

AGENDA

MONROVIA DEVELOPMENT REVIEW COMMITTEE

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

Wednesday, April 21, 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 March 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, April 21, 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

ME2021-0007 [Minor Exception](#); 360 North Alta Vista, Coulter Winn, Applicant

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) Section 17.12.020 to continue an existing non-conforming side yard setback (4'-0" in lieu of 5'-0") along the north property line for a 127 square foot 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 to the California Environmental Quality Act (CEQA)

Recommendation: Approve with Conditions.

ADMINISTRATIVE REPORTS

MISC2021-0003
MISC2021-0004
MISC2021-0005
MISC2021-0006
MISC2021-0007
MISC2021-0008

[Miscellaneous Review](#); 206, 210, 212, 216, 228, and 234 West Evergreen Avenue, M&D Burke Properties LP (Forrest Newhall), Applicant

Request: Applicant is requesting the issuance of demolition permits in accordance with MMC Section 17010.080. The six existing residential structures are vacant and are likely to become a public nuisance.

On January 23, 2019, the Historic Preservation Commission determined that the properties do not have any historic significance. These properties are located within the Arroyo at Monrovia Station Specific Plan. The property is located in the PD-12 (Planned Development Area 12) zone.

Determine that the project is consistent with the certified Arroyo at Monrovia Station Specific Plan Program Environmental Impact Report (State Clearinghouse No. 2019050016) and pursuant to the Public Resources Code 21083.3 and CEQA Guideline sections 15162, 15168, and 15183 is exempt from the requirement that additional environmental documentation be prepared.

Recommendation: Approve as presented.

MISC2021-0009 [Miscellaneous Review](#); 910 South Ivy Avenue, Andrea Aceves, Applicant

Request: Applicant is requesting a Miscellaneous Review for the proposed grading plan, private recreation areas, and location of an electrical transformer and fire standpipe related to the development of a new 6-unit, two-and-three story, attached townhouse development at 910 South Ivy Avenue. On July 21, 2020, the Monrovia City Council approved a Conditional Use Permit (CUP2019-0020) for the new development. This property is located in the RM (Residential Multi-Family) 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 15th day of April, 2021.

Brenda Quezada, Planning Technician