

**MONROVIA
DEVELOPMENT REVIEW COMMITTEE
AGENDA**

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



Craig Jimenez
Chair
Director of
Community
Development

Tina Cherry
City Manager's
Designee

Brad Dover
Fire Chief

Alan Sanvictores
Chief of Police

Sean Sullivan
Interim
Public Works
Director

**Welcome to the Monrovia Development Review Committee Meeting
Wednesday, October 23, 2019, 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 every other Wednesday at 4:00 PM 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 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, October 23, 2019, 4:00 PM

Written documentation relating to each proposed item of business on the Agenda presented for consideration by the Development Review Committee is on file in the Community Development Department.

CONVENE Chair Jimenez

ROLL CALL Chair Jimenez, Committee Members Cherry, Dover, Sanvictores, and Sullivan

APPROVAL OF MINUTES Unadopted Minutes of the September 25, 2019 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

ME2019-0015
DR2019-0026

Minor Exception and Design Review; 1022 Briarcliff Road, Nancy Bond, Applicant

Request: Applicant is requesting a Neighborhood Compatibility Design Review for the construction of a 287 square foot single story addition and a 162 square foot second story terrace to the rear of an existing two-story house. Applicant is also requesting a Minor Exception from Monrovia Municipal Code 17.52.110 to construct the addition in line with the existing, non-conforming side yard setback (7' in lieu of 15') along the west property line. This property is located in the RF (Residential Foothill) zone.
Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act

Recommendation: Approve with Conditions.

ADMINISTRATIVE REPORTS

SIGN2019-0031

Sign Review; 320 West Huntington Drive, Alexis Estrada, AB NEON SIGN CO, Applicant

Request: Applicant is requesting a Sign Review for a new, backlit illuminated, individual channel letter, building wall sign for a new business, La Michoacana Ice Cream. This property is located in the RCC (Retail Corridor Commercial) zone.
Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act.

Recommendation: Approve as presented.

AR2019-0012

Advisory Review; 235 West Maple Avenue, David Robkin, Wingwalker Brewing, Applicant

Request: Applicant is requesting an Advisory Review to amend CUP2017-07 (Conditional Use Permit 2017-07) to allow an earlier start time for the brewery taproom weekday hours of operation (3:00 p.m. instead of 5:00 p.m.); the weekday closing hours would remain at 10:00 p.m. The applicant is also requesting an Advisory Review for a new Conditional Use Permit to allow live entertainment for up to five nights a week in the existing taproom. This 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: Recommend approval to Planning Commission with Draft Conditions.

AR2019-0015

Advisory Review of the Alexan Foothills Specific Plan and Development Project; 1508, 1512, 1516, 1518, 1522, and 1602 South Mayflower Avenue; 1541 South Dale Drive; 302, 340, 410, 418, and 450 West Evergreen Avenue; 1607, 1625, and 1631 South Magnolia Avenue (Assessor's Parcel Numbers [APNs] 8507-006-040, 048, 031, 029, 045, 024, 022, 044, 043, 042, 041, 035, 034, 016), Trammell Crow Residential, Alec Schiffer, Applicant

Request: Applicant is requesting an Advisory Review for a Specific Plan and development of a new multi-family residential project to include a 436-unit, five-story apartment complex, and an eight-level 798-space parking structure. Four of the units will be live-work units. These properties are located in the M (Manufacturing) zone; however, city-initiated amendments to the General Plan and Zoning Code to change the land use designation from "Manufacturing" to "Planned Development" are being proposed concurrently. An Initial Study was completed in accordance with the California Environmental Quality Act (CEQA) and a Notice of Availability of a Draft Environmental Impact Report for the project was distributed for a 45-day public review and comment period beginning September 26, 2019.

Recommendation: Recommend approval to Planning Commission with Draft Conditions.

AR2019-0016

Advisory Review of the Arroyo at Monrovia Station Specific Plan and Development Project; 202, 206, 210, 212, 216, 220, 224, 228, 234, and 238 West Evergreen Avenue; 1551 South Primrose Avenue; and 1610 South Magnolia Avenue (Assessor's Parcel Numbers [APN] 8507-002-011, -012, -014, -015, -017, -018, -019, -020, -022, -023, -036, -037), Evergreen Investment Partners, LLC, Matt Waken, Applicant

Request: Applicant is requesting an Advisory Review for a Specific Plan and development of a new 5-story transit oriented, infill, mixed-use project to include 302 residential units, three live/work units, and a 7-story (8 levels) parking structure containing 500 parking spaces. Fifteen of the units will be designated affordable for very low-income households. These properties are located in the Planned Development Area-12 (PD-12) zone. An Initial Study was completed in accordance with the California Environmental Quality Act (CEQA) and a Notice of Availability of a Draft Environmental Impact Report for the project was distributed for a 45-day public review and comment period beginning September 26, 2019.

Recommendation: Recommend approval to Planning Commission with Draft Conditions.

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 17th day of October, 2019.

Brenda Quezada, Planning Technician