

# AGENDA

## MONROVIA DEVELOPMENT REVIEW COMMITTEE

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

Wednesday, March 17, 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](http://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 March 3, 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](mailto:planning@ci.monrovia.ca.us) before 3:00 PM on Wednesday, March 17, 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 with an item, please clearly state so in the introduction.** Anyone who submits comments will also be notified of the decision.

**PUBLIC HEARINGS** None

### **ADMINISTRATIVE REPORTS**

AR2021-0005 **Advisory Review; 204 West Foothill Boulevard, Brian Whelan, Applicant**

**Request:** Applicant is requesting a Conditional Use Permit to allow late night operations at Foothill Gym's new location at 204 West Foothill Boulevard. Specifically, the gym proposes to open at 5:00 a.m. for classes and general gym use. The intent of the Conditional Use Permit is to allow indoor early morning operations. However, due to the Covid-19 related Los Angeles County public health restrictions, indoor gym use is temporarily banned. Outdoor early morning operations are concurrently being requested through a Temporary Outdoor Business Operations permit. 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:** Recommend approval to the Planning Commission with draft Conditions.

MAJD2021-0003 **Major Determination; 821 South Myrtle Avenue, Amil Gupta for Avalon Bay, Applicant**

**Request:** Applicant is requesting a Major Determination that the establishment of a flex office program (co-working office spaces) within a ground floor retail space is consistent with land use regulations of the Avalon Monrovia Specific Plan. The individual office users will be expected to conduct business during normal business hours; however, as with any office use incidental use of the space before or after normal working hours may occur. The property is located within the Avalon Monrovia Specific Plan area. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

**Recommendation:** Approve with Conditions.

**MAJD2021-0004      [Major Determination](#); 806 East Huntington Drive, Chad Hawkins, Applicant**

**Request:** Applicant is requesting a Major Determination that the establishment of a veterinary hospital is consistent with the PD-10 (Planned Development – Area 10) land use regulations. The property is located in PD-10 (Planned Development - Area 10). Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

**Recommendation: Approve with Conditions.**

**SIGN2021-0004      [Sign Review](#); 1310 South Myrtle Avenue, B & H Signs, Applicant**

**Request:** Applicant is requesting a Sign Review for a new non-illuminated building wall sign, for a new business, Mindful Behavior located at 1310 South Myrtle Avenue. The property is zoned BE (Business Enterprise) zone. Determine that the project is Categorical 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 11<sup>th</sup> day of March, 2021.**

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**Brenda Quezada, Planning Technician**