

**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 Public  
Services

**Brad Dover**  
Fire Chief

**Alan Sanvictores**  
Chief of Police

**Welcome to the Monrovia Development Review Committee Meeting  
Wednesday, November 8, 2017, 2:00 P.M.**

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 2:00 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.cityofmonrovia.org](http://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](mailto: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

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Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, November 8, 2017

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

**APPROVAL OF MINUTES** Unadopted Minutes of the October 25, 2017, 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**

**PMT2017-01321 Minor Conditional Use Permit; 288 East Huntington Drive, Victor Ho, applicant**

**Request:** Applicant is requesting a Minor Conditional Use Permit for the operation of an Adult Day Care center. This property is located in the O/RD/LM (Office/Research & Development/Light Manufacturing) zone.

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

**Recommendation: Approve with Conditions of Approval.**

### **ADMINISTRATIVE REPORTS**

**PMT2017-01322 Advisory Review; 1224 South Alta Vista Avenue, Kamen Lai, applicant**

**Request:** Applicant is requesting an Advisory Review for a Conditional Use Permit for the development of a new, two-story, four-unit, attached residential condominium complex. This property is located in the RH (Residential High Density) zone.

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

**Recommendation: Recommend approval to Planning Commission with Draft Conditions.**

**PMT2017-01323 Minor Determination; 2620 South California Avenue, Suite A, Vocational Innovations West Inc., applicant**

**Request:** Applicant is requesting a Minor Determination for the purpose of determining that the subject site is improved with an appropriate amount of parking for "Vocational Innovations West Inc.," an instructional center specializing in training self-care and vocational skills to individuals with developmental disabilities. 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: Approve with Conditions of Approval.**

**PMT2017-01324**

**Sign Review; 731 East Central Avenue, Christopher Molina, applicant**

**Request:** Applicant is requesting a Sign Review for a new master sign program for an existing business "Sierra Subaru". This property is located in the PD-10 (Planned Development – Area 10) zone.

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

**Recommendation: Approve as presented.**

**PMT2017-01325**

**Advisory Review; 733 Oakglade Drive, City of Monrovia, applicant**

**Request:** Applicant is requesting an Advisory Review of the proposed Oakglade Reservoir Replacement Project. As part of the Monrovia Renewal project, the City is proposing to replace the existing 900,000 gallon reservoir with a new 1.5-million gallon reservoir. The new reservoir will increase supply capacity by 67%, while also improving emergency and operational water storage requirements in the area. The proposed project would consist of the following components: (1) a new reservoir, which would involve shoring and deep excavation; (2) underground water pipeline extending from the new reservoirs to the distribution system (3) an underground storm drain pipeline from the new reservoirs to the catch basin; (4) access driveway, fencing and other security features; and (5) new landscaping and irrigation. Off-site improvements would be limited to trenching, the installation of underground pipelines, and repairing of the asphalt. The project will require removal of one Coast Live Oak in order to safely remove the existing reservoir and to allow for excavation of a new tank. This property is located in the P/QP (Public/Quasi-Public) zone. Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines for the City of Monrovia, the Lead Agency has analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Lead Agency prepared a draft Mitigated Negative Declaration which was circulated for public review from October 9, 2017 through October 30, 2017. Determine the adequacy of the environmental assessment and recommend that the City Council adopt the [Mitigated Negative Declaration](#).

**Recommendation: Recommend approval to the City Council.**

**REPORTS FROM STAFF**

**Resolution 2017-02**

**Establishing the Regular Meeting Dates of the Development Review Committee for 2018**

**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 2<sup>nd</sup> day of November, 2017.**

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**Austin Arnold, Planning Technician**