

AGENDA

MONROVIA DEVELOPMENT REVIEW COMMITTEE

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

Wednesday, August 4, 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 21, 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, August 4, 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 with an item, please clearly state so in the introduction. Anyone who submits comments will also be notified of the decision.

PUBLIC HEARINGS

ME2021-0010 [Minor Exception; 337 Highland Place, Garrett Mills, Applicant](#)

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) Section 17.12.020 to allow a residential structure to exceed the maximum building height (three stories in lieu of two stories) through the conversion of existing attic area. The additional living area would be contained entirely under the existing roof; the existing building envelope will remain unchanged. The property is located at 337 Highland Place. The property is located in the RE (Residential Estate) zone.

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

Recommendation: Approve with conditions.

ADMINISTRATIVE REPORTS

TU2021-0002 [Temporary Use Permit; 517 South Myrtle Avenue, Max Lee, Applicant](#)

Request: Applicant is requesting a Temporary Use Permit to allow outdoor folk music on Friday evenings between the hours of 8:00 p.m. and 10:00 p.m. at 517 South Myrtle Avenue by Kattywompus String Band. 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.

SIGN2021-0015 [Sign Review; 415 South Myrtle Avenue, Mark and Mia Pedersen for Moo Moo Mia Ice Cream, Applicant](#)

Request: Applicant is requesting a Sign Review for a new hanging sidewalk sign and a new blade sign for a newly rebranded business, Moo Moo Mia Ice Cream. The signs will have the same dimensions, and will be placed in the same location as the previously approved sidewalk sign and blade signs. The property is located in the HCD (Historic Commercial Downtown) zone.

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

Recommendation: Approve as presented.

MISC2021-0019 [Miscellaneous Review; 1625 South Magnolia Avenue, Alexan Foothill Development, Applicant](#)

Request: Applicant is requesting a Miscellaneous Review for the proposed grading plan related to the development of a 436-unit, five-story apartment complex and an eight-level (seven stories) parking structure containing 798 spaces at 1625 South Magnolia Avenue. On February 4, 2020, the Monrovia City Council approved a CUP (CUP2019-0013), General Plan Amendment (GPA2019-0003) for the new development. This property is located in the PD-27 (Planned Development – Area 27) zone.

Determine that the project is Categorically Exempt (Class 4) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

MISC2021-0018 [Miscellaneous Review; 1110 Royal Oaks Drive, Diana Lynn, Applicant](#)

Request: Applicant is requesting a Miscellaneous Review to remove an existing Coastal Live Oak tree due to poor health, and trim another Coastal Live Oak. Both trees are located along the east property line of 1110 Royal Oaks Drive. This property is located in the RH (Residential High 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 29th day of July, 2021.

Vincent Gillespie, Planning Technician