



# AGENDA

## MONROVIA DEVELOPMENT REVIEW COMMITTEE

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Special Meeting of the Monrovia Development Review Committee  
Monrovia City Hall  
415 South Ivy Avenue  
Tuesday, August 8, 2023, 2:00 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, Sanchez, Sanvictores, Tachiki, Chair Jimenez

### **ADMINISTRATIVE REPORTS**

AR-1 **Major Determination; MAJD2023-0006**  
**110 West Olive Avenue, Sage Yoga, Applicant**

**Request:** Applicant is requesting a review to determine there is adequate on-site parking for a new instructional use, Sage Yoga. The property is located in the O/RD/LM (Office/Research & Development/Light Manufacturing) zone.

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

**Recommendation: Approve with conditions**

AR-2 **Major Determination; MAJD2023-0007**  
**405 West Foothill Boulevard, Zeta Corp (Jerry Chu), Applicant**

**Request:** Applicant is requesting a determination of use that research and development is incidental to an administrative/professional office use. The property is located in the NC (Neighborhood Commercial) zone.

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

**Recommendation: Approve with conditions**

AR-3 **Miscellaneous Review; MISC2023-0020**  
**321 South Myrtle Avenue, Monrovia Chamber of Commerce (Britney Lopez), Applicant**

**Request:** Applicant is requesting a review to serve beer and wine at a special event (the Chamber of Commerce Annual Beer, Wine and Music Festival) that will take place on Saturday, September 23, 2023 at Library Park. The property is located in the P/QP (Public/Quasi-Public) zone.

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

**Recommendation: Approve with conditions**

AR-4 **Sign Review; SIGN2023-0028**  
**831 East Huntington, CS Signs, LLC (Adrian Castañeda), Applicant**

**Request:** Applicant is requesting a review for two new illuminated channel letter building wall signs and a face change on an existing monument sign for an existing business, Optum. The property is located in the O/RD/LM (Office/Research & Development/Light Manufacturing) zone.

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

**Recommendation: Approve as presented**

AR-5

[Sign Review; SIGN2023-0029](#)

415 South Myrtle Avenue, California Drums, LLC (Daniel Wahl), Applicant

**Request:** Applicant is requesting a review of a sidewalk sign for an existing business, California Drums. The property is located in the HCD (Historic Commercial Downtown) zone. Determine that the project is Categorical Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve with conditions**

### 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 Development Review Committee 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.

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Craig Jimenez, AICP, Director of Community Development

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Date