

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, May 22, 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, May 22, 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 May 8, 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

MCUP2019-0002 **Minor Conditional Use Permit; 168 North Fifth Avenue, Allison Allain, Plumb Crazy Inc., Applicant**

Request: Applicant is requesting a Minor Conditional Use Permit to convert an existing one-car garage into a 321 square foot detached Accessory Dwelling Unit (ADU) in the Very High Fire Hazard Severity Zone. The property is located in the RL (Residential Low) zone. Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

ADMINISTRATIVE REPORTS

AR2019-0007 **Advisory Review; 920 West Colorado Boulevard, Tim Arnold, Applicant**

Request: Applicant is requesting an advisory review for a Conditional Use Permit to remodel an existing single-story front unit and construct a new two-story second unit in the rear. The Development Review Committee will be making a recommendation to the Planning Commission. The subject property is located in the RM/RH (Residential Medium / Residential High Density) zone. Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

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

MISC2019-0010 **Miscellaneous Review; 1999 South Myrtle Avenue, Steven Cardenas, Pacific Plate Brewing Company, Applicant**

Request: Applicant is requesting a Miscellaneous Review to change the hours of operation for an existing business (Pacific Plate Brewing Company). The applicant is requesting to modify their business hours from Monday through Friday from 4 PM to 10 PM to 4 PM to 11 PM and Saturday through Sunday from 12 noon to 10 PM to 12 noon to 11 PM. Approval of the Miscellaneous Review would allow amendment of the Condition of Approval #6 in CUP2013-02 (Conditional Use Permit 2013-02). This property is located in a PD-16 (Planned Development Area 16) zone. Determine that the project is categorically exempt (Class 1) pursuant to the California Environmental Quality Act.

Recommendation: Approve with Conditions.

TU2019-0004

Temporary Use Review; 321 South Myrtle Avenue, Carole Anne Kaufman, Monrovia Music Fest, Applicant

Request: Applicant is requesting a Temporary Use Permit to serve alcohol within a beer and wine garden during Monrovia Music Fest at Library Park. The event will take place on Sunday, June 2, 2019. This property is located in the P/QP (Public/Quasi-Public) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

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 16th day of May, 2019.

Brenda Quezada, Planning Technician