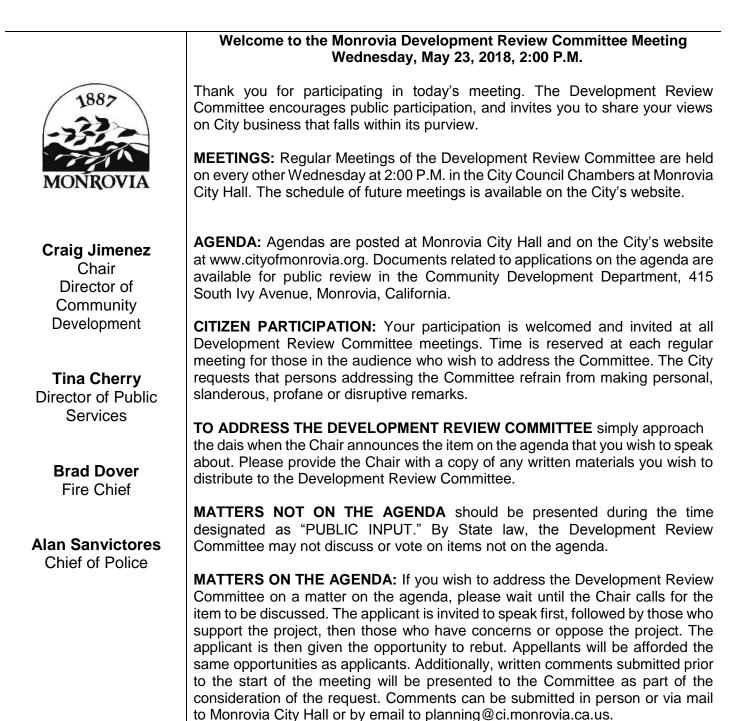
MONROVIA DEVELOPMENT REVIEW COMMITTEE AGENDA

City Council Chambers 415 South Ivy Avenue, Monrovia, California 91016





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, May 23rd, 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.

<u>CONVENE</u> Chair Jimenez

APPROVAL OF MINUTES Unadopted Minutes of the May 9, 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

ME2018-0003 Minor Exception; 630 East Olive Avenue, Jenny Koo, Applicant

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) Section 17.12.030 to reduce the existing front yard setback (27'-6" in lieu of 29'-6") along the north property line. The purpose of this request is to shift the entire development 3'-0" north, so that the detached garages are separated from the rear property line. This property is located in the RM2500 (Residential Medium Density) zone.

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

Recommendation: Approve with Conditions.

ADMINISTRATIVE REPORTS

MISC2018-0016 Miscellaneous Review; 162 West Pomona Avenue, Gary Gates, Applicant

Request: Applicant is requesting a miscellaneous review to change the hours of operation for an existing business (Hop Secret Brewing Co.). Specifically, the applicant is requesting to modify the weekend opening hours on Saturdays from 12:00 pm to 11:00 pm and Sundays from 1:00 pm to 9:00 pm. The Development Review Committee has authority to modify hours of operation pursuant to Condition of Approval No. 5 per CUP2016-04. In addition, the Development Review Committee shall conduct a six month review of the Conditional Use Permit (CUP2016-04) for the existing business. This property is located in the PD-12 (Planned Development Area 12) zone.

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

Recommendation: Approve with Conditions.

MISC2018-0007 Oak Tree Removal; 5 Hidden Valley Road, Matt Robbins, Applicant

Request: Applicant is requesting review of an arborist report for the removal of an Oak tree an existing single-family residence. This property is located in the RF (Residential Foothill) zone.

Recommendation: Approve as presented.

SIGN2018-0011 Sign Program Revision; 725 East Huntington Drive, Matt DeRuyter, Applicant

Request: Applicant is requesting a Sign Program Revision for the Monrovia Landing Shopping Center located at 725 E. Huntington Drive (The Monrovia Landing). This property is located in the CRS (Regional/Subregional Commercial) zone. This project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

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Recommendation: Approve as presented.

SIGN2018-0012 New Sign; 729 E Huntington Drive, Casey Sign Corporation, Applicant

Request: Applicant is requesting a sign review for one, individual channel letter, building wall sign and one pylon sign for a new business located in the Monrovia Landing Shopping Center located at 725 East Huntington Drive. This property is located in the CRS (Regional/Subregional Commercial) zone. This project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

REPORTS FROM STAFF

None.

ADJOURNMENT

<u>NOTE</u>: 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 17th day of May, 2018.

Teresa Santilena, Assistant Planner