

# AGENDA

## MONROVIA DEVELOPMENT REVIEW COMMITTEE

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

Wednesday, June 2, 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 May 19, 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, June 2, 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**

**MCUP2021-0001** [Minor Conditional Use Permit; 316 South Myrtle Avenue, Olga Tsikalyuk for Dance Around the Clock, Applicant](#)

**Request:** Applicant is requesting a Minor Conditional Use Permit to allow an instructional dance studio use at 316 South Myrtle Avenue. The studio will occupy the second floor (±4,769 square feet of floor area) in the ±13,400 square foot two-story building. The subject property is located in the HCD (Historic Commercial Downtown) zone.

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

**Recommendation: Approve with Conditions.**

### **ADMINISTRATIVE REPORTS**

**TU2021-0001** [Temporary Use Permit; 415 West Chestnut Avenue, Jekyns Pelaez for SoCal Arts, Applicant](#)

**Request:** Applicant is requesting a Temporary Use Permit to serve champagne during a Fundraiser and Live Dance Performance on Friday, June 4, 2021 from 6:30 p.m. to 9:30 p.m. The event will also have a Dance Recital on Saturday June 5, 2021 from 1:00 p.m. to 6:30 p.m. The subject property is located in the M (Manufacturing) zone.

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

**Recommendation: Approve with Conditions.**

**SIGN2021-0007**

[Sign Review; 509 South Myrtle Avenue, R & L Textiles for Hall of Fame Baseball Cards, Applicant](#)

**Request:** Applicant is requesting a Sign Review for a new, non-illuminated, projecting wall sign for a new business, Hall of Fame Baseball Cards. The subject property is located in the HDC (Historic Downtown Commercial) zone.

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

**Recommendation: Approve as presented.**

**SIGN2021-0008**

[Sign Review; 601 South Myrtle Avenue, Min Kim, Applicant](#)

**Request:** Applicant is requesting a Sign Review to install a new non-illuminated building wall sign for an established business, Mikomi Sushi. The subject property is located in the HDC (Historic Downtown Commercial) zone.

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

**Recommendation: Approve as presented.**

**MISC2021-0011**

[Miscellaneous Review; 900 South Magnolia Avenue, Jason Xu, Applicant](#)

**Request:** Applicant is requesting a Miscellaneous Review for the proposed grading and utility plans related to the development of a new 10-unit industrial condominium building at 900 South Magnolia Avenue. On February 2, 2021, the Monrovia City Council approved a Conditional Use Permit (CUP2021-0002) and Tentative Tract Map No. 83265 for the new development. This property is located in the M (Manufacturing) 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 27<sup>th</sup> day of May, 2021.**

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**Brenda Quezada, Planning Technician**