

MINUTES

MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, July 18, 2018

Convene

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, July 18, 2018, at 2:02 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 regular meeting of June 20, 2018, seconded by Committee Member Sanvictores. The motion carried unanimously.

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

In-favor: Julie Tooley, neighbor, had a question about the rear yard setback.

Not In-favor: None.

Decision: Approved 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 Categorical Exempt (Class 1) from the California Environmental Quality Act (CEQA).

In-favor: Mark Houston, Applicant, spoke in favor of the project.

Not In-favor: None.

Decision: Approved with conditions

ME2018-0010

Minor Exception; 1110-1212 South 5th Avenue, Nataliya Gerasimchuk, 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 Categorical Exempt (Class 3) from the California Environmental Quality Act (CEQA).

In-favor: Nataliya Gerasimchuk, Applicant, spoke in favor of the project.

Not In-favor: None.

Decision: Approved with conditions.

ADMINISTRATIVE REPORTS

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

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 Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

In-favor: Steve Rawlings, Applicant, spoke in favor of the project.

Not In-favor: None.

Decision: Recommended approval to Planning Commission with Draft Conditions.

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

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 Categorical Exempt (Class 11) from the California Environmental Quality Act (CEQA).

In-favor: None.

Not In-favor: None.

Decision: Approved as presented.

SIGN2018-0021 Sign Review; 917 West Huntington Drive, Victoria Erwin, 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 Categorical Exempt (Class 11) from 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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