

# MINUTES

## MONROVIA DEVELOPMENT REVIEW COMMITTEE

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Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, February 14, 2018

### Convene

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, February 14, 2018, 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 Cherry moved to approve the meeting minutes for the meeting of January 31, 2018, seconded by Committee Member Sanvictores. The motion unanimously carried.

### PUBLIC HEARINGS

None.

### ADMINISTRATIVE REPORTS

**PMT2018-00178**      **Minor Determination and Design Review; 416 West Chestnut Avenue, Semihandmade, Inc., applicant**

**Request:** The applicant is proposing an interior tenant improvement to convert a multi-tenant office/industrial building to a single tenant building. The previous uses within the existing multi-tenant building were considered legal nonconforming solely due to the lack of compliance with the City's off-street parking requirements. The interior tenant improvements will reduce the parking deficiency by thirteen parking spaces. The application also includes façade improvements and a 120 square foot addition to accommodate a new elevator to satisfy ADA requirements. The applicant is requesting that the Development Review Committee determine that the change in use is equally or more appropriate for the subject site in accordance with MMC Section 17.48.020(D). This property is located in M (Manufacturing) zone.

Determine that the project is Categorical Exempt (1) pursuant to the California Environmental Quality Act (CEQA).

**In-favor:** Raul Podesta, Project Architect.

**Not In-favor:** None.

**Decision:** Approved with Conditions.

**PMT2018-00182**      **Sign Review; 1218 South 5<sup>th</sup> Avenue, Image Group Inc., applicant**

**Request:** Applicant is requesting a Sign Review for a new internally illuminated building wall sign and non-illuminated identification sign for an existing business, City of Hope. This property is located in the PD-8 (Planned Development Area-8) zone. Determine that the project is Categorical Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

**In-favor:** None.

**Not In-favor:** None.

**Decision:** Approve as presented.

**PMT2018-00183**

**Sign Review; 530 West Huntington Drive, Stan Ideker, applicant**

**Request:** Applicant is requesting a Sign Review for a new internally illuminated building wall sign for a new business, Sola Salons. 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:** Approve as presented.

**PMT2018-00184**

**Sign Review; 346 West Huntington Drive, Tu Nguyen, applicant**

**Request:** Applicant is requesting a Sign Review for a new internally illuminated building wall sign for a new business, UNO Tea House. This property is located in the RCC (Retail Commercial Corridor) 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:** Approve as presented.

**REPORTS FROM STAFF**

**None.**

**ADJOURNMENT**

2:17 PM