

**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, March 28, 2018, 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, March 28, 2018

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 March 14, 2018, 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

ME2018-0001 & DR2018-0004 Minor Exception & Design Review; 372 North Canyon Boulevard, Mark Houston Associates Inc., applicant

Request: Applicant is requesting a Neighborhood Compatibility Design Review for a 215 square foot first floor addition and a 260 square foot second story addition to an existing 2,060 square foot single-family residence. The applicant is also requesting a Minor Exception for the addition to be constructed in alignment with the existing structure, resulting in a non-conforming second story side yard setback (7'-10³/₄" in lieu of 12'). 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

AR2018-0006 Advisory Review; 239 West Huntington Drive, Kaidence Group, applicant

Request: Applicant is requesting an Advisory Review of a conditional use permit application for a new 2,200 square foot commercial building with a drive thru that will include 35 parking spaces. This property is located in the RCC (Regional Commercial Corridor) 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.

AR2018-0007 Advisory Review; 402-404 South Myrtle Avenue, Basin 142 LLC, applicant

Request: Applicant is requesting an Advisory Review of a conditional use permit application for a type 47 liquor license for the service of beer, wine, and distilled spirits at a new restaurant (Basin 141). This property is located in the HCD (Historic Commercial Downtown) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Recommend approval to Planning Commission with Draft Conditions.

AR2018-0008

Advisory Review; 723 East Huntington Drive, Veronica Becerra, applicant

Request: Applicant is requesting an Advisory Review of a conditional use permit application for a proposed indoor recreational facility within the Monrovia Landing shopping center. This property is located in the CRS (Commercial Regional/Subregional) zone.
Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Recommend approval to Planning Commission with Draft Conditions.

MISC2018-0001

Miscellaneous Review; 239 North Alta Vista Avenue, Bowden Development Inc., applicant

Request: Applicant is requesting that the Development Review Committee authorize the issuance of a demolition permit in accordance with MMC Section 17.10.080, as the existing residential structure is in disrepair and constitutes a public nuisance. This property is located in the RL (Residential Low Density) zone.
Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

SIGN2018-0004

Sign Review; 228 West Pomona, Doreen Nicosia, applicant

Request: Applicant is requesting a Sign Review for two, individual channel letter, building wall signs for a new multi-family residential complex (MODA). This property is located in the PD-12 (Planned Development – Area12) zone.
Determine that the project is Categorical Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

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 22nd day of March, 2017.

Austin Arnold, Planning Technician