

AGENDA

MONROVIA DEVELOPMENT REVIEW COMMITTEE

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

Wednesday, May 5, 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](#), the [April 8, 2021 Special Meeting](#) and [April 21, 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, May 5, 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

DR2021-0007 [Design Review](#); 303 Highland Place, Yvonne Lau, Applicant

Request: Applicant is requesting a Level 5 Neighborhood Compatibility Design Review (DR2021-0007) to construct a new two-story addition to a single-story house. This proposal is in connection with a previously approved Minor Exception (ME2020-0005) and Design Review (DR2020-0012) for a single-story addition with a reduced side-yard setback along the southern side of the property (6'-6" in lieu of 9'). The applicants recently revised their proposal to include a two-story addition above the previously approved ground floor rear addition. The two-story addition will meet the side yard setback requirements. The property is located in the RE (Residential Estate) zone.

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

Recommendation: Approve with Conditions.

MAJD2021-0008 [Major Determination](#); 517 South Myrtle Avenue, Unit 201, Max Lee, Applicant

Request: Applicant is requesting a Major Determination that a proposed recording studio that offers one-on-one music training, Max Lee Music, is similar to and compatible with the land uses allowed in

the Historic Commercial Downtown (HCD) zone. The new business will be located on the second floor of an existing commercial building. This property is located in the HCD zone.
Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve with Conditions.

MAJD2021-0009 [Major Determination](#); 808 East Huntington Drive, Unit A, Michael Chiranian, Applicant

Request: Applicant is requesting a Major Determination that a proposed rental car storage facility, Route 66 Rent a Car, is similar to and compatible with the land uses allowed in the PD-10 (Planned Development Area-10) zone. This property is located in the PD-10 zone.
Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve with Conditions.

MISC2021-00010 [Miscellaneous Review](#); 1121 Orange Avenue, Fred Gonzalez, Applicant

Request: Applicant is requesting to remove an existing Coast Live Oak tree due to poor health. The tree is located in the front yard of 1121 Orange Avenue. This property is located in the RL (Residential Low Density) zone.
Determine that the project is Categorical Exempt (Class 1) 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 29th day of April, 2021.

Brenda Quezada, Planning Technician