

**MONROVIA  
DEVELOPMENT REVIEW COMMITTEE  
AGENDA**

City Council Chambers  
415 South Ivy Avenue, Monrovia, California 91016



**Craig Jimenez**  
Chair  
Director of  
Community  
Development

**Tina Cherry**  
Director of  
Community  
Services

**Brad Dover**  
Fire Chief

**Alan Sanvictores**  
Chief of Police

**Welcome to the Monrovia Development Review Committee Meeting  
Wednesday, September 25, 2019, 4:00 PM**

Thank you for participating in today's meeting. The Development Review Committee encourages public participation, and invites you to share your views on City business that falls within its purview.

**MEETINGS:** Regular Meetings of the Development Review Committee are held on every other Wednesday at 4:00 PM in the City Council Chambers at Monrovia City Hall. The schedule of future meetings is available on the City's website.

**AGENDA:** Agendas are posted at Monrovia City Hall and on the City's website at [www.cityofmonrovia.org](http://www.cityofmonrovia.org). Documents related to applications on the agenda are available for public review in the Community Development Department, 415 South Ivy Avenue, Monrovia, California.

**CITIZEN PARTICIPATION:** Your participation is welcomed and invited at all Development Review Committee meetings. Time is reserved at each regular meeting for those in the audience who wish to address the Committee. The City requests that persons addressing the Committee refrain from making personal, slanderous, profane or disruptive remarks.

**TO ADDRESS THE DEVELOPMENT REVIEW COMMITTEE** simply approach the dais when the Chair announces the item on the agenda that you wish to speak about. Please provide the Chair with a copy of any written materials you wish to distribute to the Development Review Committee.

**MATTERS NOT ON THE AGENDA** should be presented during the time designated as "PUBLIC INPUT." By State law, the Development Review Committee may not discuss or vote on items not on the agenda.

**MATTERS ON THE AGENDA:** If you wish to address the Development Review Committee on a matter on the agenda, please wait until the Chair calls for the item to be discussed. The applicant is invited to speak first, followed by those who support the project, then those who have concerns or oppose the project. The applicant is then given the opportunity to rebut. Appellants will be afforded the same opportunities as applicants. Additionally, written comments submitted prior to the start of the meeting will be presented to the Committee as part of the consideration of the request. Comments can be submitted in person or via mail to Monrovia City Hall or by email to [planning@ci.monrovia.ca.us](mailto:planning@ci.monrovia.ca.us).



In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the Community Development Department at 932-5565. Please notify the Community Development Department at least seventy-two hours prior to the meeting so that reasonable arrangements can be made to ensure accessibility. Council Chambers is equipped with audio equipment for the hearing impaired, and is wheelchair accessible.



# AGENDA

## MONROVIA DEVELOPMENT REVIEW COMMITTEE

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Regular Meeting of the Monrovia Development Review Committee  
Monrovia City Hall  
415 South Ivy Avenue  
Wednesday, September 25, 2019, 4:00 PM

Written documentation relating to each proposed item of business on the Agenda presented for consideration by the Development Review Committee is on file in the Community Development Department.

**CONVENE** Chair Jimenez

**ROLL CALL** Chair Jimenez, Committee Members Cherry, Dover, and Sanvictores

**APPROVAL OF MINUTES** Unadopted Minutes of the September 11, 2019 Regular Meeting

### **PUBLIC INPUT**

At this time, citizens who wish to speak on any City business not on the Agenda that is within the purview of the Development Review Committee may approach the podium on a first come, first served basis. Please state your name for the record. By State Law, the Committee may not discuss or vote on items not on the Agenda.

### **PUBLIC HEARINGS**

None.

### **ADMINISTRATIVE REPORTS**

**TU2019-0007**                      **Temporary Use; 608-610 South Myrtle Avenue, Steve Kwan, Copper Still Grill, Applicant**

**Request:** Applicant is requesting a Temporary Use Permit to serve alcoholic beverages during their anniversary BBQ event. The event will take place on Saturday, October 19, 2019 from 4:00 p.m. to midnight. This property is located in the HCD (Historic Commercial Downtown) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation:** Approve with Conditions.

**TU2019-0008**                      **Temporary Use; 1435 South Shamrock Avenue, Shawn Robb, Applicant**

**Request:** Applicant is requesting a Temporary Use Permit to serve alcoholic beverages for the C.V. Tile and Stone charity event the "Wounded Warrior Project". The event will take place on Saturday, October 5, 2019 from 6:00 p.m. to 11:00 p.m. This property is located in the M (Manufacturing) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation:** Approve with Conditions.

**MAJD2019-0001**                      **Major Determination; 410 South Myrtle Avenue, Restaurant Technologies Inc., Applicant**

**Request:** Applicant is requesting a Major Determination for an encroachment permit that would allow a delivery truck to park in the public right-of-way and run a hose line through the breezeway for cooking oil delivery/pickup service for Studio Movie Grill. This property is located in the HCD (Historic Commercial Downtown) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation:** Approve with Conditions.

**AR2019-0012                      Advisory Review; 235 West Maple Avenue, David Robkin, Wingwalker Brewing, Applicant**

**Request:** Applicant is requesting and Advisory Review to amend CUP2017-07 (Conditional Use Permit 2017-07) to allow an earlier start time for the brewery taproom weekday hours of operation to begin at 3:00 p.m. instead of 5:00 p.m.; the weekday closing hours would remain at 10:00 p.m. The applicant is also requesting an Advisory Review to allow for a Conditional Use Permit for a live entertainment permit for up to five nights a week in the existing taproom. This property is located in M (Manufacturing) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

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

**AR2019-0014                      Advisory Review of the Fifield Development Project; 123, 137, 141, 145 West Pomona Avenue and 1528 and 1532 South Primrose Avenue, (Assessor's Parcel Numbers [APNs] 8507-002-034, 8507-002-035, 8507-002-033, 8507-002-039, 8507-002-038, 8507-002-907, and 8507-002-908) Fifield Realty Corporation, Applicant**

**Request:** Applicant is requesting an Advisory Review for a Specific Plan and development of a new 7-story mixed-use residential/commercial project to include 310 apartment units, 10,000 square feet of ground-floor commercial space, and a three-level (two underground) 479-space parking garage on a 1.83-acre site. Twenty-five of the units will be made affordable for very-low income and moderate income households. These properties are located in the Planned Development Area - 12 (PD-12) zone. 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 September 9, 2019.

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

**AR2019-0013                      Advisory Review of the Overton Moore Project; 115-127 East Lime Avenue, (Assessor's Parcel Numbers [APNs] 8516-012-800 and 8516-012-801) Monrovia Lime LLC, Applicant**

**Request:** Applicant is requesting an Advisory Review for a Tentative Parcel Map to consolidate three parcels into one parcel, General Plan and Zoning Map amendments to change Public/Quasi-Public designation to Planned Development Area - 5b (PD-5b) zone, a General Plan amendment to include PD-5b guidelines to facilitate the adaptive re-use of the site and a Conditional Use Permit to allow a self-storage facility, managers office and commercial storefronts to occupy the existing four story building. The proposal includes the remodeling of the building's interior and exterior, new landscaping and 19 parking spaces accessible from the alley on the north side of the site. These properties are located in the P/QP (Public/ Quasi Public) zone. 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 20-day public review and comment period beginning September 19, 2019.

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

**REPORTS FROM STAFF**

None.

**ADJOURNMENT**

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

I hereby certify, under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the front entrance of City Hall not less than 72 hours prior to the meeting dated this 19<sup>th</sup> day of September, 2019.

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Brenda Quezada, Planning Technician