



AGENDA

MONROVIA DEVELOPMENT REVIEW COMMITTEE

Special Meeting of the Monrovia Development Review Committee
Monrovia City Hall
415 South Ivy Avenue
Wednesday, July 27, at 3:00 PM

Final staff information or other 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, McCune, Sanchez, Sanvictores, Chair Jimenez

ADMINISTRATIVE REPORTS

AR-1 [MISC2022-0014 Miscellaneous Review; 127 West Pomona Avenue, Robert Montano for Adept Development, Applicant](#)

Request: On August 11, 2021, the Planning Commission approved modifications to a seven-story mixed-use residential/commercial project within the 127 Pomona Specific Plan. A parking easement created a void area (3,000 s.f.) along Primrose Avenue. Since the parking easement is now vacated, the applicant is requesting approval to fill out the building form in that void area. The applicant is also requesting approval of the final design plan of the public plaza at the corner Primrose and Pomona Avenues. The property is located in the 127 Pomona Specific Plan.

Determine that the project is consistent with the 127 Pomona Specific Plan Mitigated Negative Declaration and 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: Approve as presented

AR-2 [SIGN2022-0017 Sign Review; 1333 South Mayflower Avenue, Cogent Signs, Applicant](#)

Request: Applicant is requesting a sign review for a new illuminated building wall sign for a new business, Webasto. The property is located in the CRS (Commercial Regional/Subregional) zone. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve as presented

AR-3 [SIGN2022-0018 Sign Review; 1960 Walker Avenue, Cogent Signs, Applicant](#)

Request: Applicant is requesting a sign review for a new illuminated building wall sign for an existing business, Webasto. The property is located in an M (Manufacturing) zone.

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

Recommendation: Approve as presented

AR-4 [SIGN2022-0019 Sign Review; 517 South Myrtle Avenue, Mark Houston Associates Inc., Applicant](#)

Request: Applicant is requesting a sign review for a new non-illuminated projecting building wall sign for an existing business, Mark Houston Associates Inc. The property is located in an HCD (Historic Commercial Downtown) zone.

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

Recommendation: Approve as presented

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. (Note: Appeal Fee Required).

I, Craig Jimenez, Chair of the Development Review Committee, hereby call a Special Meeting of the Committee at the time and place noted 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, AICP, Director of Community Development

Date