

**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

**Sean Sullivan**  
Interim  
Public Works  
Director

**Welcome to the Monrovia Development Review Committee Meeting  
Wednesday, December 18, 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

---

Regular Meeting of the Monrovia Development Review Committee  
Monrovia City Hall  
415 South Ivy Avenue  
Wednesday, December 18, 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, Sanvictores, and Sullivan

**APPROVAL OF MINUTES** Unadopted Minutes of the December 4, 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**

**ME2019-0020 Minor Exception; 915 West Hillcrest Boulevard, Raz Hen, Applicant**

**Request:** Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) Section 17.12.020 to continue existing non-conforming side yard setbacks (5'-0" in lieu of 9'-5") along the west property line for a single-story addition to an existing single-family residence. The property is located in the RL (Residential Low Density) zone.

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

**Recommendation:** Approve with Conditions.

### **ADMINISTRATIVE REPORTS**

**AR2019-0019 Advisory Review; 120 East Lemon Avenue, Joey Kouchakian, Café on Lemon, Applicant**

**Request:** Applicant is requesting an Advisory Review to change the hours of operation for a new restaurant (Café on Lemon) which is currently subject to Conditional Use Permit (CUP2018-0015) for the service of beer and wine. Specifically, the applicant is requesting to modify Condition of Approval No. 19, which currently limits the hours of operation from 11:00 a.m. to 12:00 midnight, Monday through Sunday. The proposed hours of operation are 7:00 a.m. to 12:00 midnight, Monday through Sunday. This property is located in the PD-5 (Planned Development Area-5) zone.

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

**Recommendation:** Approve with Conditions.

**MAJD2019-0003 Major Determination; 323 West Huntington Drive, Keshia Carter-Bowen, Simply Divine Training Academy, Applicant**

**Request:** Applicant is requesting a Major Determination to determine that there is sufficient parking to accommodate an instructional use in an existing multi-tenant building. This property is located in the RCC (Retail Corridor Commercial) zone.

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

**Recommendation:** Approve with Conditions.

**AR2019-0008      Advisory Review; 419 South Myrtle Avenue, London Gastropub, Jim Read, Business Owner**

**Request:** Conduct a formal review of London Gastropub's Conditional Use Permit (CUP2008-23) and Type 47 State Alcohol Beverage Control (ABC) license pursuant to the conditions established by the Development Review Committee during their Regular Meeting on September 11, 2019. Determine that this review is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation:** Conduct review and evaluate corrective measures.

**MISC2019-0020      Miscellaneous Review; 512 South Myrtle Avenue, Miguel Ortiz, Sugarland, Applicant**

**Request:** Applicant is requesting a Miscellaneous Review for two sidewalk display gumball machines to be placed outside of an existing business (Sugarland). The subject 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.

**SIGN2019-0046      Sign Review; 1333 South Mayflower Avenue, Jaime Colchado, Sign Specialists Corporation, Applicant**

**Request:** Applicant is requesting a Sign Review for a new halo lit channel letter building wall sign for an existing business (Souttenders). This property is located in the CRS (Regional/Subregional Commercial) zone. Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

**Recommendation:** Approve as presented.

**SIGN2019-0049      Sign Review; 1515 South Myrtle Avenue, CD Painting, Inc. dba CD Imaging and Signs, Applicant**

**Request:** Applicant is requesting a Sign Review for a new illuminated individual-channel letter building wall sign for an existing business (Extra Mile). This property is located in the PD-12 (Planned Development-Area 12) zone. Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

**Recommendation:** Approve as presented.

**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 12<sup>th</sup> day of December, 2019.**

---

Brenda Quezada, Planning Technician