

AGENDA

MONROVIA DEVELOPMENT REVIEW COMMITTEE

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

Wednesday, September 1, 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 18, 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, September 1, 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

ME2021-0012
DR2021-0014

[Design Review and Minor Exception; 463 North Canyon Boulevard, John and Kathryn Tassinari, Applicant](#)

Request: Applicant is requesting Design Review to build a new second floor deck. This project also involves a Minor Exception to allow the new deck to be 9'-5" from the side (southern) property line (current setback of the main house), instead of 12 feet as required for second story additions. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

ME2021-0013
SIGN2021-0017

[Minor Exception and Sign Review; 923 South Myrtle Avenue, Nelson Rivera for Pool & Spa Supplies, Applicant](#)

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code Section 17.28.100 to exceed the maximum permitted building wall sign area (5.6% in lieu of 5% maximum) for an existing business, Pool & Spa Supplies. The subject property is located in the O/RD/LM (Office/Research Development/Light Manufacturing) zone. Determine that this project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

ME2021-0014

[Minor Exception; 131-141 South Myrtle Avenue, Johnnie Moore for Chronic Tacos, Applicant](#)

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) Section 17.28.100 to exceed the maximum permitted window sign area (30% in lieu of 10%) on the southern window for an existing business, Chronic Tacos. The property is located in the HCD (Historic Commercial Downtown) zone. Determine that this project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

ADMINISTRATIVE REPORTS

AR2021-0015

[Administrative Review; 204 West Foothill Boulevard, Brian Whelan for Foothill Gym, Applicant](#)

Request: Applicant is required to complete a 90-day review of late night operations (beginning at 5:00 a.m.) at Foothill Gym, located at 204 West Foothill Boulevard, Monrovia to ensure the gym operations are in compliance with the approved Conditional Use Permit. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented

MAJD2021-0019

[Major Determination; 1100 North Canyon Boulevard, Tom Dodson & Associates, Applicant](#)

Request: Applicant is requesting a Major Determination for the environmental documentation of the Trask Scout Reservation Water System Rehabilitation and Enhancement Project. The Greater Los Angeles Area Council of Boy Scouts of America operates the Trask Scout Reservation, which is located within the Sawpit Canyons area of the City of Monrovia. The project will improve the production of potable water at the Trask Scout Reservation in order to meet the State Water Resources Control Board, Division of Drinking Water treatment regulations and standards. The project will require grading and building permits from the City of Monrovia. The subject property is located in the HR (Hillside Reserve) zone. Determine that the project's Mitigated Negative Declaration (MND) was prepared in compliance with the requirements of the California Environmental Quality Act (CEQA).

Recommendation: Continue to the September 15, 2021 Regular Meeting

SIGN2021-0019

[Sign Review; 720 East Huntington Drive, Michelle Freeman, Applicant](#)

Request: Applicant is requesting a Sign Review for a new illuminated individual channel letter wall sign for an existing business, "LL Flooring." The subject property is located in the O/RD/LM (Office/Research Development/Light Manufacturing) zone. Determine that this project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented

SIGN2021-0023

[Sign Review; 501 West Huntington Drive, Heechul Park, Applicant](#)

Request: Applicant is requesting a Sign Review for a new illuminated individual channel letter wall sign for a new business, "World's Best Tae Kwan Do." The subject property is located in the RCC (Retail Corridor Commercial) zone. Determine that this project is Categorical 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 26th day of August, 2021.

Brenda Quezada, Planning Technician