

AGENDA

MONROVIA DEVELOPMENT REVIEW COMMITTEE

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

Wednesday, July 21, 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 July 7, 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 21, 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

[ME2021-0009 Minor Exception; 415 South Myrtle Avenue, Mark and Mia Pedersen for Moo Moo Mia Ice Cream, Applicant](#)

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code Section 17.28 to exceed the maximum permitted permanent window sign area (23% window coverage in lieu of 10% maximum) for the rebranding of an existing business now called Moo Moo Mia Ice Cream, located at 415 South Myrtle Avenue. 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 as presented.

[ME2021-0008 Minor Exception; 127 West Pomona Avenue, Robert Montano of Adept Development, Applicant](#)

Request: Applicant is requesting Minor Exceptions to modify an approved mixed use (residential/commercial) project with the following changes: 232 apartment units (instead of 310 units); 8,535 square feet of street-facing commercial space (instead of 10,000 s.f.), and a four-level above-grade parking garage (instead of a two-level subterranean garage). The modified project will maintain 25 affordable units; 13 units will be reserved for "very-low income" households and 12 units will be reserved for "moderate-income" households. The property is located in the 127 Pomona Specific Plan.

Determine that the project is consistent with the 127 Pomona Specific Plan Mitigated Negative Declaration and pursuant to the Public Resources Code 21083.3 and CEQA Guidelines sections 15162, 15168, and 15183 is exempt from the requirement that additional environmental documentation be prepared.

Recommendation: Recommend approval to the Planning Commission.

ADMINISTRATIVE REPORTS

[AR2021-0012 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.

[MISC2021-0017 Miscellaneous Review; 621 Norumbega Drive, Jeffrey Moscaret, Applicant](#)

Request: Applicant is requesting a Miscellaneous Review to remove an existing Engelmann Oak tree due to poor health. The tree is located in the front yard of 621 Norumbega Drive. This property is located in the RF (Residential Foothill) 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 15th day of July, 2021.

Vincent Gillespie, Planning Technician