

MINUTES

MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, November 22, 2017

Convene

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, November 22, 2017, at 2:01 p.m. in the City Council Chambers.

In Attendance

Community Development, Craig Jimenez

Public Services, Tina Cherry

Fire, Ron Pelham

Police, Alan Sanvictores

Approval of Minutes

Committee Member Sanvictores moved to approve the meeting minutes for the meeting of November 8, 2017, seconded by Committee Member Cherry. The motion unanimously carried.

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).

In-favor: None.

Not In-favor: None.

Decision: Approved 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).

In-favor: Tracy and Troy French, project representatives, spoke in favor of the project.

Not In-favor: None.

Decision: Approved 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).

In-favor: None.

Not In-favor: None.

Decision: Approved 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).

In-favor: None.

Not In-favor: None.

Decision: Approved 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).

In-favor: None.

Not In-favor: None.

Decision: Approved as presented.

REPORTS FROM STAFF

None.

ADJOURNMENT

2:29 PM