

**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 Public  
Services

**Brad Dover**  
Fire Chief

**Jim Hunt**  
Chief of Police

**Welcome to the Monrovia Development Review Committee Meeting  
Wednesday, February 1, 2017, 2:00 P.M.**

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 2:00 P.M. 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](http://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](mailto: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

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Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, February 1, 2017

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

**APPROVAL OF MINUTES** Unadopted Minutes of the January 18, 2017, 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**

**PMT2016-01714 Reasonable Accommodation; 153 Mauna Loa Drive, Mark Oberon, applicant**

**Request:** Applicant is requesting a Reasonable Accommodation in accordance with Monrovia Municipal Code (MMC) Section 17.52.327 to deviate from the maximum fence/hedge height set forth in MMC Section 17.12.040 for a trellis fence that has been built without a permit and an existing hedge. The trellis fence ranges in height from 7'-8.5" to 9'-8" (in lieu of the 6' maximum height limit) and is located along the north property line. The hedge has a maximum height of 10'-9" and runs along the north and west property lines. This property is located in RL (Residential Low Density) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation:** Approve with Conditions pursuant to the reasonable accommodation findings set forth in the Monrovia Municipal Code (MMC) Section 17.52.327(E).

**PMT2017-00071 Minor Exception; 830 Ridgeside Drive, Melanie Dems & Marcel Schoppers, applicant**

**Request:** Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) §17.12.040 to exceed the maximum height for a wood fence (7' in lieu of 6' solid) along a side property line for a total length of 40'. The 7' wood fence is proposed on an existing 4' retaining block wall. This property is located in 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.

### **ADMINISTRATIVE REPORTS**

**PMT2017-00064 Sign Review; 1017 South Mountain Avenue, Doreen A. Emenike, applicant**

**Request:** Applicant is requesting a Sign Review for a new, non-illuminated building wall sign for a new business, "Immigration Law Offices." This property is located in the M (Manufacturing) zone. Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation:** Approve as presented.

**PMT2017-00079**

**Sign Review; 185 West Chestnut Avenue, Sign Art Co., applicant**

**Request:** Applicant is requesting a Sign Review for a new, internally illuminated building wall sign for a new business, "Trans Global". This property is located in the M (Manufacturing) zone. Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve as presented.**

**PMT2017-00090**

**Demolition Review; 202 West Evergreen Avenue, Successor Agency, applicant**

**Request:** Applicant is requesting that the Development Review Committee authorize the issuance of a demolition permit in accordance with MMC Section 17.10.080, as the existing residential structure is in disrepair and constitutes a public nuisance. This property is located in the PD-12 (Planned Development) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve as presented.**

**PMT2017-00091**

**Demolition Review; 220 West Evergreen Avenue, Successor Agency applicant**

**Request:** Applicant is requesting that the Development Review Committee authorize the issuance of a demolition permit in accordance with MMC Section 17.10.080, as the existing residential structure is in disrepair and constitutes a public nuisance. This property is located in the PD-12 (Planned Development) zone. Determine that the project is Categorically Exempt (Class 1) 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 26<sup>th</sup> day of January, 2017.

  
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Austin Arrold, Planning Technician