

**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, April 25, 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, April 25, 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 April 11, 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

None.

ADMINISTRATIVE REPORTS

DR2018-0005 **Neighborhood Compatibility Design Review; 239 North Alta Vista Avenue, Bowden Development, Inc. (Todd Bowden), Applicant**

Request: Applicant is requesting a neighborhood compatibility design review to construct a new 3,628 square foot two-story, single-family residence on a 9,720 square foot lot. The existing detached two-car garage will be rehabilitated to match the new home. This property is located in the RL (Residential Low) zone.

Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

DR2018-0007 **Neighborhood Compatibility Design Review; 498 Monrovista Avenue, TI Industry Corp., (Tibor Itskovich), Applicant**

Request: Applicant is requesting a neighborhood compatibility design review for a new single-story 1,785 square foot single-family residence with a detached 420 square foot garage on a 6,226 square foot lot. The subject property is located in the RL (Residential Low Density) zone.

Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

AR2018-0009 **Advisory Review; 915 West Huntington Drive, Parham Oshidari, Applicant**

Request: Applicant is requesting an Advisory Review of a conditional use permit application for a type 41 ABC license for the service of beer and wine at an existing restaurant (Pieology). This property is located in the CR (Regional/Subregional Commercial) 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.

MISC2018-0005

Oak Tree Removal; 705 Valley View Avenue, Seree Rattanapichetkul, Applicant

Request: Applicant is requesting review of an arborist report for the removal and replacement of an Oak tree at an existing single-family residence. This property is located in the PD-1 (Planned Development – Area 1) zone.

Determine that the project is Exempt pursuant to Section 15061(b)(3) of the State California Environmental Quality Act (CEQA) Guidelines.

Recommendation: Approve as presented.

MIND2018-0001

Minor Determination; 331 West Chestnut Avenue, Jessie Morehead, 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 new business, “Nu Matics Athletics,” an instructional cheerleading facility. This property is located in the M (Manufacturing) zone.

Determine that the project is Categorical Exempt (Class 1) 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 19th day of April, 2017.

Teresa Santilena, Assistant Planner