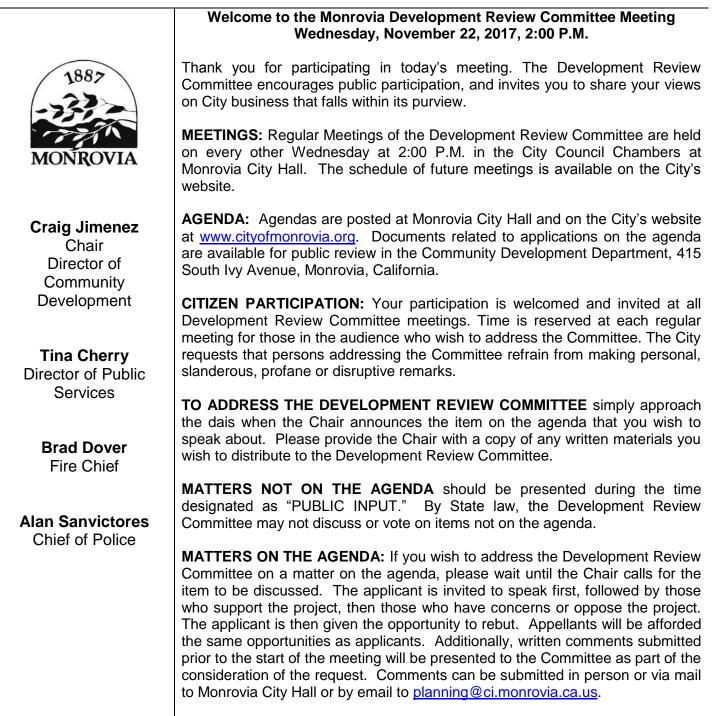
### MONROVIA DEVELOPMENT REVIEW COMMITTEE AGENDA

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





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, November 22, 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 November 8, 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

#### PMT2017-01372 Minor Conditional Use Permit; 126 Sky Way, Lauren Hinds, Property Owner/ Karen Moran, applicant

**Request:** Applicant is requesting a Minor Conditional Use Permit for the construction of an Accessory Dwelling Unit (ADU) within the High Fire Hazard Zone, pursuant to the findings set forth in Monrovia Municipal Code (MMC) Section 17.44.160(H). This 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.

#### ADMINISTRATIVE REPORTS

PMT2017-01373 Design Review; 1234 Sherman Avenue, Bowden Development, Inc./Todd Bowden, applicant

**Request:** Applicant is requesting a Design Review (Level 3 Neighborhood Compatibility Review) for the construction of a new single-story, single-family residence. This property is located in the RM2500 (Residential Medium Density) zone.

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

#### **Recommendation:** Approve with Conditions.

# PMT2017-01371 Minor Determination; 323-325 West Huntington Drive, Aroma Fusion Food, applicant

**Request:** Applicant is requesting a determination of use for a new food preparation and take-out retail business, 'Aroma Fusion Food". Determine that the proposed use is compatible with the location and use surrounding uses though the use is not specifically listed in the zoning ordinance. This property is located in the RCC (Retail Commercial Corridor) zone.

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

**Recommendation: Approve with Conditions.** 

# PMT2017-01374 Sign Review; 1400 Shamrock Avenue, Mall Signs and Services/Jeff Reich, applicant

**Request:** Applicant is requesting a Sign Review for new illuminated, individual channel letter wall sign for a new business, 'Peraton''. This property is located in the M (Manufacturing) zone. Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

#### PMT2017-01375 Sign Review; 723 East Huntington Drive, Ryan Ybarra, applicant

**Request:** Applicant is requesting a Sign Review for new internally illuminated monument sign for an existing business, 'O'Reilly's Auto Parts'. This property is located in the CRS (Commercial regional/Sub-regional) 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

<u>NOTE</u>: 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 16<sup>th</sup> day of November, 2017.

Austin Arnold, Planning Technician