

**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, September 12, 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, September 12, 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 August 29, 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

MCUP2018-0002 Minor Conditional Use Permit; 1210 Royal Oaks Drive, The Carmelite Sisters – Sister Vincent Marie Finnegan, Applicant

Request: Applicant is requesting a Minor Conditional Use Permit to allow the interior remodel of an existing two-story 26,570 square foot religious convent (Casa Convent) as well as a 1,140 square foot addition to the first floor. The addition will serve as a recreation room, main refectory and kitchen prep area. The subject property is located within The Rose Gardens at Santa Teresita Specific Plan (RGSP) Area.

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

Recommendation: Approve with conditions.

ADMINISTRATIVE REPORTS

**AR2018-0015
MISC 2018-0013 Advisory and Miscellaneous Review; 504 South Myrtle Avenue, Barbel Investments Inc., Applicant**

Request: Applicant is requesting an Advisory and Miscellaneous Review to amend Conditional Use Permit (CUP2016-17) which allows the indoor/outdoor on-site service of beer and wine (ABC License Type 41) at an existing restaurant. The amendment will allow the full service of alcoholic beverages (ABC License Type 47). This property is located in the HCD (Historic Commercial Downtown) zone.

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

Recommendation: Approve with conditions.

SIGN2018-0034 Sign Review; 127 West Foothill Boulevard, Charlie Lee, Applicant

Request: Applicant is requesting a Sign Review to install two new, non-illuminated building wall signs for a new business, Monarch Smoke Shop. This property is located in the NC (Neighborhood Commercial) zone.

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

Recommendation: Approve with conditions.

SIGN2018-0035 Sign Review; 326 South Myrtle Avenue, B. K. Signs, Applicant

Request: Applicant is requesting a Sign Review to install two new wall signs, one illuminated and one non-illuminated for a new business, D-Drive. This property is located in the HCD (Historic Commercial Downtown) zone.
Determine that the project is Categorically Exempt (Class 11) from the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

MISC2018-0014 Oak Tree Removal; 207 Poppy Avenue, Wendy Baray, Applicant

Request: Applicant is requesting to remove an existing California Live Oak tree due to poor health and risk of failure. The property is located in the RM3000 (Residential Medium Density) zone.
Determine that the project is Categorically Exempt (Class 4) 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 6th day of September, 2018.

Vincent Gillespie, Planning Technician