

**MONROVIA
DEVELOPMENT REVIEW COMMITTEE
AGENDA**

City Council Chambers
415 South Ivy Avenue, Monrovia, California 91016



Craig Jimenez
Chair
Director of
Community
Development

Tina Cherry
Community
Services Director

Brad Dover
Fire Chief

Alan Sanvictores
Chief of Police

**Welcome to the Monrovia Development Review Committee Meeting
Wednesday, April 24, 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 24, 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 April 10, 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

None.

ADMINISTRATIVE REPORTS

DR2019-0010 Design Review; 437 West Palm Avenue, Gary French, Bowden Development Inc., Applicant

Request: Applicant is requesting a Level 7 Neighborhood Compatibility Design Review to build two new housing units with attached garages on an 8,000 square foot lot. Each house is one-story in height and designed in the Craftsman style design. This property is located in the RM3500 (Residential Medium Density) zone.

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

Recommendation: Approve with Conditions.

DR2019-0011 Design Review; 759 Norumbega Drive, D.W. Construction & Development, Donald Woods, Applicant

Request: Applicant is requesting a Level 4 Neighborhood Compatibility Design Review to construct a 341 square foot extension to an existing balcony on a two-story single-family residence. This property is located in the RF (Residential Foothill) zone.

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

Recommendation: Approve with Conditions.

SIGN2019-0018 Sign Review; 618 West Huntington Drive, Mike Roberts, Megahertz Electric Signs, Applicant

Request: Applicant is requesting a face change to an existing building wall sign and monument sign. The applicant is also proposing a new sandblasted wood hanging identification sign. This property is located in the CRS (Commercial Regional/Subregional) zone.

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

Recommendation: Approve as presented.

**MISC2019-0005 Miscellaneous Review; 106 ½ and 108 East Colorado Boulevard, Julie Kalicki,
The Saltner, Applicant**

Request: Applicant is requesting to expand the floor area of an existing business, The Saltner, located at 108 East Colorado Boulevard into the adjacent tenant space at 106 ½ East Colorado Boulevard. The DRC has purview over the change in floor area by a condition of approval from Conditional Use Permit CUP2015-12. This property is located in the PD-5 (Planned Development Area 5) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

MISC2019-0009 Oak Tree Preservation; 113-115 North Ivy Avenue, Annette Greek, Applicant

Request: Applicant is requesting to trim more than one third of the crown an existing Oak Tree located in the front yard setback. This property is located in the RM3000 (Residential Medium Density) zone. Determine that the project is Categorically Exempt (Class 4) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

MISC2019-0007 Oak Tree Removal; 441 Cloverleaf Drive, City of Monrovia, Applicant

Request: Applicant is requesting to remove an existing Coast Live Oak tree within the public right-of-way due to poor health and risk of failure. Determine that the project is Categorically Exempt (Class 4) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

MISC2019-0008 Oak Tree Removal; 501 East Olive Avenue, City of Monrovia, Applicant

Request: Applicant is requesting to remove an existing Holly Oak tree within the public right-of-way due to poor health and risk of failure. Determine that the project is Categorically Exempt (Class 4) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

MISC2019-0006 Oak Tree Removal; 100 Block of West Duarte Road, City of Monrovia, Applicant

Request: Applicant is requesting to remove an existing Oak Tree within the public right-of-way due to poor health and risk of failure. Determine that the project is Categorically Exempt (Class 4) 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 18th day of April, 2019.

Brenda Quezada, Planning Technician