

**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

Alan Sanvictores
Chief of Police

Alex Tachiki
Director of
Public Works

**Welcome to the Monrovia Development Review Committee Meeting
Wednesday, June 19, 2024, 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.monroviaca.gov. 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@monroviaca.gov



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, June 19, 2024, 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, Sanchez, Sanvictores, Tachiki, Chair Jimenez

APPROVAL OF MINUTES [Unadopted Minutes of the June 5, 2024 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 **Miscellaneous Review; MISC2024-0010**
405 South Myrtle Avenue, The Pour House (Jodey Drendel), Applicant

Request: Conduct a 120-day review of The Pour House business operations to ensure that the service of alcohol and live entertainment is in compliance with the amended Conditional Use Permits (CUP2016-19 and CUP2016-21) and address any adverse impact(s) related to the use, including, but not limited to security/policing problems, noise, or other impacts upon the surrounding properties. In addition, the review will focus on any adverse impacts related to the live entertainment occurring on Saturday and Sunday mornings. The subject property is located in the HCD (Historic Downtown Commercial) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Conduct review

AR-2 **[Miscellaneous Review; MISC2024-0008](#)**
3231 Peck Road, Amarok LLC (Hannah Robinson/Luis Farias), Applicant

Request: Applicant is requesting a Miscellaneous Review to install an electrified security fence behind an existing perimeter fence at an existing business, ABC Supply Co. Inc. The subject property is located in the PD-21 (Planned Development- Area 21) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

AR-3 **[Design Review; DR2024-0019](#)**
558 and 650 West Huntington Drive, MMA Architecture (Haney Malak), Applicant

Request: Applicant is requesting a Design Review for a facade renovation within the Huntington Oaks Shopping Center. The subject property is located in the CRS (Regional/Subregional Commercial) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented

AR-4

[Sign Review; SIGN2024-0016](#)

650 West Huntington Drive, Kenney Signs (Matt Kenney), Applicant

Request: Applicant is requesting a Sign Review to install a new, internally illuminated building wall sign at an existing business, Crunch Fitness. The subject property is located in the CRS (Regional/Subregional Commercial) 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; SIGN2024-0017](#)

107 West Foothill Boulevard, Fast Signs (Punit Suthar), Applicant

Request: Applicant is requesting a Sign Review for a non-illuminated building wall sign for a new business, Fast Signs. The subject property is located in the NC (Neighborhood Commercial) zone.

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

Recommendation: Approve as presented

AR-6

[Sign Review; SIGN2024-0019](#)

620 Cloverleaf Drive, Station 103 (Crudginton Station), City of Monrovia (Tina Cherry, Director of Community Services), Applicant

Request: Applicant is requesting a Sign Review for a new non-illuminated hanging wall sign for Station 103. The subject property is located in the HWP (Hillside Wilderness Preserve) zone.

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

Recommendation: Approve as presented

AR-7

[Sign Review; SIGN2024-0011](#)

304 West Huntington Drive, Angel Martinez, Applicant

Request: Applicant is requesting a Sign Review for a new, internally illuminated building wall sign for a new business, AutoZone. The subject property is located in the RCC (Retail Corridor Commercial) zone.

Determine that the project is Categorical 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 13th day of June, 2024.

April Kea, Administrative Assistant