

AGENDA

MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee
Monrovia City Hall
415 South Ivy Avenue

Wednesday, March 3, 2021 4:00 PM

CORONAVIRUS DISEASE (COVID-19) ADVISORY

As a precaution to protect staff, our constituents, and elected officials, in accordance with Executive Order N-29-20 and guidance from the California Department of Public Health on gatherings, there will NOT be a physical meeting location and all public participation will be electronic. To further reduce the spread of COVID-19, all Development Review Committee review and determination authority was temporarily delegated to the Community Development Director pursuant to City Council Urgency Ordinance (Ordinance No. 2020-06U). Pursuant to the Governor's Executive Order N-29-20, City Committees may participate via teleconference.

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 and available online at www.cityofmonrovia.org/projectsunderreview.

CONVENE Chair Craig Jimenez, AICP, Community Development Director

ROLL CALL Chair Jimenez on behalf of the Development Review Committee

APPROVAL OF MINUTES Unadopted [Minutes](#) of the February 17, 2021 Regular Meeting

PUBLIC INPUT

Members of the public are encouraged to participate in the meeting. All public comments should be submitted by email to the Planning Division at planning@ci.monrovia.ca.us before 3:00 PM on Wednesday, March 3, 2021. Public input related to Public Hearings will be accepted by email prior to the close of the Public Hearing.

Comments provided via email will be posted to the City's website and distributed to the Community Development Director. Comments will be read into the record and may be summarized in the interest of time. **If comments are specifically in support of, or with concerns of an item, please clearly state so in the introduction.** Anyone who submits comments will also be notified of the decision.

PUBLIC HEARINGS

ME2021-0005 [Minor Exception](#); 860 West Foothill Boulevard, Urban Dwell Architects, Applicant

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) Sections 17.24.060 and 17.24.070 for a redesign of the parking lot and drive thru queue at 860 West Foothill Boulevard. Specifically, the application requests to reduce the number of on-site parking spaces from ten spaces to nine spaces and to allow one tandem parking space for employee only parking to allow an additional drive thru queue lane. The property is located in the NC (Neighborhood Commercial) zone.

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

Recommendation: Approve the Minor Exception with Conditions

ADMINISTRATIVE REPORTS

AR2021-0004 [Advisory Review](#); 318-320 West Chestnut Avenue, Paul Kalemkarian, Applicant

Request: Applicant is requesting an Advisory Review to amend Conditional Use Permit (CUP2019-0003) to allow online sales and incidental retail sales of distilled spirits (ABC License Type 21) in conjunction with an existing wine warehousing and mail order business (Wine of the Month Club). The existing Conditional Use Permit allows the off-site sale of beer and wine (Type 20) and incidental wine tasting (Type 02). The subject 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: Recommend approval to Planning Commission with Draft Conditions.

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 25th day of February, 2021.

Brenda Quezada, Planning Technician