

**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, May 9, 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](http://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](mailto: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

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Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, May 9<sup>th</sup>, 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 25, 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**

**ME2018-0002 Minor Exception; 840 Ridgeside Drive, Tom Overhoff, Applicant**

**Request:** Applicant is requesting a Minor Exception from MMC Section 17.12.040(H) to construct a pool within the front yard. The pool will be setback 73 feet from the front property line and will be screened with landscaping. The subject property is located in the RF (Residential Foothill) zone. This project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

**Recommendation:** Approve with Conditions.

**ME2018-0003 Minor Exception; 228 West Duarte Road, Jessica Arriaga, Applicant**

**Request:** Applicant is requesting a Minor Exception from MMC Section 17.28.100 to exceed the maximum size allowed for a building wall sign (6% of building face in lieu of 5% maximum) for an existing business, Caliber Collision. This property is located in Planned Development Area – 15 (PD-15).

This project is Categorically Exempt (Class 1) from the California Environmental Quality Act (CEQA).

**Recommendation:** Approve with Conditions.

**ME2018-0004 Minor Exception; 172 North Lincoln Place, Mark and Kari Polanco, Owners**

**Request:** Applicant is requesting a Neighborhood Compatibility Review and a Minor Exception from MMC Section 17.12.020 to continue an existing non-conforming side yard setback (3'-4" in lieu of 5') along the north property line. The property is located in the RL (Residential Low Density) zone. This project is Categorically Exempt (Class 1) from the California Environmental Quality Act (CEQA).

**Recommendation:** Approve with Conditions.

### **ADMINISTRATIVE REPORTS**

**AR2018-0011 Advisory Review; 176 North Sunset Place, Drafting and Design, Ltd., Kevin Wilkes, Applicant**

**Request:** Applicant is requesting an Advisory Review for a Variance and Minor Exception request from MMC Section 17.12.020 to construct a 550 square foot addition to an existing 3,431 square foot two-story, single-family home. Specifically, the Variance request is for the addition to encroach into the required rear yard setback (30' in lieu of 60'- first floor; 36'-10" in lieu of 70'- second floor) and the Minor Exception request is for an encroachment into the required side yard setbacks (9'-3 1/2" in lieu

of 12'- north side; 6-10" in lieu of 8'-10"- south side). The subject property is located in the RL (Residential Low Density) zone. This project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

**Recommendation:** Recommend approval to Planning Commission with Draft Conditions.

**SIGN2018-0008            Sign Review; 705 West Huntington Drive, Monrovia Properties, LLC, Applicant**

**Request:** Applicant is requesting a Sign Review for a face change on an existing free standing freeway sign. The subject property is located in the CRS (Commercial Regional/Subregional) zone. This project is Categorically Exempt (Class 11) from the California Environmental Quality Act (CEQA).

**Recommendation:** Approve as presented.

**MISC2018-0002            Miscellaneous Review; 737 East Huntington Drive, TJ MAXX and HomeGoods, Applicant**

**Request:** Applicant is requesting a Miscellaneous Review of a Shopping Cart Containment Plan for the newly remodeled Monrovia Landing Shopping Center. The subject property is located in the CRS (Commercial Regional/Subregional) zone. This project is Categorically Exempt (Class 1) from the California Environmental Quality Act (CEQA).

**Recommendation:** Approve as presented.

**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 3<sup>rd</sup> day of May, 2018.**

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**Austin Arnold, Planning Technician**