

AGENDA

MONROVIA DEVELOPMENT REVIEW COMMITTEE

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

Wednesday, October 20, 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 15, 2021 Regular Meeting, September 22, 2021 Special Meeting and the October 14, 2021 Special 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, October 20, 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

DR2021-0019

ME2021-0016

ME2021-0017

[Design Review and Minor Exception; 442 Sierra Vista Avenue, Carolyn Collins, Applicant](#)

Request: Applicant is requesting a Level 2 Neighborhood Compatibility Design Review and a Minor Exception from Monrovia Municipal Code (MMC) Section 17.12.020 to continue an existing non-conforming side yard setback (4'-0" in lieu of 5'-0") along the west property line and a 15% reduction to the front yard setback (21'-4" in lieu of 25'). The subject property is located in the RM 3000 (Residential Medium Density) zone.

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

Recommendation: Approve with conditions

ME2021-0018

[Minor Exception; 318 West Evergreen Avenue, Wendy Balvaneda, Applicant](#)

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) Section 17.12.030 to construct two 8' foot high wrought iron fences with concrete pilasters along the street side property line with a reduced setback (0' in lieu of 10') for an existing industrial warehouse complex. The

property is located at the southwest corner of South Magnolia Avenue and West Evergreen Avenue in the PD-27 (Planned Development – Area 27) zone.

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

Recommendation: Approve with conditions

ME2021-0019

ME2021-0020

ME2021-0021

[Minor Exception; 119 Norumbega Drive, Jeff Wood, Applicant](#)

Request: Applicant is requesting three Minor Exceptions from Monrovia Municipal Code (MMC) Sections 17.12.030 and 17.24.050 to construct a new detached two-car garage in place of an existing one-car garage. The new garage will be placed 3' from the south side property line in lieu of the requirement (5') and 21'-7" from the front property line in lieu of the requirement (25'). The garage will have 8' of building separation from the main dwelling in lieu of the requirement (10') and parking area will be approximately 18' deep by 18' wide in lieu of the required dimension (20' deep by 18' wide). The property is located in the RM3000 (Residential Medium Density) zone.

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

Recommendation: Approve with conditions

MCUP2021-0002

[Minor Conditional Use Permit; 202 South Myrtle Avenue, Aaron Glean-Sealey, Applicant](#)

Request: Applicant is requesting a Minor Conditional Use Permit to allow an instructional fitness studio use within a new gym, Sealey Strength, LLC. Sealey Strength, LLC will occupy the entire building but will divide the floor plan into two main areas, an open gym and an instructional studio. The instructional studio will occupy approximately ±1,880 square feet of the existing ±9,900 square foot one-story building. 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

ADMINISTRATIVE REPORTS

DR2021-0022

[Design Review; 714 West Colorado Boulevard, Mike Margerum, Applicant](#)

Request: Applicant is requesting a Level 6 Neighborhood Compatibility Design Review to construct a new 2,753 square foot two-story house and an 818 square foot detached garage/workshop. The property is located in the RM3500 (Residential Medium Density) zone.

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

Recommendation: Approve with conditions

MAJD2021-0022

[Major Determination; 221 West Maple Avenue, Jen Havens for Two Dogs Pet Service, Applicant](#)

Request: Applicant is requesting a Major Determination that dog training classes are an incidental use within a new pet care business, Two Dog Pet Service. The property is located in the M (Manufacturing) zone.

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

Recommendation: Approve with conditions

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 14th day of October, 2021.

Brenda Quezada, Planning Technician