

MINUTES MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, December 20, 2017

Convene

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, December 20, 2017, at 2:03 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 December 6, 2017, seconded by Committee Member Sanvictores. The motion unanimously carried.

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).

In-favor: None.

Not In-favor: None.

Decision: Approved as presented.

ADMINISTRATIVE REPORTS

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

Request: Applicant is requesting a 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).

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

Not In-favor: None.

Decision: Recommended approval to Planning Commission with Draft Conditions.

PMT2017-01483 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).

In-favor: None.

Not In-favor: None.

Decision: Approved 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).

In-favor: None.

Not In-favor: None.

Decision: Approved 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).

In-favor: None.

Not In-favor: None.

Decision: Approved 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).

In-favor: None.

Not In-favor: None.

Decision: Approved 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).

In-favor: None.

Not In-favor: None.

Decision: Approved 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).

In-favor: None.

Not In-favor: None.

Decision: Approved 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).

In-favor: Todd Holmes, Public Works Operations Manager spoke in favor. Jim, the sign company representative, explained the lighting and materials to be used.

Not In-favor: None.

Decision: Approved as presented.

REPORTS FROM STAFF

None.

ADJOURNMENT

2:45 PM