

MINUTES

MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, December 6, 2017

Convene

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, December 6, 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, Alan Sanvictores

Approval of Minutes

Committee Member Dover moved to approve the meeting minutes for the meeting of November 22, 2017, seconded by Committee Member Sanvictores. The motion unanimously carried.

PUBLIC HEARINGS

PMT2017-01417 Minor Exception and Design Review; 171 Stedman Place, Norm and Ida Holt, owners

Request: Applicant is requesting a Neighborhood Compatibility Design Review and a Minor Exception from Monrovia Municipal Code (MMC) §17.12.020 to continue an existing non-conforming front yard setback (24' in lieu of 26'-4"). 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).

In-favor: Norm and Ida Holt, property owners spoke in favor of the project. Craig Heslop, owner of 172 Stedman Place, spoke in favor of the project and believed the project to be a significant upgrade. Additionally, Maria Guerra, owner at 152 Stedman Place, spoke in favor of the project.

Not In-favor: None.

Decision: **Approved with Conditions.**

ADMINISTRATIVE REPORTS

PMT2017-01418 Advisory Review; 1216 Royal Oaks Drive, Santa Teresita, Inc., applicant

Request: Advisory Review for a Conditional Use Permit for the construction of a two-story, 28 bed assisted living facility for seniors. The subject property is located within the "Rose Gardens at Santa Teresita Specific Plan" located on a 12 acre site with 2.7 acres located in the City of Monrovia. The remaining 9.3 acres are located in the City of Duarte.

Determine that the project is Categorically Exempt (Class 32) pursuant to the California Environmental Quality Act (CEQA).

In-favor: Mark Pelham, a representative of the project, spoke in favor of the project.

Not In-favor: None.

Decision: **Recommended approval to Planning Commission with Draft Conditions.**

PMT2017-01419

**Encroachment Permit and Sign Review; 415 South Myrtle Avenue, Suite B,
B & H Signs, Inc., applicant**

Request: Encroachment Permit and Sign Review for a projecting wall sign for an existing business "Oh Mulberry Bush". The property is located in the HCD (Historic Commercial Downtown) 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

2:26 PM