

**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, December 20, 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. 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.



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, December 20, 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 6, 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

PMT2017-01481 Minor Exception; 235 North Bradoaks Avenue, Jeremy Hidalgo, applicant

Request: Applicant is requesting two Minor Exceptions from Monrovia Municipal Code (MMC) §17.12.020 to encroach 1'-10" into the required rear yard setback (23'-6" in lieu of 25'-4") for a 150 square foot residential addition and to encroach into the minimum required separation between buildings (5' in lieu of 6') for a 50 square foot addition. This 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).

Recommendation: Approve with Conditions.

ADMINISTRATIVE REPORTS

PMT2017-01482 Advisory Review; 410 South 5th Avenue, Wang Feng and Chen Xiaomin, owners

Request: Applicant is requesting an Advisory Review for a Conditional Use Permit to construct two new, two-story detached residential dwellings. 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: Recommend Approval to Planning Commission with Draft Conditions.

PMT2017-01483 Minor Determination; 124 West Olive Avenue, Mui Chi Wong, A+ Academy, 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 "A+ Academy," an instructional and tutoring 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 as presented.

PMT2017-01484 Miscellaneous Review; 729 East Huntington Drive, David Hidalgo, applicant

Request: Applicant is requesting a Miscellaneous Review for revisions to a previously approved commercial façade renovation at an existing commercial shopping center. This property is located in the CRS (Commercial-Regional/Subregional) zone.
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

PMT2017-01485 Temporary Event; 400-600 blocks of South Myrtle Avenue between Lime and Olive Avenues, as well as segments of East Lemon Avenue and East Colorado Boulevard, City of Monrovia, applicant

Request: Applicant is requesting approval of temporary modification of Conditional Use Permit conditions related to the site plan and hours of operations for the New Year's Eve on Myrtle Event which will take place Sunday, December 31, 2017 at 6PM through 1AM on Monday, January 1, 2018, in accordance with MMC §17.44.025(B). Approval of the event would allow participating restaurants with valid conditional use permits (CUPs) currently authorizing the service of alcoholic beverages (ABC on-sale license type 41 or 47) to expand their outdoor service areas through a temporary, minor modification to their CUP. The event will generally encompass the area of South Myrtle Avenue from Lime Avenue to Olive Avenue.
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

PMT2017-01486 Sign Review; 1625 South Mountain Avenue, Mike Sirota, applicant

Request: Applicant is requesting an Amendment to the Master Sign Program and a Sign Review for replacement of existing wall signs for an existing business, "Home Depot". This property is located in the PD-13 (Planned Development – Area 13) zone.
Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

PMT2017-01487 Sign Review; 231 West Chestnut Avenue, Sky Countryman, applicant

Request: Applicant is requesting a Sign Review for a new wall sign for an existing business, "InSource Diagnostics". 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.

PMT2017-01489 Sign Review; 941 West Huntington Drive, Conejo Valley Signs, applicant

Request: Applicant is requesting a Sign Review for a new wall sign for an existing business, "Robeks Juice". 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).

Recommendation: Approve as presented.

PMT2017-01490

Sign Review; 915 South California Avenue, Julian Fisher Park, City of Monrovia, applicant

Request: Applicant is requesting a Sign Review for a new Monument Sign for Julian Fisher Park. This property is located in the P/QP (Public/Quasi-Public) 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

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 14th day of December, 2017.

Austin Arnold, Planning Technician