

**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
Deputy Director of
Public Works

**Welcome to the Monrovia Development Review Committee Meeting
Wednesday, February 16, 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 1-669-900-6833 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, February 16, 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.

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 February 2, 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, February 16, 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

ME2022-0005
SIGN2022-0001

[Minor Exception and Sign Review; 102-140 West Huntington Drive](#), Cristina Flores, Applicant

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) Section 17.28.100 to allow five new internally illuminated building wall signs in lieu of two. The applicant is also requesting a Sign Review for the wall signs, two directional signs, and one monument sign for a new Towne Place Suites hotel that is under construction at the southwest corner of Huntington Drive and Myrtle Avenue. The property is located in the BE (Business Enterprise) zone. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented

ADMINISTRATIVE REPORTS

AR2022-0004

[Advisory Review; 634 West Olive Avenue and 610 West Walnut Avenue](#), Grace Kwok, Applicant

Request: Applicant is requesting an advisory review for a Tentative Tract Map (TTM 83495), Conditional Use Permit, and Minor Exception to construct 11 new, two-story, detached single-family dwellings in a Planned Unit Development. The property is located in the RM3500 (Residential Medium Density) zone. Determine that the project is Categorically Exempt (Class 32) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Recommend approval to the Planning Commission

AR2022-0005 [Advisory Review; 541 El Norte Avenue](#), Paul Bazerkanian for Kanian Designs, Applicant

Request: Applicant is requesting an Advisory Review for a Conditional Use Permit to construct three new, one-story, detached single-family dwellings. The property is located in the PD-14 (Planned Development - Area 14) zone.
Determine that the project is Categorically Exempt (Class 32) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Recommend approval to the Planning Commission

AR2022-0006 [Advisory Review; 202, 206, 210, 212, 216, 220, 224, 228, 230, 234, and 238 West Evergreen Avenue; 1551 South Primrose Avenue; and 1610 South Magnolia Avenue](#), Evergreen Investment Partners, LLC (Matthew J. Waken), Applicant

Request: Applicant is requesting an Advisory Review of a Zone Change and [Amendments to Arroyo at Monrovia Station Square Specific Plan](#), Conditional Use Permit 2019-0016, and Vesting Tentative Tract Map 82517 to incorporate the property located at 230 West Evergreen Avenue into the Arroyo at Monrovia Station Specific Plan project boundary. The revised project includes an increase in residential units (302 to 324) and other minor modifications. The property located a 230 is located in the Planned Development - Area 12 (PD-12) zone. The remainder of the project site is located in the Specific Plan (SP) zone.
[An Addendum to the 2020 Arroyo EIR](#) was prepared pursuant to Section 15164 of the State CEQA Guidelines for considering approval of the modified project. The Addendum concludes that there are no new or more significant impacts that result from the project modifications.

Recommendation: Recommend approval to the Planning Commission

DR2022-0005 [Design Review; 439 North Myrtle Avenue](#), Keith Ameele, Applicant

Request: Applicant is requesting a Level 4 Neighborhood Compatibility Design Review to construct a 140 square foot second-story addition to the front and a 90 square foot second-story addition to the rear of an existing 2,446 square foot single-family residence. The property is located in the RL (Residential Low) zone.
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as submitted

MAJD2022-0002 [Major Determination; 614 South Myrtle Avenue](#), Jaruey Swangwongse for Thai Divine Bistro, Applicant

Request: Applicant is requesting a Major Determination to renew an existing Conditional Use Permit CUP2007-07 for the service and sale of beer and wine (Type 41 ABC License) at an existing eating establishment that ceased operation for more than 30 days due to the COVID-19 pandemic and public health orders. On April 8, 2021, the Director of Community Development on behalf of the Development Review Committee determined that Monrovia Municipal Code (MMC) Section §17.44.025(E)(2), does not apply to establishments that serve alcoholic beverages and have ceased operation for more than 30 days due to the COVID-19 pandemic and public health orders (MAJD2021-0007). A new owner of Thai Divine Bistro is proposing to take over the existing business. The property is located in the HCD (Historic Commercial Downtown) zone.
Determine that this project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

MAJD2022-0003

[Major Determination; 212 East Pomona Avenue](#), Kevin Mejia for 1A Fitness, Applicant

Request: Applicant is requesting a Major Determination that a proposed gym offering one-on-one and group fitness training, 1A Fitness, is similar to and compatible with the land uses allowed in the Business Enterprise (BE) zone.

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

Recommendation: Approve with conditions

SIGN2022-0003

[Sign Review; 242 West Foothill Boulevard](#), Azad Golshani for Ad Impact Corporate Signage, Applicant

Request: Applicant is requesting a Sign Review for a new illuminated individual channel building sign. The property is located in the NC (Neighborhood Commercial) zone.

Determine that the 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 10th day of February 2022.

Brenda Quezada, Planning Technician