



AGENDA

MONROVIA DEVELOPMENT REVIEW COMMITTEE

Special Meeting of the Monrovia Development Review Committee
Monrovia City Hall
415 South Ivy Avenue
Wednesday, August 10, 2022 4:00 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

PUBLIC HEARINGS

PH-1 [ME2022-0011, ME2022-0012, & ME2022-0013; Minor Exceptions; 501 East Greystone Avenue, Matthew Gunn, Applicant](#)

Request: Applicant is requesting three Minor Exceptions from the Monrovia Municipal Code (MMC). Specifically, applicant is requesting a Minor Exception from Section 17.24.150 to allow the storage of a recreational vehicle (RV) in the front yard, a Minor Exception from MMC Section 17.24.140 to maintain a driveway curb cut leading to the RV parking area that was constructed without approvals, and a Minor Exception from MMC Section 17.12.040 to maintain a fence that exceeds the height limit in the front yard setback area (5'-8" in lieu of 3'-0") that was constructed without approvals. The property is located in the RL (Residential Low Density) zone.

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

Recommendation: Approve with conditions.

PH-2 [ME2022-0014 Minor Exception; 179 North Lincoln Place, Michael Falcone, 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 (3'-9 1/4" in lieu of 5') along the south property line for a 310 square foot one-story addition to the rear of an existing single-family residence. The subject site is located in the RL (Residential Low Density) zone.

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

Recommendation: Approve with conditions.

ADMINISTRATIVE REPORTS

AR-1 [DR2022-0024 Design Review; 1018 Norumbega Drive, Mark Houston for Mark Houston Associates, Inc., Applicant](#)

Request: Applicant is requesting a Level 5 Neighborhood Compatibility Design Review for a 931 square foot single-story addition and a 3,480 square foot second-story addition to an existing 1,608 SF single-story residence. The home will total 6,019 square feet. The subject site is located in the RF (Residential Foothill) zone.

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

Recommendation: Approve with conditions.

- AR-2** **MAJD2022-0014 Major Determination; 301 West Huntington Drive, Keisha Carter-Bowen, Simply Divine Academy and Beauty Supply, Applicant**
- Request:** Applicant is requesting a Major Determination to determine that there is sufficient parking to accommodate an instructional use within an existing beauty supply store. This property is located in the RCC (Retail Corridor Commercial) zone.
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).
- Recommendation:** Approve with Conditions.
- AR-3** **[SIGN2022-0015 Sign Review; 301 West Huntington Drive, Gevorg Torosyan for A&G Signs, Applicant](#)**
- Request:** Applicant is requesting two, new non-illuminated building wall signs for a new business, Simply Divine Academy and Beauty Supply. The subject site is located in the RCC (Retail Corridor Commercial) zone.
Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).
- Recommendation:** Approve as presented.
- AR-4** **[SIGN2022-0024 Sign Review; 602 West Huntington Drive, Candi Gledhill for Signage Solutions, Applicant](#)**
- Request:** Applicant is requesting two, new halo-illuminated building wall signs for a new business, Hart House. The subject site is located in the CRS (Regional/Sub-regional Commercial) zone.
Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).
- Recommendation:** Approve as presented.
- AR-5** **[SIGN2022-0025 Sign Review; 626 South Primrose Avenue, Melissa Alvarado for BK Signs, Applicant](#)**
- Request:** Applicant is requesting a new non-illuminated building wall sign for an existing business, Fresh Orthodontics & Pediatric Dentistry. The subject site is located in the RH (Residential High Density) zone.
Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).
- Recommendation:** Approve as presented.
- AR-6** **[MISC2022-0015 Miscellaneous Review; 1650 South Fifth Avenue, Victor Gastelum, Applicant](#)**
- Request:** Applicant is requesting a Miscellaneous Review to remove an existing Coastal Live Oak tree due to poor health. The tree is located in the middle of a Planned Unit Development. The property is located in the RM4000 (Residential Medium Density) zone.
Determine that the project is Exempt pursuant to Section 15061(b)(3) of 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 the 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.