

**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, December 7, 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, December 7, 2022 4:00 PM

Written documentation relating to each proposed item of business on the Agenda presented for consideration by the Development Review Committee is 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 November 2, 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 [ME2022-0026 & SIGN2022-0037 Minor Exception and Sign Review; 1451 South Mountain Avenue, Patrick Wirz for AHT Architects, Applicant](#)

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) Section 17.28.100 to allow four new internally illuminated building wall signs (in lieu of three), as well as a Sign Review for a service entrance sign, a monument sign face change and a pylon sign face change for an existing auto dealership, Mini of Monrovia. The property is located in the PD-10 (Planned Development – Area 10) zone.

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

Recommendation: Approve with conditions

PH-2 [ME2022-0027 Minor Exception; 1301 South Primrose Avenue, Herbert Maldonado, Applicant](#)

Request: Applicant requested a Minor Exception from Monrovia Municipal Code (MMC) Section 17.12.040(B)(1) to maintain a reduced side yard setback for an existing property line fence facing Cherry Avenue. The existing fence needs a Minor Exception to a zoning code standard that requires the fence to be located five feet from the street side property line. The five-foot wide parkway between the fence and the sidewalk will include landscape screening. The property is located in the RM3500 (Residential Medium Density) zone.

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 [AR2022-0017 Advisory Review; 419 South Myrtle Avenue, City of Monrovia, Applicant](#)

Request: Conduct a formal review of London Gastropub's business operation, Type 47 State Alcohol Beverage Control (ABC) license and Temporary Outdoor Business Operations (TOBO) Permit pursuant to Conditional Use Permit (CUP2008-23).

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

Recommendation: Conduct review and evaluate corrective measures

- AR-2** [DR2022-0036 Design Review; 721 East Central Avenue, Franz Nalezny for Studio IV, Applicant](#)
- Request:** Applicant is requesting a Design Review for a 1,580 square foot addition to an existing showroom and 1,139 square foot addition to remodel and expand the covered service canopy for an existing automobile sales business, Sierra Auto Chevrolet.
Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).
- Recommendation: Approve with conditions**
- AR-3** [SIGN2022-0039 Sign Review; 930 West Duarte Road, Alexis Conde for AB Neon Sign Co., Applicant](#)
- Request:** Applicant is requesting a Sign Review for a new, internally illuminated building wall sign for a new business, "Bunny's Smoke Shop." 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** [SIGN2022-0041 Sign Review; 840 West Huntington Drive, Sign Industries, Inc., Applicant](#)
- Request:** Applicant is requesting a Sign Review for new, internally illuminated building wall signs, drive-thru signs and a monument sign for a new business, "Starbucks." This property is located in the RCM (Retail Corridor Mixed-Use) zone.
Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).
- Recommendation: Approve as presented**
- AR-5** [SIGN2022-0042 Sign Review; 314 West Huntington Drive, Antonio Guerra, Applicant](#)
- Request:** Applicant is requesting a Sign Review for a new, internally illuminated building wall sign for a new restaurant, "Girasol." This property is located in the RCC (Retail Commercial Corridor) zone.
Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).
- Recommendation: Approve as presented**
- AR-6** [SIGN2022-0045 Sign Review; 606 West Huntington Drive, Kasey Clark for AKC Permit Co., Applicant](#)
- Request:** Applicant is requesting a Sign Review for a new, internally illuminated Halo-lit building wall sign for a new business, "Ike's Love and Sandwiches." This property is located in the CRS (Commercial Regional-Subregional) zone.
Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).
- Recommendation: Approve as presented**
- AR-7** [MISC2022-0024 Miscellaneous Review; 119 Norumbega Drive, Jeff Wood, Applicant](#)
- Request:** Applicant is requesting a Miscellaneous Review to remove an existing Coastal Live Oak tree that is causing damage to the foundation of the main dwelling on a multi-family property. The property is located in the RM3000 (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

- 2023 DRC Calendar

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 1st day of December, 2022.

Austin Arnold, Assistant Planner