

**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

**Kevin McCune**  
Public Works  
Director

**Welcome to the Monrovia Development Review Committee Meeting  
Wednesday, June 1, 2022 4:00 PM**

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.

**MEETINGS:** Regular Meetings of the Development Review Committee are held on the first and third Wednesday of every month at 4:00 PM in the City Council Chambers at Monrovia City Hall. The schedule of future meetings is available on the City's website.

**AGENDA:** Agendas are posted at Monrovia City Hall and on the City's website at [www.cityofmonrovia.org](http://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.

**TO ADDRESS THE DEVELOPMENT REVIEW COMMITTEE:** simply approach the dais when the Chair announces the item on the agenda that you wish to speak about. Please provide the Chair with a copy of any written materials you wish to distribute to the Development Review Committee.

**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](mailto: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, June 1, 2022 4:00 PM

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

**CONVENE** Chair Jimenez

**ROLL CALL** Committee Members Cherry, Dover, McCune, Sanvictores, Chair Jimenez

**APPROVAL OF MINUTES** Unadopted Minutes of the May 18, 2022 Regular Meeting

## **PUBLIC INPUT**

At this time, citizens who wish to speak on any City business not on the Agenda that is within the purview of the Development Review Committee may approach the podium on a first come, first served basis. Please state your name for the record. By State Law, the Committee may not discuss or vote on items not on the Agenda.

**PUBLIC HEARINGS** None

## **ADMINISTRATIVE REPORTS**

AR-1 [AR2022-0013 Advisory Review; 127 Pomona Avenue, Damien Pichardo for T-Mobile West, Applicant](#)

**Request:** Conduct an advisory review for a Conditional Use Permit to install a temporary wireless telecommunications tower (monopole). T-Mobile currently uses a rooftop wireless facility on top of a building that will be demolished for the construction of a new mixed use building at 127 West Pomona Avenue. T-Mobile intends to keep the cellular site in service (uninterrupted) throughout the demolition and construction phases of the project by installing a temporary monopole at the southwest corner of the construction site (at Primrose and Pomona), clear of construction activities. The property is located in the SP (Specific Plan) zone.

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

**Recommendation: Recommend approval to Planning Commission with Draft Conditions.**

AR-2 **MISC2022-0010 Miscellaneous Review; 244 East Pomona Avenue, Wells Plumbing and Heating Supplies, Inc., Applicant**

**Request:** Approve a one-year time extension for Major Determination (MAJD2021-0010). This determination was first approved by the Development Review Committee on May 19, 2021 to determine adequate on-site parking for a new business "Wells Plumbing and Heating Supplies, Inc." The property is located in the PD-12 (Planned Development – Area 12) zone.

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

**Recommendation: Approve as presented**

AR-3 [SIGN2022-0012 Sign Review; 700 West Huntington Drive, Jesus Muro for Swain Sign, Applicant](#)

**Request:** Approve a Sign Review for a two, new internally illuminated building wall signs, two directional signs, and one monument sign for an existing business, "Courtyard by Marriott". The property is located in the CRS (Regional/Sub-Regional Commercial) zone.

Determine that the project is Categorical Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve as presented**

## **REPORTS FROM STAFF**

### **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 26<sup>th</sup> day of May, 2022.**

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**Austin Arnold, Assistant Planner**