

MINUTES

MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, August 01, 2018

Convene

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, August 01, 2018, at 2:00 p.m. in the City Council Chambers.

In Attendance

Community Development, Craig Jimenez

Public Services, Tina Cherry

Fire, Ron Pelham

Police, Alan Sanvictores

Approval of Minutes

Committee Member Sanvictores moved to approve the meeting minutes for the regular meeting of July 18, 2018, seconded by Committee Member Pelham. The motion carried unanimously.

PUBLIC HEARINGS

ME2018-0012

Minor Exception; 307 Elfwood Drive, Helman Architects, Inc., Applicant

Request: Applicant requested a neighborhood compatibility design review for a 478 square foot single-story addition in the front and new front porch. The plans include conversion of an existing attached 440 square foot garage into the master bedroom, which proposes to raise the ceiling and parapet height by 3'. Applicant is also requesting a Minor Exception from Monrovia Municipal Code Section 17.12.010 to encroach 1'-6" into the required side yard setback (12'-6" in lieu of 14') to continue the existing side yard setback along the north property line. The subject property is located in the RF (Residential Foothill) zone.

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

In-favor: Kari Helman, Applicant and Architect, spoke in favor of the project.

Not In-favor: None.

Decision: Approved with conditions.

ME2018-0013

Minor Exception; 529 King Street, Mark Houston Associates, Inc., Applicant

Request: Applicant requested a Neighborhood Compatibility Review (Level 1 and a Minor Exception from Monrovia Municipal Code (MMC) Section 17.12.020 to extend an existing non-conforming side yard setback (5'-10" in lieu of 6'-6") for an addition in alignment with the existing structure along the east property line. The property is located in the PD-4 (Planned Development Area 4) zone.

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

In-favor: None.

Not In-favor: None.

Decision: Approved with conditions.

ME2018-0011

Minor Exception; 205 Acacia Avenue, Carlos Parrague, Applicant

Request: Applicant requested a neighborhood compatibility design review (Level 2) for an 818 square foot single-

story rear addition to an existing single-story house as well as the construction of new front porch. Applicant is also requesting a Minor Exception from Monrovia Municipal Code Section 17.12.020 to encroach 1'-0" into the required side yard setback (4'-0" in lieu of 5'-0"). The subject property is located in the RL (Residential Low Density) zone.

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

In-favor: None.

Not In-favor: None.

Decision: Approved with conditions.

ADMINISTRATIVE REPORTS

LLA2018-0001 Lot Line Adjustment; 1210 Royal Oaks Drive, Santa Teresita, Inc., Applicant

Request: Applicant requested lot line adjustment to move an existing lot line between assessor parcels 8530-001-067 and 8530-001-066. This property is located in the Santa Teresita Specific Plan Area.

This project is Categorically Exempt (Class 5) pursuant to the California Environmental Quality Act (CEQA).

In-favor: None.

Not In-favor: None.

Decision: Approved with conditions.

DR2018-0019 Design Review; 315 East Olive Avenue, Maria Arias, Applicant

Request: Applicant requested a neighborhood compatibility design review (Level 7) for a new single-story 1,252 square foot rear unit with an attached 453 square foot garage facing the alley. A 400 square foot garage facing Olive Avenue, attached to the rear unit, will serve the front unit on an 8,004 square foot lot. The subject property is located in the RM3500 (Multi-family Residential) zone.

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

In-favor: None.

Not In-favor: Angelia Arteaga, resident, spoke with concerns about the project

Decision: Approved with conditions.

REPORTS FROM STAFF

None.

ADJOURNMENT

2:52 PM