

AGENDA

MONROVIA DEVELOPMENT REVIEW COMMITTEE

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

Wednesday, June 16, 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 June 2, 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, June 16, 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

AR2021-0007 [Advisory Review; 945 West Huntington Drive](#), Bob Superneau for Raising Cane's, Applicant

Request: Applicant is requesting an Advisory Review for a Conditional Use Permit to construct a new Raising Cane's fast food restaurant with drive-thru service. The existing restaurant building (known as Zen Buffet) would be removed for the new 3,172 square foot, one-story building with outdoor dining space. The restaurant would include: a dual lane drive-thru with a total queue storage of 22 vehicles, a traditional layout with an indoor dining area (16 tables; 50 seats), an outdoor dining area (nine tables, 40 seats), kitchen area, and service area. The single story building is designed with various architectural building elements. The drive-thru lanes are located at the western side of the project site and wrap around the south side of the building, exiting in an easterly direction towards the parking area. The proposed Raising Cane's restaurant would operate between 9:00 a.m. to 3:30 a.m. daily. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Recommend approval to the Planning Commission.

DR2021-0010
MAJD2021-0011

[Design Review and Major Determination; 523 West Huntington Drive](#), Gregory N Bryant, Applicant

Request: Applicant is requesting a Design Review for an exterior façade remodel which includes the construction of a permanent roof structure over an existing outdoor patio and a Major Determination to determine that there will be adequate on-site parking for an existing business, Leroy's Restaurant. This property is located in the RCC (Retail Corridor Commercial). Determine that this project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

MAJD2021-0012

[Major Determination; 504 South Myrtle Avenue](#), Billy Haig, Applicant

Request: Applicant is requesting a Major Determination to renew an existing Conditional Use Permit CUP2016-26 for the service and sale of beer, wine, and distilled spirits (Type 47 ABC License) at an existing eating establishment that ceased operation for more than 30 days due to the COVID-19 pandemic and public health orders. On April 8, 2021, the Director of Community Development on behalf of the Development Review Committee determined that Monrovia Municipal Code (MMC) Section §17.44.025(E)(2), does not apply to establishments that serve alcoholic beverages and have ceased operation for more than 30 days due to the COVID-19 pandemic and public health orders (MAJD2021-0007). A new business, "The State Restaurant", is proposing to take over the existing business, "1776". This property is located in the HCD (Historic Downtown Commercial). Determine that this project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

MAJD2021-0016

[Major Determination; 501 West Huntington Drive](#), Heechul Park, Applicant

Request: Applicant is requesting a Major Determination that there will be adequate on-site parking for a new instructional use, "World's Best Taekwondo," in an existing single-tenant commercial building. This property is located in the RCC (Retail Corridor Commercial) zone. Determine that this project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

SIGN2021-0009

[Sign Review; 854 East Huntington Drive](#), Sorin Enache, Applicant

Request: Applicant is requesting a Sign Review for a face change-out on an existing monument sign at the Chevron gasoline station,. The subject property is located in the PD-10 (Planned Development – Area 10) zone. Determine that this project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

SIGN2021-0010

[Sign Review; 931 West Duarte Road](#), Christian Yu, Applicant

Request: Applicant is requesting a Sign Review for a new illuminated individual channel letter wall sign for a new restaurant, "Chan Kee". The subject property is located in the NC (Neighborhood Commercial) zone. Determine that this project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

MISC2021-0012

[Miscellaneous Review; 324 East Lime Avenue](#), Camille Weis, Applicant

Request: Applicant is requesting to remove an existing Coastal Live Oak tree due to potential risk of damage to the home and property line wall. The tree is located in the east side yard of 324 East Lime Avenue. This property is located in the RM 3500 (Residential Medium Density of 3500) zone. Determine that this project is Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

MISC2021-0013

[Miscellaneous Review; 541 Ranchito Road](#), Jesse De La Torre, 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 541 Ranchito Road. This property is located in the RL (Residential Low Density) zone. Determine that this project is Exempt pursuant to Section 15061(b)(3) of 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 10th day of June, 2021.

Brenda Quezada, Planning Technician