

**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 23, 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 23<sup>rd</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 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).

**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**

**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 17<sup>th</sup> day of May, 2018.**

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**Teresa Santilena, Assistant Planner**