

**MONROVIA
DEVELOPMENT REVIEW COMMITTEE
AGENDA**

City Council Chambers
415 South Ivy Avenue, Monrovia, California 91016



Craig Jimenez
Chair
Director of
Community
Development

Tina Cherry
Director of Community
Services

Brad Dover
Fire Chief

Alan Sanvictores
Chief of Police

Alex Tachiki
Director of
Public Works

**Welcome to the Monrovia Development Review Committee Meeting
Wednesday, January 19, 2022 4:00 PM**

CORONAVIRUS DISEASE (COVID-19) ADVISORY

As a precaution to protect staff, our constituents, and elected officials, in accordance with Government Code Section 54953(e) and guidance from the California and Department of Public Health, Los Angeles County Health Department, and Occupational Safety and Health Administration, the City Council has made the determination that there will NOT be a physical meeting location and all public participation will be electronic.

Thank you for participating in today's meeting. The Development Review Committee encourages public participation, and invites you to share your views on City business that falls within its purview.

Pursuant to Government Code Section 54953(e), the Development Review Committee may participate via teleconference.

PUBLIC COMMENT WILL BE ACCEPTED BY THE FOLLOWING MEANS:

BY EMAIL: Public comment will be accepted by email to planning@ci.monrovia.ca.us before **3:00 p.m. on the day of the meeting**. Public comment may be summarized in the interest of time; however, the full text will be provided to all members of the Development Review Committee and made available on the City's website prior to the meeting. Public input related to Public Hearings will be accepted by email to planning@ci.monrovia.ca.us prior to close of the hearing.

BY ZOOM OR BY PHONE – Meeting ID 847 9798 2273: To participate from your computer, laptop, or smartphone, join at <https://zoom.us/join>, or call 1-669-900-9128 on your phone. **Please remain muted with video off until called upon.**

To comment during the public comment portions of the agenda, click the Participants "raise hand" icon or press *9 on your phone at the appropriate time indicated by the Chair during the meeting, and you will be selected from the meeting queue. Please limit comments to three minutes.

MEETINGS: Regular Meetings of the Development Review Committee are held on the first and third Wednesday of every month at 4:00 PM. The schedule of future meetings is available on the City's website. Agendas are posted at Monrovia City Hall and on the City's website at www.cityofmonrovia.org. Documents related to applications on the agenda are available for public review in the Community Development Department, 415 South Ivy Avenue, Monrovia, California

CITIZEN PARTICIPATION: Your participation is welcomed and invited at all Development Review Committee meetings. Time is reserved at each regular meeting for those in the audience who wish to address the Committee. The City requests that persons addressing the Committee refrain from making personal, slanderous, profane or disruptive remarks.

MATTERS NOT ON THE AGENDA: should be presented during the time designated as "PUBLIC INPUT." By State law, the Development Review Committee may not discuss or vote on items not on the agenda.

MATTERS ON THE AGENDA: If you wish to address the Development Review Committee on a matter on the agenda, please wait until the Chair calls for the item to be discussed. The applicant is invited to speak first, followed by those who support the project, then those who have concerns or oppose the project. The applicant is then given the opportunity to rebut. Appellants will be afforded the same opportunities as applicants. Additionally, written comments submitted prior to the start of the meeting will be presented to the Committee as part of the consideration of the request. Comments can be submitted in person or via mail to Monrovia City Hall or by email to planning@ci.monrovia.ca.us.



In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the Community Development Department at 932-5565. Please notify the Community Development Department at least seventy-two hours prior to the meeting so that reasonable arrangements can be made to ensure accessibility. Council Chambers is equipped with audio equipment for the hearing impaired, and is wheelchair accessible.





AGENDA MONROVIA DEVELOPMENT REVIEW COMMITTEE

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

Wednesday, January 19, 2022 4:00 PM

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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 <https://www.cityofmonrovia.org/projectsunderreview>.

CONVENE Chair Jimenez

ROLL CALL Committee Members Cherry, Dover, Sanvictores, Tachiki, Chair Jimenez

APPROVAL OF MINUTES Unadopted Minutes of the January 5, 2022 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, January 19, 2022. 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

ME2022-0001 Minor Exception; 315 West Palm Avenue, Brandon and Janet Atkins, Applicant

Request: Applicant is requesting 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 side of the property for a 572 square foot one-story addition to the rear of an existing single-family residence. The property is located in the RM 3500 (Residential Medium Density) zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

ADMINISTRATIVE REPORTS

AR2022-0001 Advisory Review; 405 Genoa Street, Stanley Tsai for JWDA-MS Architects, Applicant

Request: Applicant is requesting an advisory review for a Conditional Use Permit and subdivision map to construct a new 4-unit two-story attached condominium development with a 2-car garage for each unit. The property is located in the RH (Residential High Density) zone. Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Recommend approval to the Planning Commission

AR2022-0002 Advisory Review; 602 East Huntington Drive, Benjamin Switzer, Applicant

Request: Applicant is requesting an advisory review for a Conditional Use Permit to construct a new wireless telecommunications tower. The property is located in the O/RD/LM (Office/Research and Development/Light Manufacturing) zone.
Determine that the project is Categorically Exempt (Class 3) and (Class 11) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Recommend approval to the Planning Commission

AR2022-0003 Advisory Review; 225 West Duarte Road (APN: 8507-003-050 and 8507-003-048), 1725 Peck Road (APN: 8507-003-047), 1726 South Magnolia Avenue (APN: 8507-003-051), and 205 West Duarte Road (APN: 8507-003-045 and 8507-003-046); Rick North of JPI Development, Applicant

Request: Applicant is requesting an Advisory Review for proposed design modifications to an approved transit-oriented multi-family residential development, Station Square South. The elevation style has changed to provide a more cohesive architectural design, however, it still uses similar elements and themes of the previously entitled project.
Determine that the project is consistent with the Station Square South Specific Plan and the Mitigated Negative Declaration, and therefore, 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: Recommend approval to the Planning Commission

REPORTS FROM STAFF

Resolution No. 2022-0001 (SB-9 Policy)

Monrovia Municipal Code Section 2.56.030(l) authorizes the Development Review Committee (DRC) to make a determination of permitted uses that are not specifically listed in Title 17 (Zoning). The DRC will consider the adoption of a policy for the implementation of Senate Bill 9 (SB9). SB 9 allows the development of duplexes and "urban lot splits" in single family zoning districts. Governor Newsom signed SB 9 into law on September 16, 2021, and it took effect on January 1, 2022. The proposed resolution will establish Monrovia's policy on SB9 applications and provide a guide for applicants until a local Ordinance is developed and adopted by the City.

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 13th day of January 2022.

Brenda Quezada, Planning Technician