

AGENDA

CITY OF MONROVIA

DEVELOPMENT REVIEW COMMITTEE

SPECIAL MEETING of the CITY OF MONROVIA
DEVELOPMENT REVIEW COMMITTEE
MONROVIA CITY HALL
415 SOUTH IVY AVENUE, MONROVIA, CA 91016
November 22, 2021 at 4:00 p.m.

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.cityofmonroiva.org/projectsunderreview.

1. **CALL TO ORDER:** 4:00 p.m. or as soon after the special meeting as possible
2. **ROLL CALL:** Chair Jimenez, AICP, Community Development Director on behalf of the Development Review Committee
3. **PUBLIC HEARINGS:**

[ME2021-0026 Minor Exception and Design Review; 414-416 West Lime Avenue](#)
[DR2021-0031 Nabil Maalouf, Applicant](#)

Request: Notice of Public Hearing for a Level 2 Neighborhood Compatibility Design Review (DR2021-0026) for the single-story addition of 558 square feet to the front dwelling unit and 583 square feet to the rear unit, as well as the construction of two new two-car garages. A Minor Exception (ME2021-0023) is required for the addition within an existing non-conforming side yard setback (3'-4" in lieu of 5') along the east property line of the rear dwelling. The property is located in the RM3500 (Residential Medium Density) zone.

This project is Categorically Exempt (Class 1) from the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

[ME2021-0029 Minor Exception and Design Review; 828 West Olive Avenue](#)
[DR2021-0025 Brent Williams, Applicant](#)

Request: Notice of Public Hearing for a "Level 2 Neighborhood Compatibility Design Review," for a 24 square foot addition to the front façade of an existing dwelling and a "Minor Exception" from Monrovia Municipal Code (MMC) Section 17.24.030 in order to maintain the existing legal-nonconforming parking (4 carport spaces in lieu of a 4-car garage). The property is located in the RM/RH (Residential Medium/High Density) zone. This project is Categorically Exempt (Class 1) from the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

4. ADMINISTRATIVE REPORTS:

MAJD2021-0025 Major Determination; 429 Wildrose Avenue, Harry Ralston for Oasis Trilingual Community School, Applicant

Request: Applicant is requesting a Major Determination to determine that a new business, Oasis Trilingual Community School, is in substantial conformance with the previous school use at St. Luke's Episcopal Church. This property is located in the P/QP (Public/Quazi-Public) zone.

This project is Categorically Exempt (Class 1) from the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

SIGN2021-0031 Sign Review; 806 East Huntington Drive, Michael Chiranian, Applicant

Request: Applicant is requesting two new illuminated, individual channel letter wall signs, for a new business, Route 66 Rent a Car. This property is located in the PD-10A (Planned Development PD - 10A) zone.

This project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

SIGN2021-0032 Sign Review; 621 West Huntington Drive, Yazmine Lopez, Applicant

Request: Applicant is requesting a new individual channel letter building wall sign with two graphic signs and a re-face of an existing pole sign for a new business, Tacos Ensenada. This property is located in the RCC (Retail Commercial Corridor) zone.

This project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

5. ADJOURNMENT

Only those items on the agenda may be discussed at a special meeting of the Development Review Committee.

NOTE: Decisions of the Development Review Committee may be appealed to the Planning Commission if filed in writing with Planning Secretary within ten (10) days. (Appeal Fee Required)

I, Craig Jimenez, Chairman of the Development Review Committee, hereby call a Special Meeting of the Committee at the time and place noted above to discuss the matters above. I hereby certify, under penalty of perjury under the laws of the State of California that the forgoing Agenda was posted at the front entrance of City Hall not less than 24 hours prior to the meeting.

Craig Jimenez, Community Development Director

Date

Final Staff information and other written documentation relating to each item of business referred to on the agenda are on file in the Community Development Department.