

**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

**Jeremy Sanchez**  
Fire Chief

**Kevin McCune**  
Director of  
Public Works

**Alan Sanvictores**  
Chief of Police

**Welcome to the Monrovia Development Review Committee Meeting  
Wednesday, November 2, 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](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, November 2, 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 October 19, 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**

PH-1 DR2022-0032  
ME2022-0021  
ME2022-0022 [Design Review and Minor Exceptions; 732 Mountain View Avenue](#), Jeff Godbold,  
Applicant  
(Continued from October 19, 2022)

**Request:** Applicant is requesting a Neighborhood Compatibility Design Review and two Minor Exceptions to build a courtyard-style multi-family development on two separate side-by-side lots. Each lot is 10,000 s.f. in size and each project site will be developed with two detached dwelling units, an Accessory Dwelling Unit (ADU), and a garage accessed from an alley. Each of the two lots will feature an identical one-story, 949 s.f. front unit, an 846 s.f. middle unit, and an 800 s.f. ADU in the back. Each lot will have a four-car garage behind the ADU. The entire project will be designed as a courtyard development. Each unit is accessible from a shared outdoor open space between the two lots. A Minor Exception is requested from Monrovia Municipal Code (MMC) Section 17.12.030 to allow a 1'-6" architectural projection into the side yards of each front unit. A second Minor Exception is requested from MMC Section 17.12.030 to allow a wood fence that will surround the two lots along the side and the rear property lines in lieu of a decorative wall. The project is located in the Planned Development-Area 1 (PD-1) zone, which allows one unit per 4,000 square feet of lot area, plus one ADU. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve with conditions**

## **ADMINISTRATIVE REPORTS**

AR-1 DR2022-0033 [Design Review; 150 Melrose Avenue, Rodger Yin, Applicant](#)

**Request:** Applicant is requesting a Level 5 Neighborhood Compatibility Design Review to remodel a single-story duplex to a two-story, single-family residence located at 150 Melrose Avenue. Specifically the project proposes to add a 945 square foot single-story addition and 1,036 square foot second-story addition. The two-story single-family residence will total 2,847 square feet. 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**

AR-2            **MISC2022-0023**    [Miscellaneous Review; 602 West Huntington Drive, Preet Shergill for RSI Group, Inc., Applicant](#)

**Request:** Applicant is requesting a Miscellaneous Review for outdoor dining at a new restaurant, "Hart House." The property is located in the CRS (Commercial Regional/Sub-Regional) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve with conditions**

AR-3            [SIGN2022-0023](#)    [Sign Review; 945 West Huntington Drive, Marina Williams for AGI, Applicant](#)

**Request:** Applicant is requesting a Sign Review for new building wall signs for a new business, "Raising Cane's." The property is located in the CRS (Commercial Regional/Sub-Regional) zone. Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve as presented**

AR-3            [SIGN2022-0033](#)    [Sign Review; 925 West Foothill Boulevard, Alex Cruz for B & H Signs, Applicant](#)

**Request:** Applicant is requesting a Sign Review to revise an existing Master Sign Program to include a new monument sign. This 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            [SIGN2022-0038](#)    [Sign Review; 945 West Duarte Road, Michael O'Connell for Premium Sign Solutions, Applicant](#)

**Request:** Applicant is requesting a Sign Review for a new, internally illuminated building wall sign for a new business, "Prism Optometric." This 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**

#### **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 27<sup>th</sup> day of October, 2022.**

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Austin Arnold, Assistant Planner