

**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

Kevin McCune
Director of
Public Works

Jeremy Sanchez
Fire Chief

Alan Sanvictores
Chief of Police

**Welcome to the Monrovia Development Review Committee Meeting
Wednesday, September 21, 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 p.m. 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. 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.



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, September 21, 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, McCune, Sanchez, Sanvictores, Chair Jimenez

APPROVAL OF MINUTES Unadopted Minutes of the [August 10, 2022 Special Meeting](#), [August 17, 2022 Regular Meeting](#), [September 7, 2022 Regular Meeting](#), and [September 14, 2022 Special 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 [AR2022-0016](#) **Advisory Review; 560 West Huntington Drive**, Marc Levun for In-N-Out Burger, Applicant

Request: Applicant is requesting an Advisory Review for a Conditional Use Permit to construct a new In-N-Out Burger restaurant with drive-thru service at 560 West Huntington Drive in the Huntington Oaks Shopping Center. A vacant 10,927 square foot, one-story restaurant building (former Black Angus) would be removed for the new 3,879 square foot, one-story building with outdoor dining space. The restaurant will include a drive-thru with a total queue length of 26 vehicles, a traditional layout with indoor and outdoor dining areas, and kitchen and service areas. The project is located in the CRS (Regional/Sub-regional Commercial) zone.

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

Recommendation: Recommend approval to Planning Commission with draft conditions.

AR-2 [SIGN2022-0027](#) **Sign Review; 303 West Foothill Boulevard**, Martin Nava for N Brand Signs, Applicant

Request: Applicant is requesting a Sign Review for a new, illuminated, individual channel letter building wall sign for a new business, Dulce Cielo. The property is located in the PD-26 (Planned Development – Area 26) zone.

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

Recommendation: Approve as presented.

AR-3 [MISC2022-0020 Miscellaneous Review; 824 Valley View Avenue](#), Elizabeth Lee, Applicant

Request: Applicant is requesting a Miscellaneous Review to remove an existing Coastal Live Oak tree due to poor health. The property is located in the PD-1 (Planned Development – Area 1) zone. Determine that the project is Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

AR-4 [MISC2022-0021 Miscellaneous Review; 1654 South Fifth Avenue](#), Victor Gastelum, Applicant

Request: Applicant is requesting a Miscellaneous Review to remove an existing Coastal Live Oak tree due to interference with vehicular access to the adjacent property. 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.

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 15th day of September, 2022.

Austin Arnold, Assistant Planner