

# MINUTES

## MONROVIA DEVELOPMENT REVIEW COMMITTEE

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Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, April 25, 2018

### Convene

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, April 25, 2018, at 2:01 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 April 11, 2018, seconded by Committee Member Sanvictores. The motion unanimously carried.

### 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 Categorical Exempt (Class 3) from the California Environmental Quality Act (CEQA).

**In-factor:** Todd Bowden, Applicant

**Not In-factor:** Alan Morse

**Decision:** Approved 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 Categorical Exempt (Class 3) from the California Environmental Quality Act (CEQA).

**In-factor:** Tibor Itskovich, Applicant

**Not In-factor:** None

**Decision:** Approved as presented.

**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).

**In-factor:** None

**Not In-factor:** None

**Decision:** Recommended 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.

**In-factor:** None

**Not In-factor:** None

**Decision:** Approved 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 Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**In-factor:** Jessie Morehead, Applicant

**Not In-factor:** None

**Decision:** Approved with Conditions.

**REPORTS FROM STAFF**

**None.**

**ADJOURNMENT**

2:52 PM