

**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, August 7, 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](http://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](mailto: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, August 7, 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 July 17, 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; MISC2024-0014**  
**102 West Huntington Drive, T.P. Heritage Inn of Monrovia, LLC (Josh Hamilton), Applicant**

**Request:** Conduct a 90-day review of TownePlace Suites Hotel by Marriott to determine whether business operations remain in compliance with the conditions of approval related to Conditional Use Permit (CUP2023-0002), which allows the incidental sale of beer, wine, and distilled spirits (Type 70 ABC license). The subject property is located in the O/RD/LM (Office/Research and Development/Light Manufacturing) zone.

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

**Recommendation: Conduct review**

**AR-2** **[Major Determination; MAJD2024-0005](#)**  
**232 West Maple Avenue, Lead the Way Fitness (Dustin Bogle), Applicant**

**Request:** Applicant is requesting a Major Determination that there is sufficient parking for an instructional fitness studio, Lead the Fitness, within an existing industrial warehouse building. The subject property is located in the M (Manufacturing) 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; DR2024-0012](#)**  
**406 Stedman Place, Davis Property Development (Jarrod and Luz Davis), Applicant**

**Request:** Applicant is requesting a Level "5" Neighborhood Compatibility Design Review to construct a 1,844 square foot addition to an existing 1,735 square-foot, single-story single-family residence. 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-4

**Design Review; DR2024-0023**  
**410 Highland Place, Dave Schuyler, Applicant**

**Request:** Applicant is requesting a Level "4" Neighborhood Compatibility Design Review for an existing 3,868 square-foot, two-story single-family residence to remodel and expand an existing second-story balcony on the east side by 282 square feet, to remodel the existing front porch, and to construct a new 140 square-foot covered porch on the street-facing side (west) elevation. The property is located in the RF (Residential Foothill) zone.

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

**Recommendation: Approve with conditions**

AR-5

**Sign Review; SIGN2024-0020**  
**412 South Myrtle Ave, Corey and Kelly Stanaway, Applicant, Applicant**

**Request:** Applicant is requesting a Sign Review for a new, non-illuminated, channel letter, building wall sign for a new business, Tripp'n Vintage. The subject property is located in the HCD (Historic Commercial Downtown) 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 1<sup>st</sup> day of August, 2024.**

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April Kea, Administrative Assistant