

MINUTES

MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, February 28, 2018

Convene

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, February 28, 2018, at 2:05 p.m. in the City Council Chambers.

In Attendance

Community Development, Craig Jimenez

Public Services, Tina Cherry

Fire, Brad Dover

Police, Alan Sanvictores

Approval of Minutes

Committee Member Dover moved to approve the meeting minutes for the meeting of February 14, 2018, seconded by Committee Member Sanvictores. The motion unanimously carried.

PUBLIC HEARINGS

ME2018-02 Minor Exception; 1876 Estrella Avenue, Angelica Galvez AGD Architects, applicant

Request: Applicant is requesting a Minor Exception from Municipal Code Section 17.12.020 to encroach 3' into the required rear yard setback (22' in lieu of 25'). This property is located in RL (Residential Low Density) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

In-favor: None.

Not In-favor: None.

Decision: Approved with Conditions.

ADMINISTRATIVE REPORTS

DR2018-0001 Design Review; 448 Linwood Avenue, Jane Wu Architect Inc., applicant

Request: Applicant is requesting a neighborhood compatibility design review for a 213 square foot first floor addition, an 855 square foot second story addition to a single story home, and a new 627 square foot detached garage/storage building. The subject property is located in the RM2500 (Residential Medium Density) zone. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

In-favor: Property Owner, Annie Chen and Architect, Jane Wu spoke in favor of the project.

Neighbor Raul Guerra, owner of 208 S. Mayflower Avenue, spoke in favor of the project as long as there was landscape screening within the side yard.

Not In-favor: None.

Decision: Approved with Conditions.

DR2018-0002 Design Review; 925 East Lemon Avenue, David Chong, applicant

Request: Applicant is requesting a neighborhood compatibility design review for a 2,879 square foot second story addition to a 988 square foot single-family residence, a new attached two-car garage, and a detached 627 square foot Accessory Dwelling Unit (ADU) with an attached one-car garage. The subject property is located in the RL (Residential Low Density) zone.

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

In-favor: Ludy and Merrilynn Frew neighbors at 325 Parkrose Avenue, spoke in favor of the project but asked about having access through the proposed fence to get to the back side of his barn which is located on the property line and the potential of a double fence. The DRC requested staff to facilitate a meeting with the neighbors to with regards to access to the barn and avoiding a double fence.

Not In-favor: None.

Decision: Approved with Conditions.

SIGN2018-0001 Sign Review; 454 East Duarte Road, Aaron Lo for AD Signs., applicant

Request: Applicant is requesting a Sign Review for a new internally illuminated building wall sign for a new business, Lisa's Doughnut Alley. This property is located in the BE (Business Enterprise) zone.

Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

In-favor: None.

Not In-favor: None.

Decision: Approved as presented.

REPORTS FROM STAFF

None.

ADJOURNMENT

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