

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, July 31, 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, July 31, 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 July 17, 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

ME2019-0012 **Minor Exception; 913 Valley View Avenue, Jacquie and Mark Salazar, Applicant**

Request: Applicant is requesting a Minor Exception to install a solid wood fence that exceeds the maximum height limit within the front yard setback (4' in lieu of 3'). The property is located in the RL (Residential Low Density) zone.

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

Recommendation: Approve with Conditions.

ADMINISTRATIVE REPORTS

MIND2019-0002 **Minor Determination; 144 Fowler Drive, Chris Kimura, Applicant**

Request: Applicant is requesting a Minor Determination to determine the location of the rear property line. The applicant is also proposing a single story addition to the rear of an existing single-family residence. This property is located in the RL (Residential Low) zone.

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

Recommendation: Approve as presented.

MIND2019-0003 **Minor Determination; 139 West Maple Avenue, Elsayed Emar, Fortune Fencing, Applicant**

Request: Applicant is requesting a Minor Determination to determine that there is sufficient parking to accommodate an instructional use in an existing multi-tenant individual building. This property is located in the M (Manufacturing) zone.

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

Recommendation: Approve with Conditions.

MIND2019-0004 Minor Determination; 725 West Huntington Drive, Lowe's Home Centers, LLC, Applicant

Request: Applicant, Lowe's Home Centers, LLC, is requesting a Minor Determination to determine that their proposed retail outlet store for sales of scratch and dent appliances is in substantial conformance with the previous hardware use which was approved by PMT2015-01007. Applicant is further requesting to modify the existing conditions of approval within PMT2015-01007 pertaining to hours of operation and delivery hours. This property is located in the CRS (Commercial Regional/Subregional) zone. Determine that the project is Categorical Exempt (Class 1) from the California Environmental Quality Act. (CEQA).

Recommendation: Approve with conditions.

SIGN2019-0028 Sign Review; 725 West Huntington Drive, Lowe's Home Centers, LLC, Applicant

Request: Applicant is requesting a Sign Review for a new building wall sign for a new business in an existing building. This property is located in the CRS (Commercial Regional/Subregional) zone. Determine that the project is Categorical Exempt (Class 3) from the California Environmental Quality Act.

Recommendation: Approve as presented.

SIGN2019-0026 Sign Review; 181 East Huntington Drive, Dan Sargent, B and H Signs, Applicant

Request: Applicant is requesting a Sign Review for a new, non-illuminated, individual channel letter, building wall sign for an existing business, Worley. This property is located in the O/RD/LM (Office/Research Development/Light Manufacturing) zone. Determine that the project is Categorical Exempt (Class 3) from the California Environmental Quality Act.

Recommendation: Approve as presented.

SIGN2019-0027 Sign Review; 101 East Huntington Drive, Dan Sargent, B and H Signs, Applicant

Request: Applicant is requesting a Sign Review for a sign face change on an existing non-illuminated monument sign. This property is located in the O/RD/LM (Office/Research Development/Light Manufacturing) zone. Determine that the project is Categorical Exempt (Class 3) from the California Environmental Quality Act.

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 25th day of July, 2019.

Brenda Quezada, Planning Technician