

AGENDA

MONROVIA DEVELOPMENT REVIEW COMMITTEE

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

Wednesday, September 15, 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 September 1, 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 15, 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

ME2021-0015

[Minor Exception; 1607 South Magnolia Avenue, Todd Phillips, Applicant](#)

Request: Applicant is requesting minor exceptions for proposed modifications to the previously approved Alexan Foothills development project, which will be a new 436-unit, five-story apartment complex and a seven story parking structure on a 6.77 acre site. Specifically, the applicant is proposing modifications to the project's design at the southeast corner of the building, reduction of private open spaces (balconies/patios), and changes to the unit mix. This property is located in the SP (Alexan Foothills Specific Plan) zone.

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: Approve as presented.

ADMINISTRATIVE REPORTS

MAJD2021-0019 [Major Determination; 1100 North Canyon Boulevard, Kaitlyn Dodson-Hamilton for 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: Adopt the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

MAJD2021-0020 [Major Determination; 502 West Huntington Drive, Noel Domingo, Applicant](#)

Request: Applicant is requesting a Major Determination that a new urgent care business, Exer, is consistent with the zoning use and definition as an administrative/professional office. The proposed urgent care will occupy an existing 5,400 square foot building at 502 West Huntington Drive (former Applebee's restaurant location). This property is located in the CRS (Commercial Regional/Sub-regional) zone.

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

Recommendation: Approve as presented.

SIGN2021-0024 [Sign Review; 181 West Huntington Drive, Alex Cruz for B&H Signs, Applicant](#)

Request: Applicant is requesting a Sign Review for a new halo-lit individual channel letter wall sign, for a new business, "SILC." The subject property is located in the O/RD/LM (Office/Research and Development/Light Manufacturing) zone.

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

Recommendation: Approve as presented.

SIGN2021-0025 [Sign Review; 128 West Walnut Avenue, Alex Cruz for B&H Signs, Applicant](#)

Request: Applicant is requesting a Sign Review for anew monument sign in lieu of a building wall sign, for an existing business, "The Pilot Group." The subject property is located in the M (Manufacturing) zone.

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

Recommendation: Approve as presented.

SIGN2021-0026 [Sign Review; 535 West Huntington Drive, Rita Coe for Banfield Pet Hospital, Applicant](#)

Request: Applicant is requesting a Sign Review for two new internally-lit individual channel letter building wall signs and a face change out of an existing monument sign, for a new business, "Banfield Pet Hospital." 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.

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 9th day of September, 2021.

Austin Arnold, Assistant Planner