



AGENDA

MONROVIA DEVELOPMENT REVIEW COMMITTEE

Special Meeting of the Monrovia Development Review Committee
Monrovia City Hall
415 South Ivy Avenue
Wednesday, September 14, 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 [DR2022-0026 & ME2022-0017 Design Review and Minor Exception; 230 Grand Avenue, Mark Houston for Mark Houston Associates Inc., Applicants](#)

Request: Applicant is requesting a Level 1 Neighborhood Compatibility Design Review for a 71 square foot single-story addition on the south side of an existing 1,246 square foot two-story residence. The applicant is also requesting a Minor Exception from Monrovia Municipal Code Section 17.12.020 for a two-foot reduction of the side yard setback (3'-0" in lieu of 5'-0"). The home's total size will be 1,297 square feet. 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 **SIGN2022-0029** [Sign Review; 715-721 West Duarte Road, B&H Signs, Applicant](#)

Request: Applicant is requesting a Sign Review for a new monument sign that will identify the street address number and the name of a new multi-family development, Duarte Heights located at 715-721 West Duarte Road,. The property 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-2 **SIGN2022-0020** [Sign Review; 680 West Huntington Drive, Adam Hill for T-Mobile, Applicant](#)

Request: Applicant is requesting a Sign Review for a new, illuminated, individual channel letter building wall sign for an existing business, T-Mobile. The property is located in the RCC (Retail Commercial Commercial) zone. Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented

AR-3 **SIGN2022-0032** [Sign Review; 226 West Foothill Boulevard](#), Juan Arreola for T-Burgers, Applicant

Request: Applicant is requesting a Sign Review for a face change to an existing building wall sign for an existing business, T-Burgers. The property is located in the NC (Neighborhood 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 **SIGN2022-0031** [Sign Review; 448 West Huntington Drive](#), Ik Lim for Kpop Korean Kitchen, Applicant

Request: Applicant is requesting a Sign Review for a new, illuminated, individual channel letter building wall sign for a new business, Kpop Korean Kitchen. The property 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

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