

AGENDA

CITY OF MONROVIA

DEVELOPMENT REVIEW COMMITTEE

Special Meeting of the Monrovia Development Review Committee
Monrovia City Hall
415 South Ivy Avenue, Monrovia, CA 91016
April 8, 2021 at 4:00 p.m.

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.

I, Craig Jimenez, Chairman of the Development Review Committee, hereby call a Special Meeting of the Committee at the time and place noted above to discuss the matters below.

Craig Jimenez, Community Development Director

Date

Final Staff information and other written documentation relating to each item of business referred to on the agenda are on file in the Community Development Department.

1. **CALL TO ORDER:** 4:00 p.m.
2. **ROLL CALL:** Chair Jimenez, AICP, Community Development Director
3. **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 Thursday, April 8, 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.

4. **PUBLIC HEARINGS:**

ME2021-0006

MISC2021-0002 Minor Exception and Miscellaneous Review; 825 South Myrtle Avenue, Amil Gupta for Avalon Bay, Applicant

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code Section 17.28.100 to exceed the maximum permitted window sign area (100% window coverage in lieu of 10%) for four ground level windows fronting South Myrtle Avenue. Separately, the applicant is also proposing a Miscellaneous Review for approval to place five temporary sidewalk signs (two on South Myrtle Avenue and three on West Chestnut Avenue) and two temporary parking spaces on West Chestnut. Lastly, the

Applicant is requesting to install three permanent pet waste stations within the public right-of-way (one on West Chestnut Avenue, one on South Myrtle Avenue, and one on West Walnut Avenue). The property is located in the SP (Avalon Monrovia Specific Plan) zone.

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

Recommendation: Approve with Conditions.

5. ADMINISTRATIVE REPORTS:

MAJD2021-0005 [Major Determination](#); 135 East Chestnut Avenue Unit 5A, Andrew Garnica, Applicant

Request: Applicant is requesting a Major Determination to allow incidental retail sales of products manufactured on-site for a new business, Rocket Customs. The property is located in the M (Manufacturing) zone.

This project is Categorically Exempt (Class 1) from the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

MAJD2021-0006 **Major Determination; 135 East Chestnut Avenue Unit 1A, Natalie Chen for Steven's Art & Antiques, Applicant**

Request: Applicant is requesting a Major Determination to determine that the new use of warehouse and incidental retail sales for a new business, Steven's Art & Antiques, is consistent with Manufacturing land use regulations. The property is located in the M (Manufacturing) zone.

This project is Categorically Exempt (Class 1) from the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

DR2021-0003 [Design Review](#); 660 West Huntington Drive, Hany Malak, Applicant

Request: Applicant is requesting a Design Review for a façade remodel for an existing retail building (formerly the Toys R Us). The property is located in the CRS (Regional/Subregional Commercial) zone.

This project is Categorically Exempt (Class 1) from the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

SIGN2021-0005 [Sign Review](#); 534 South Myrtle Avenue, Santioie Crawford for Fast Signs of Torrance, Applicant

Request: Applicant is requesting a Sign Review for two new non-illuminated building wall signs for an existing restaurant, The Monrovia. This property is located in the HCD (Historic Commercial Downtown) zone.

This project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Approve as Presented.

MAJD2021-0007 Major Determination regarding Conditional Use Permit Requirement for Alcohol Service and Sales when Service and Sales is suspended for 30 days or more.

Request: Determine that MMC §17.44.025(E)(2) does not apply to businesses that were required to suspend business for more than 30 days due to the Covid-19 pandemic and Los Angeles County Public Health Orders. MMC §17.44.025(E)(2) requires businesses to obtain a new Conditional Use Permit for Alcohol Service and Sales if Alcohol Service and Sales is suspended for 30 days or more.

Recommendation: Approve as Presented.

5. REPORTS FROM STAFF:

Annual Review of ABC License

Only those items on the agenda may be discussed at a special meeting of the Development Review Committee.

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