenue, Ashot Galadgian,
Applicant**

Request: Applicant is requesting a Miscellaneous Review to determine that the appropriate mitigation measures will be taken to protect a California Live Oak tree during construction of a proposed addition under the drip line. This property is located in the PD-4 (Planned Development-Area 4) zone.

This project is Categorically Exempt (Class 4) from the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

**AR2019-0011 Advisory Review; 525 South Shamrock Avenue, Bowden
Development, Applicant**

Request: Applicant is requesting an Advisory Review and determination of land use entitlements for the adaptive reuse of an existing commercial building and the addition of two loft apartments above the commercial space with two detached garages. The project is contingent on a General Plan Amendment and Zone Change to be reviewed and approved by the City Council. The subject site is located in the RM3500 zone.

Determine that the project is Categorically Exempt (Class 31) from the California Environment Quality Act (CEQA).

Recommendation: Recommend approval to the 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)