

**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, December 19, 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, December 19, 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

ROLL CALL Chair Jimenez, Committee Members Cherry, Dover, and Sanvictores

APPROVAL OF MINUTES Unadopted Minutes of the December 5, 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

RA2018-0001 Reasonable Accommodation; 614 Bradbury Road, Scott and Karen Garland, Applicant

Request: Applicant is requesting a Reasonable Accommodation in accordance with Monrovia Municipal Code (MMC) Section 17.52.327 to deviate from the maximum allowable accessory building floor area set forth in MMC Section 17.12.020 for an approximate 352 square foot addition to an existing 1,056 square foot accessory structure. The addition will be used as a personal art studio. This property is located in the RL (Residential Low Density) zone.

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

Recommendation: Approve with Conditions.

ME2018-0016 Minor Exception; 234 East Evergreen Avenue, Vicente Reyes, Reyes Design Build LLC, Applicant

Request: Applicant is requesting a Minor Exception Review from Monrovia Municipal Code (MMC) Section 17.12.020 to continue existing non-conforming side yard setbacks (4'-0" in lieu of 5'-0") along the east and west property lines for a single-story addition to an existing single-family residence. This property is located in the PD-12 (Planned Development Area 12) zone.

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

Recommendation: Approve with Conditions.

ADMINISTRATIVE REPORTS

AR2018-0016

Advisory Review; 401 West Colorado Boulevard and 521 South Alta Vista Avenue, Kamen Lai, Elite Design Development Inc., Applicant

Request: Applicant is requesting an advisory review for a Conditional Use Permit and subdivision map to construct a new 4-unit two-story Planned Unit Development (PUD). At the December 19, 2018 meeting, the Development Review Committee will be making a recommendation to the Planning Commission. Once a future Planning Commission public hearing has been scheduled for this request, a second notice with the meeting details will be mailed to surrounding property owners. The subject property is located in the RM3500 (Residential Medium Density) zone.

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

Recommendation: Recommend approval to the Planning Commission with draft conditions.

SIGN2018-0056

Sign Review; 308 West Huntington Drive, Doug Malo, DCM Remodel Specialties, Applicant

Request: Applicant is requesting a Sign Review for a new internally illuminated building wall sign. This property is located in the RCC (Retail Corridor Commercial) zone.

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

Recommendation: Approve as presented.

SIGN2018-0057

Sign Review; 348 West Huntington Drive, Doug Malo, DCM Remodel Specialties, Applicant

Request: Applicant is requesting a Sign Review for a new internally illuminated building wall sign. This property is located in the RCC (Retail Corridor Commercial) zone.

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

Recommendation: Approve as presented.

SIGN2018-0059

Sign Review; 344 West Huntington Drive, Derry Liu, New Sign Solution Inc., Applicant

Request: Applicant is requesting a Sign Review for a new internally illuminated building wall sign. This property is located in the RCC (Retail Corridor Commercial) zone.

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

Recommendation: Approve as presented.

REPORTS FROM STAFF

None.

ADJOURNMENT

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 13th day of December, 2018.

Vincent Gillespie, Planning Technician