

MINUTES

MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, October 25, 2017

Convene

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, October 25, 2017, at 2:02 p.m. in the City Council Chambers.

In Attendance

Community Development, Craig Jimenez

Public Services, Tina Cherry

Fire, Brad Dover

Police, Robert Wilkin

Approval of Minutes

Committee Member Dover moved to approve the meeting minutes for the meeting of October 11, 2017, seconded by Committee Member Wilkin. The motion unanimously carried.

PUBLIC HEARINGS

PMT2017-01272 Design Review; 247 North Magnolia Avenue, Ben Massey, applicant

Request: Applicant is requesting a neighborhood compatibility design review to construct a two-story addition to an existing two-story single-family residence. The subject property is located in the RL (Residential Low Density) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

In-favor: Mark Houston, Architect on the project; spoke in favor of the project. He stated that he and the applicant worked very hard to minimize any potential privacy impacts in relation to the property owner and surrounding neighbors.

Ben Massey, Applicant; spoke in favor of the project and agreed with Mark Houston on keeping privacy and maintaining the trees on site a priority and was willing to add trees or replace trees as need to keep the privacy.

Mr. Romero, Neighbor at 248 Melrose; spoke in favor of the project, however he did have a question regarding noise and pollution mitigation of the project.

Not In-favor: None.

Decision: Approved with Conditions.

ADMINISTRATIVE REPORTS

PMT2017-01273 Advisory Review; 504 South Myrtle Avenue, Barbell Investments, applicant

Request: Applicant is requesting an Advisory Review for an amendment to a Conditional Use Permit (CUP2016-17) for indoor/outdoor on-site service of alcohol to change from a Type 41 (On-Sale Beer and Wine) ABC license to a Type 47 (On-Sale General) ABC License. This property is located in the HCD (Historic Commercial Downtown) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

In-favor: Joey, Applicant; spoke in favor of the project and stated that his menu and hours of operation would not be changing.

Not In-favor: None.

Decision: Recommendation to Planning Commission with Conditions of Approval.

PMT2017-01274 Encroachment Permit; 114 East Lemon Avenue, Kathryn Crawford, applicant

Request: Applicant is requesting an Encroachment Permit for a freestanding sidewalk sign to be placed in the public right-of-way. This property is located in the PD-5 (Planned Development – Area 5) zone. Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

In-favor: None.

Not In-favor: None.

Decision: Approved as presented.

PMT2017-01275 Sign Review; 1218 South 5th Avenue, Image Group Brand, Inc., applicant

Request: Applicant is requesting a Sign Review for a face change of an existing monument sign. This property is located in the PD-8 (Planned Development – Area 8) zone. Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

In-favor: None.

Not In-favor: None.

Decision: Approved as presented.

PMT2017-01276 Sign Review; 447 West Foothill Boulevard, Maria A. Guerra, applicant

Request: Applicant is requesting a Sign Review for a new, non-illuminated, building wall sign. This property is located in the NC (Neighborhood Commercial) zone. Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

In-favor: Maria A. Guerra was present and was in-favor of the project, however did not wish to speak.

Not In-favor: None.

Decision: Approved as presented.

REPORTS FROM STAFF

None

ADJOURNMENT

2:30 PM