

AGENDA

MONROVIA DEVELOPMENT REVIEW COMMITTEE

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

Wednesday, July 7, 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 16, 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, July 7, 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

AR2021-00011 [Advisory Review; 458 East Duarte Road](#), Hazem Alchadayda, Applicant

Request: Applicant is requesting an Advisory Review for a Conditional Use Permit to allow the off-site sale of beer, wine and distilled spirits (Type 21 ABC License) for an existing business, "New Country Store." The property is located in the BE (Business Enterprise) zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Recommend approval to the Planning Commission with draft conditions.

AR2021-00012 [Advisory Review; 517 South Myrtle Avenue](#), Max Lee, Applicant

Request: Applicant is requesting an Advisory Review for a Conditional Use Permit to allow outdoor folk music on Friday evenings in White Oak Alley by Kattywompus String Band. The property is located in the HCD (Historic Commercial Downtown) zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Recommend approval to the Planning Commission with draft conditions.

MAJD2021-0018 [Major Determination; 806 East Huntington Drive](#), Terry Li , Applicant

Request: Applicant is requesting a Major Determination that the establishment of a fencing school is consistent with the PD-10 (Planned Development – Area 10) land use regulations. The property is located in PD-10 (Planned Development - Area 10) zone.
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve with conditions.

MAJD2021-0017 [Major Determination; 410 South Myrtle Avenue](#), Stephen Ironside, Applicant

Request: Applicant is requesting Determination of Substantial Compliance with CUP2018-0013 for serving alcohol on-site for a new business, “Look Cinemas.” The 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.

SIGN2021-0014 [Sign Review; 410 South Myrtle Avenue](#), Stephen Ironside, Applicant

Request: Applicant is requesting a Signage Review for a new Master Sign Program for a new business, “Look Cinemas.” This property is located in the HCD (Historic Commercial Downtown) zone.
Determine that this project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

SIGN2021-0011 [Sign Review; 418 South Myrtle Avenue](#), Lee Carter, Applicant

Request: Applicant is requesting a Sign Review for a new non-illuminated wall sign with individual flat cut letters on an aluminum backer panel for a new business, “Warhammer.” The subject property is located in the HCD (Historic Commercial Downtown) zone.
Determine that this project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

SIGN2021-0012 [Sign Review; 446 West Huntington Drive](#), Young Chen, Applicant

Request: Applicant is requesting a Sign Review for a new illuminated individual channel letter wall sign for a new business, “Hella Bird.” The subject property is located in the RCC (Retail Corridor Commercial) zone.
Determine that this project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

SIGN2021-0013 [Sign Review; 1540 South Myrtle Avenue](#), Ryan Lopez for Lord Empanadas, Applicant

Request: Applicant is requesting a Sign Review for a face change-out on an existing roof sign for a new business, “Lord Empanadas.” The subject property is located in the PD-12 (Planned Development – Area 12) zone.
Determine that this project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

MISC2021-0014 Miscellaneous Review; 131-141 South Myrtle Avenue, Johnnie Moore for R & M Eateries, Applicant

Request: Applicant is requesting a Miscellaneous Review for outdoor dining at a new restaurant, "Chronic Tacos." The subject site is located in the NC (Neighborhood Commercial) zone. Determine that this project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions.

MISC2021-0015 Miscellaneous Review; 150 North Magnolia Avenue, James Hinkley & Michelle Saykalley, Applicants

Request: Applicant is requesting a Miscellaneous Review to remove an existing Coastal California Oak tree due to poor health. The tree is located in the front yard of 150 North Magnolia Avenue. 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.

MISC2021-0016 Miscellaneous Review; 511 East Walnut Avenue, Bowden Development, Inc., Applicant

Request: Applicant is requesting a Miscellaneous Review for the proposed grading plan and recreation spaces related to the development of a new 4-unit Planned Unit Development at 511 East Walnut Avenue. On July 21, 2020, the Monrovia City Council approved a Conditional Use Permit (CUP2021-0001) for the new development. This property is located in the RM3000 (Residential Medium Density) zone. Determine that the project is Categorically Exempt (Class 4) 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 1st day of July, 2021.

Brenda Quezada, Planning Technician