

**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, July 18, 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. 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.



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, July 18, 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 June 20, 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

MCUP2018-0001 Minor Conditional Use Permit; 349 Norumbega Drive, LaVonne Bates, Applicant

Request: Applicant is requesting a neighborhood compatibility design review for a 277 square foot first floor addition to the rear of a single story home and a new gable on the front elevation to create a cover over an existing porch. Applicant is further requesting a Minor Conditional Use Permit for a new 465 square foot Accessory Dwelling Unit that does not comply with the rear yard setback requirements, pursuant to the findings set forth in MMC Section 17.44.160(H). The subject property is located in the RL (Residential Low Density) zone.

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

Recommendation: Approve with Conditions.

ME2018-0009 Minor Exception; 636 Shady Oaks Drive, Mark Houston, Applicant

Request: Applicant is requesting a neighborhood compatibility design review for a 372 square foot first floor addition to an existing 2,257 square foot single-family residence. The applicant is also requesting a Minor Exception from the Monrovia Municipal Code Section 17.12.010 to encroach 1'-4" into the required side yard setback (6' in lieu of 7'-4") in order to maintain the existing setback. The subject property is located in the RF (Residential Foothill) zone.

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

Recommendation: Approve with Conditions.

ME2018-0010 Minor Exception; 1110-1212 South 5th Avenue, Nataliya Gerasimchuls, Applicant

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) Section 17.28.100 to allow temporary signage to be displayed in exceedance of the maximum size for a multifamily residential development, Areum Apartments (77 sq. ft. in lieu of 30 sq. ft.). The banner is proposed on the top of the Southwest corner of the building. The property is located in the RCM (Retail Corridor Mixed) zone.

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

Recommendation: Approve with Conditions.

ADMINISTRATIVE REPORTS

AR2018-0012 Advisory Review; 410 South Myrtle Avenue, Studio Movie Grill, applicant

Request: Applicant is requesting an Advisory Review of a conditional use permit application for a Type 47 liquor license for the service of beer, wine, and distilled spirits as part of restaurant operations within a movie theater (Studio Movie Grill). This property is located in the HCD (Historic Commercial Downtown) zone.

Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Recommend approval to Planning Commission with Draft Conditions.

SIGN2018-0020 Sign Review; 750 Royal Oaks Drive, Sign Concepts, Applicant

Request: Applicant is requesting a Sign Review for a new non-illuminated channel letter building wall sign for an existing business (sugarmade). This property is located in the M (Manufacturing) zone.

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

Recommendation: Approve as presented.

SIGN2018-0021 Sign Review; 917 West Huntington Drive, Nicholas Nolten, Applicant

Request: Applicant is requesting a Sign Review to install two new, front-lit, channel letter signs, and face changes for an existing Pylon and Monument sign for an existing business (Verizon). This property is located in the CRS (Commercial Regional/Subregional) zone.

Determine that the project is Categorically Exempt (Class 11) 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 12th day of July, 2018.

Austin Arnold, Planning Technician