

AGENDA

MONROVIA DEVELOPMENT REVIEW COMMITTEE

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

Wednesday, May 19, 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 May 5, 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 19, 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 this item, please clearly state so in the introduction.** Anyone who submits comments will also be notified of the decision.

PUBLIC HEARINGS

None.

ADMINISTRATIVE REPORTS

AR2021-0008 [Advisory Review; 820 West Huntington Drive, Brooke Reimer for Chick-Fil-A Inc., Applicant](#)

Request: Applicant is requesting an Advisory Review to construct and operate two new drive-thru restaurants at the southwest corner of West Huntington Drive and Encino Avenue (former Claim Jumper restaurant site). The Chick-fil-A restaurant would be a 4,562 square foot, one-story building with outdoor dining space and the Starbucks café would be a 2,200 square foot, one-story building with outdoor dining space. The project would also dedicate approximately 8,600 square feet of land at the southeast corner of the project site to the City for future development into a pocket park. An Initial Study was completed in accordance with the California Environmental Quality Act (CEQA) and a Notice of Intent to adopt a Mitigated Negative Declaration for the project was distributed for a 30-day public review and comment period beginning May 3, 2021.

Recommendation: Recommend approval to the Planning Commission.

MAJD2021-0010

[Major Determination; 244 East Pomona Avenue and 1703-1711 California Avenue, Silvia Ye for Wells Pomona, LLC, Applicant](#)

Request: Applicant is requesting a Major Determination that there will be adequate on-site parking for a new Heating Ventilation Air Conditioning (HVAC) and plumbing supply company (Wells Plumbing and Heating Supplies, Inc). The three existing parking lots on the subject site will be improved to be in substantial compliance with the Monrovia Municipal Code (MMC). The property is located in the PD-12 (Planned Development Area - 12) zone.

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

Recommendation: Approve with Conditions.

SIGN2021-0006

[Sign Review; 605 East Huntington Drive, Suite 102, B & H Signs, Applicant](#)

Request: Applicant is requesting a Sign Review to install a new non-illuminated building wall sign for a new business, 'Curative'. The property is located in the O/RD/LM (Office/Research & Development/Light Manufacturing) zone.

Determine that the project is Categorically 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 13th day of May, 2021.

Brenda Quezada, Planning Technician