

**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
Community
Services

Brad Dover
Fire Chief

Alan Sanvictores
Chief of Police

**Welcome to the Monrovia Development Review Committee Meeting
Wednesday, April 10, 2019, 4:00 PM**

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 4:00 PM 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, April 10, 2019, 4:00 PM

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 March 27, 2019, 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

ME2019-0005 **Minor Exception; 109 East Lemon Avenue, Joey Kouchakian, Applicant**

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code Section 17.28 to exceed the maximum permitted permanent window sign area (20% window coverage in lieu of 10% maximum) at an existing restaurant, The Diplomat Eatery & Tavern. The property is located in the HCD (Historic Commercial Downtown) zone.

Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

ADMINISTRATIVE REPORTS

AR2019-0003 **Advisory Review; 715-721 West Duarte Road, Ante Property Investment (USA) Inc., Applicant**

Request: Applicant is requesting an advisory review for a Conditional Use Permit and subdivision map to construct a new 12-unit two-and-three story Townhouse development. At the April 10, 2019 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 RH (Residential High Density) zone.

Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

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

DR2019-0009 **Design Review; 1333 South Mayflower Avenue, LRM Associates, Inc., Applicant**

Request: Applicant is requesting a Design Review for a new trellis and landscape review for the Mayflower Office Plaza. This property is located in the CRS (Regional/Subregional Commercial) zone.

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

Recommendation: Approve with Conditions.

SIGN2019-0008 Sign Review; 605 South Myrtle Avenue, Chris Tassos, Applicant

Request: Applicant is requesting a Sign Review to replace two wooden wall signs with one wall sign and one graphic logo sign for the Human Services Association. This property is located in the HCD (Historic Commercial Downtown) zone.
Determine that the project is Categorical Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

SIGN2019-0015 Sign Review; 340 West Huntington Drive, Armando Escobedo, Applicant

Request: Applicant is requesting a Sign Review for a new illuminated building wall sign for a new business, Mathnasium. This property is located in the RCC (Retail Commercial Corridor) zone.
Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

SIGN2019-0016 Sign Review; 250 West Foothill Boulevard, Song Ngo, Applicant

Request: Applicant is requesting a Sign Review for two new illuminated building wall signs for a new business, Rain River Nails. This property is located in the NC (Neighborhood Commercial) zone.
Determine that the project is Categorical Exempt (Class 3) pursuant to 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 the 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 4th day of April, 2019.

Austin Arnold, Assistant Planner