

AGENDA

MONROVIA DEVELOPMENT REVIEW COMMITTEE

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

Wednesday, August 18, 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 August 4, 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 18, 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

MIND2021-0001

ME2021-0011

DR2021-0013 [Minor Determination, Minor Exception, and Design Review; 1024 Briarcliff Road, Mark Houston, Applicant](#)

Request: Applicant is requesting a Level 4 Neighborhood Compatibility Design Review to build a new 768 square foot, three-car garage and a 537 square foot addition above it on a property located at 1024 Briarcliff Road. This project also requires a Minor Determination to confirm that the home's front yard is located to the north of the existing house, and a Minor Exception from Monrovia Municipal Code Section 17.24.090(A)(2) to allow the new garage to be 18 feet from the side property line instead of 20 feet as required for parking spaces adjacent to the street. This property is located in the RF (Residential Foothill) zone.

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

Recommendation: Approve with Conditions.

ADMINISTRATIVE REPORTS

DR2021-0015 [Design Review; 303 West Huntington Drive](#), Sammy Salem, Applicant

Request: Applicant is requesting Design Review to remodel the façade of a multi-tenant building at 303 West Huntington Drive. The project involves the removal of wood siding which will be replaced with stucco. The Spanish tiles on the roof will be replaced with a standing seam metal material. This property is located in the RCC (Retail Corridor Commercial) zone.

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

Recommendation: Approve as presented.

MISC2021-0020 [Miscellaneous Review; 1701 Alamitas Avenue](#), Lawrence Chao, Applicant

Request: Applicant is requesting a Miscellaneous Review for the proposed grading plan, private recreation areas, and location of an electrical transformer related to the development of two new, two-story homes at 1701 Alamitas Avenue. On August 12, 2020, the Planning Commission approved a Conditional Use Permit (CUP2020-0002) for the new development. This property is located in the Planned Development – Area 11 (PD-11) zone.

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

Recommendation: Approve as presented.

SIGN2021-0017 [Sign Review; 660 West Huntington Drive](#), Carlos Avilla, Applicant

Request: Applicant is requesting a Sign Review for two new illuminated individual channel letter wall signs, one hanging under canopy sign, and new sign panels for the center's tenant ID signs for a new business, "Burlington." The subject property is located in the CRS (Regional/Subregional Commercial) zone.

Determine that this 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 12th day of August, 2021.

Brenda Quezada, Planning Technician