

**MONROVIA
DEVELOPMENT REVIEW COMMITTEE
AGENDA**

City Council Chambers
415 South Ivy Avenue, Monrovia, California 91016



Sheri Bermejo
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, November 6, 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, November 6, 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 Bermejo

ROLL CALL Committee Members Cherry, Sanchez, Sanvictores, Tachiki, Chair Bermejo

APPROVAL OF MINUTES [Unadopted Minutes of the October 16, 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 [Design Review; DR2024-0031](#)
757 Ridgeside Drive, Rania Tabbah, Applicant

Request: Applicant is requesting a Level "4" Neighborhood Compatibility Design Review to replace an existing second-story deck with a new 65-foot long, second-story deck in the same location. The new deck will create a walkway connection between the second floor of the rear elevation of the existing residence to the backyard. The property is located in the RF (Residential Foothill) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

AR-2 [Design Review; DR2024-0032](#)
888 Oakglade Drive, Bowden Development Inc. (Richard Pina), Applicant

Request: Applicant is requesting a Level "3" Neighborhood Compatibility Design Review (DR2024-0032) for the construction of a new 2,509 square-foot, single-story, single-family residence and an attached two-car garage. The property is located on a vacant lot at the southeast corner of Oakglade Drive and Ridgeside Drive in the RF (Residential Foothill) 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; DR2024-0030](#)
328 West Huntington Drive, DCM Remodel Specialists, Applicant

Request: Applicant is requesting a Commercial Design Review for the replacement of stone veneers on the existing columns located on the front façade of a multi-tenant commercial building. The property is located in the RCC (Retail Corridor Commercial) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

AR-4

Miscellaneous Review; MISC2024-0022

511 South Ivy Avenue, Monrovia Tire Company, Applicant

Request: Applicant is requesting an Auto Repair Business Operations Permit (ABOP) pursuant to MMC Section 5.84.030 (Permit Required for Nonconforming Uses) for an existing Light Auto Repair use, Monrovia Tire Company. The applicant is requesting an exception for the following business activities: (1) to allow for outdoor business operations, (2) outdoor parking for vehicles awaiting repairs, (3) parking for an oversized vehicle while awaiting repairs, and (4) to allow parking of a commercial vehicle used in conjunction with the business operations. The subject property is located in the PD-5 (Planned Development- Area 5) zone.

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

Recommendation: Approve with conditions

AR-5

Miscellaneous Review; MISC2024-0023

843 West Duarte Road, Monrovia Alignment, Applicant

Request: Applicant is requesting an Auto Repair Business Operations Permit (ABOP) pursuant to MMC Section 5.84.030 (Permit Required for Nonconforming Uses) for an existing Light Auto Repair use, Monrovia Alignment. The applicant is requesting an exception for the following business activities: (1) to allow for outdoor business operations, and (2) continued use of the outdoor alignment rack. The subject 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-6

Miscellaneous Review; MISC2024-0024

109 East Hillcrest Boulevard, Charles Keen, Applicant

Request: Applicant is requesting a Miscellaneous Review to remove an existing Coast Live Oak tree due to poor health. The property is located in the RL (Residential Low 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

AR-7

Sign Review; SIGN2024-0040

502 West Duarte Road, Azteca 7 Signs (Jose De Jesus), Applicant

Request: Applicant is requesting a Sign Review for a new non-illuminated building wall sign, new canopy signs, and a new monument sign for a new business, United Brother's Gas, located at an existing auto service station. The property is located in the RH (Residential High Density) zone.

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

Recommendation: Approve as presented

AR-8

Sign Review; SIGN2024-0041

148 West Lime Avenue, City of Monrovia (Chris Castruita), Applicant

Request: Applicant is requesting a Sign Review for the installation of directional signage in the Bethel AME Church parking lot. The property is located in the PD-5 (Planned Development – Area 5) 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: Decisions of the Development Review Committee may be appealed to the Planning Commission if filed in writing with the 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 31st day of October, 2024.

April Kea, Administrative Assistant