

**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

Sean Sullivan
Public Works
Director

**Welcome to the Monrovia Development Review Committee Meeting
Wednesday, February 26, 2020, 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, February 26, 2020 4:00 PM

Written documentation relating to each proposed item of business on the Agenda presented for consideration by the Development Review Committee are on file in the Community Development Department

CONVENE Chair Jimenez

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

APPROVAL OF MINUTES Unadopted Minutes of the February 12, 2020 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

AR2020-0004 Advisory Review

ME2020-0002 Minor Exception; 235 West Cherry Avenue, Martin Mejia, Project Designer

Request: Applicant is requesting an Advisory Review for a Conditional Use Permit to construct a new two-story dwelling unit with an attached two-car garage. The applicant is also requesting a Minor Exception from Monrovia Municipal Code (MMC) Section 17.24.110 to maintain an existing non-conforming driveway width of 11'-10" in lieu of 12'-0". The subject property is located in the RM3500 (Residential Medium Density) zone.

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

Recommendation: Recommend approval to the Planning Commission with draft conditions

DR2020-0009 Design Review

ME2020-0001 Minor Exception; 783 Norumbega, Jolie Solomon, Applicant

Request: Applicant is requesting a Level 4 Neighborhood Compatibility Design Review for a 398 SF second-story addition, a 135 SF second-story terrace, and a 225 SF single-story addition to the front of an existing 3,193 SF two-story house. Applicant is also requesting a Minor Exception from Monrovia Municipal Code 17.12.010 to construct the addition in line with the existing, non-conforming side yard setback (8'-8" in lieu of 15') along the southeast property line. This property is located in the RF (Residential Foothill) zone.

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

Recommendation: Approve with conditions

ADMINISTRATIVE REPORTS

DR2020-0008 Design Review; 501 Ranchito Road; Albert Guilbaud, Applicant

Request: Applicant is requesting a Neighborhood Compatibility Design Review for a 16 square foot first floor addition and a 706 square foot second story addition to an existing 1,809 square foot single-story house. 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

DR2020-0007 Design Review; 1104 Briarcliff Road, Philip Chan, Applicant

Request: Applicant is requesting a Neighborhood Compatibility Design Review for a 1,251 square foot first floor addition and a 1,968 square foot second story addition to an existing 3,781 square foot two-story house. This property is located in the RF (Residential Foothill) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

MAJD2020-0001 Major Determination; 140 East Chestnut Avenue, Gonzalo Ayala, Applicant

Request: Applicant is requesting a Major Determination for the appropriate amount of parking regarding a business known as, "The Camp Transformation Center" which is a new fitness studio that would offer small group training sessions for no more than 10 people within an industrial warehouse space. This property is located in the M (Manufacturing) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

MAJD2020-0002 Major Determination; 2017 South Myrtle Avenue, Metrogreens LLC, Applicant

Request: Applicant is requesting a Major Determination for the establishment of an in-door vertical farming operation. The business would occupy a 1,680 square foot warehouse space for the production of microgreens, including young vegetable, fruit, and herb seedlings and heads of lettuce. The produce is grown in a controlled environment where the lighting, water, temperature, and other variables can be optimized to enhance production. This property is located in PD-16 (Planned Development – Area 16). Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

LLA2020-0001 Lot Line Adjustment; 179 and 183 North Madison Avenue, Wenping Yu Applicant

Request: Applicant is requesting a Lot Line Adjustment to move an existing lot line between assessors parcels 8504-029-025 and 8504-029-015. The subject properties are located in the RL (Residential Low Density) zone. Determine that the project is Categorically Exempt (Class 5) from the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

DR2020-0005 Design Review; 125 West Olive Avenue, Matthew Hucker, Applicant

Request: Applicant is requesting a Design Review for a façade remodel, replacement of balcony railing, and new paint colors for two existing multifamily apartment buildings. This property is located in the RH (Residential High Density) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented

SIGN2020-0011 Sign Program Amendment; 1333 South Mayflower Avenue, Jaime Colchado for Sign Specialists Corp., Applicant

Request: Applicant is requesting a Master Sign Program Amendment for an existing office building in the Huntington Oaks Shopping Center. This property is located in the CRS (Regional/Subregional Commercial) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented

SIGN2020-0008

Sign Review; 517 South Ivy Avenue, Paleowest Archaeology LLC, Applicant

Request: Applicant is requesting a Sign Review for a new non-illuminated hanging sign for an existing business, Paleowest Archaeology LLC. This property is located in PD-5 (Planned Development – Area 5).

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

Recommendation: Approve as presented

SIGN2020-0012

Sign Review; 308 West Huntington Drive, Samuel Zhang, Applicant

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

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

Recommendation: Approve as presented

SIGN2020-0010

Sign Review; 178 West Foothill, B & H Signs, Applicant

Request: Applicant is requesting a Sign Review for a new illuminated building wall sign for a new business, Seemly Threading. This property is located in the NC (Neighborhood Commercial) zone.

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

Recommendation: Approve as presented

REPORTS FROM STAFF

None.

ADJOURNMENT

NOTE: 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 20th day of February, 2020.

Vincent Gillespie, Planning Technician