

**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

Alex Tachiki
Public Works Director

Alan Sanvictores
Chief of Police

**Welcome to the Monrovia Development Review Committee Meeting
Wednesday, April 19, 2023, 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 (626) 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, April 19, 2023, 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, Tachiki, Sanchez, Sanvictores, Chair Jimenez

APPROVAL OF MINUTES Unadopted Minutes of the April 5, 2023 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

None

ADMINISTRATIVE REPORTS

AR-1 [Advisory Review AR2023-0003](#)
872 West Walnut Avenue, Gil Mars (Bowden Development, Inc.), Applicant

Request: Applicant is requesting an advisory review for a Conditional Use Permit and subdivision map to construct a new 4-unit two-story attached condominium development with attached garage parking. The property is located in the RH (Residential High Density) zone.

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

Recommendation: Recommend approval to the Planning Commission

AR-2 [Design Review DR2023-0008](#)
835 West Hillcrest Boulevard, Sanyao Design Group, Applicant

Request: Applicant is requesting a Level "3" Neighborhood Compatibility Design Review for the demolition of an existing 1,526 square foot one-story single-family residence, and the construction of a new 2,654 square foot single-story, single-family residence with an attached two-car garage. 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-3 [Major Determination MAJD2023-0001](#)
240 West Chestnut Avenue, Jingmu Li, Applicant

Request: Applicant is requesting a Major Determination to determine that there will be adequate on-site parking for a new instructional use, F5 Fitness. The property is located in the M (Manufacturing) zone.

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

Recommendation: Approve with conditions

AR-4 [Miscellaneous Review MISC2023-0009](#)
1725 Peck Road, Rick North (JPI Development), Applicant

Request: Applicant is requesting review of the proposed grading and utility plan for a new 296-unit multi-family project at 1725 Peck Road (Station Square South). The property is located in the SP (Specific Plan) zone designation.
Determine that the project is Categorically Exempt (Class 4) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

AR-5 [MISC2023-0011 Miscellaneous Review](#)
801 South Mayflower Avenue, Tom Murakami, Applicant

Request: Applicant is requesting a Miscellaneous Review to remove an existing Coastal Live Oak tree due to potential risk of damage to the home. The tree is located in the rear yard of a multi-family residential property. This property is located in the RM 3500 (Residential Medium Density of 3500) 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-6 [SIGN2023-0013 Sign Review](#)
750 Royal Oaks Drive, B & H Signs (Wendy Liu), Applicant

Request: Applicant is requesting review of a new Halo-Lit sign for a new business, Tarray. This property is located in the M (Manufacturing) 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

- Annual Review of ABC Licenses

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 13th day of April, 2023.

April Kea, Administrative Assistant