

# MINUTES

## MONROVIA DEVELOPMENT REVIEW COMMITTEE

---

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, November 8, 2017

### Convene

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, November 8, 2017, at 2:03 p.m. in the City Council Chambers.

### In Attendance

Community Development, Craig Jimenez

Public Services, Tina Cherry

Fire, Jeremy Sanchez

Police, Alan SanVictores

### Approval of Minutes

Committee Member Dover moved to approve the meeting minutes for the meeting of October 25, 2017, seconded by Committee Member Wilkin. The motion unanimously carried.

### 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).

**In-favor:** Victor Ho, project applicant, and his partners, spoke in favor of the project.

**Not In-favor:** None.

**Decision:** **Approved 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).

**In-favor:** Kamen Lai, the project architect, was in favor of the project.

**Not In-favor:** None.

**Decision:** **Recommended 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).

**In-favor:** Amed Franco, the applicant, spoke in favor of the project.

**Not In-favor:** None.

**Decision: Approved 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).

**In-favor:** None.

**Not In-favor:** None.

**Decision: Approved with Conditions of Approval.**

**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](#).

**In-favor:** None.

**Not In-favor:** None.

**Decision: Recommended approval to the City Council.**

## **REPORTS FROM STAFF**

### **[Resolution 2017-02](#)**

**Adopted Resolution 2017-02 establishing the Regular Meeting Dates of the Development Review Committee for 2018**

## **ADJOURNMENT**

3:00 PM