

**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, March 11, 2020 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. 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.



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, March 11, 2020

Written documentation relating to each proposed item of business on the Agenda presented for consideration by the Development Review Committee are 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 February 26, 2020 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

DR2020-0004 Design Review; 217 Valle Vista Avenue, Jay Lee, Applicant

Request: Applicant is requesting a Level 5 Neighborhood Compatibility Design Review for a 721 square foot single-story addition and an 825 square foot two-story addition to a single-story residence for a total area of 2,488 square feet. The applicant is also proposing a new detached two-car garage in the rear. The subject property is located in the RL (Residential Low Density) zone.

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

Recommendation: Approve with Conditions.

MAJD2020-0003 Major Determination; 1305 South Mountain Avenue, Julius Monge, DTLA Rental Cars, Applicant

Request: Applicant is requesting a Major Determination to determine that the proposed use will remain an ancillary use to an existing car dealership and that there is sufficient parking to accommodate the new use. The subject property is located in the PD-10 (Planned Development-Area 10) zone.

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

Recommendation: Approve with Conditions.

TU2020-0001 Temporary Use; 321 South Myrtle Avenue, Jason Moss for the Jewish Federation of the Greater San Gabriel and Pomona Valleys, Applicant

Request: Applicant is requesting a Temporary Use Permit to serve alcohol within a beer and wine garden during the Jewish Federation of the Greater San Gabriel and Pomona Valleys Jewish Food Festival at Library Park. The event will take place on Sunday, April 26, 2020 from 11:00 am to 2:45 pm. This property is located in the P/QP (Public/Quasi-Public) zone.

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

Recommendation: Approve with Conditions.

TU2020-0002 Temporary Use; 227 West Maple Avenue, Over Town Brewing Co., Applicant

Request: Applicant is requesting a Temporary Use Permit to serve beer in the parking lot behind the building during their first anniversary celebration weekend, which will take place on Saturday, March 15, 2020 from 1:00 pm to 11:00 pm and Sunday, March 16, 2020 from 7:00 am to 6:00 pm. Live music will take place from 6:00 pm to 10:00 pm on Saturday evening. 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.

SIGN2020-0007 Sign Review; 831 East Huntington Drive, James Rosenberg, Megahertz, Applicant

Request: Applicant is requesting a Sign Review for two new building wall signs and a monument face change-out for a new business, Optum. The subject property is located in the O/RD/LM (Office/Research and Development/Light Manufacturing) zone.

Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

SIGN2020-0008 Sign Review; 314 West Huntington Drive, Antonio Guevara, Applicant

Request: Applicant is requesting a Sign Review for a new illuminated individual channel letter building wall sign for a new business, Baja Cali Fish & Tacos. The subject property is located in the RCC (Retail Commercial Corridor) zone.

Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

SIGN2020-0013 Sign Review; 101 West Foothill Boulevard, John Estrada, Sign Crafters, Applicant

Request: Applicant is requesting a Sign Review for a new non-illuminated building wall sign and anew non-illuminated graphic sign for a new business, Boba Box. The subject property is located in the NC (Neighborhood Commercial) zone.

Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

REPORTS FROM STAFF

None.

ADJOURNMENT

NOTE: Note: Decisions of the Development Review Committee may be appealed to the Planning Commission if filed in writing with 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 5th day of March, 2020.

Brenda Quezada, Planning Technicain