

**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 15, 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. 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 15, 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 February 1, 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. This item was continued from the February 1, 2017 Development Review Committee meeting.

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

Recommendation: Staff requests this item be continued until the March 1, 2017 Development Review Committee meeting.

PMT2017-00071 Minor Exception; 830 Ridgeway Drive, Melanie Dams & 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') 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. This item was continued from the February 1, 2017 Development Review Committee meeting.

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

Recommendation: Withdrawn by the applicant. No Action is required by the Development Review Committee.

PMT2017-00121 Minor Exception; 830 Ridgeway Drive, Melanie Dams & 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') along the north side property line for a total length of 90'. 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.

PMT2017-00120

Minor Exception; 509 West Olive Avenue, Chum-Wong, applicant

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) §17.12.030 to continue an existing non-conforming side yard setback (5' in lieu of 8') along west property line. This property is located in the RM 3500 (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.

ADMINISTRATIVE REPORTS

PMT2017-00123

Advisory Review; 902 West Colorado Boulevard, Bowden Development Inc., applicant

Request: Applicant is requesting an Advisory Review by the Development Review Committee for a proposed residential planned unit development, consisting of four (4) two-story, detached units on a 13,600 square foot lot. This property is located in the RM/RH (Residential Medium/ Residential High Density) zone. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Recommend approval to Planning Commission with Draft Conditions.

PMT2017-00149

Advisory Review; 790-800 West Chestnut Avenue, Foothill Unity Center, applicant

Request: Applicant is requesting an Advisory Review by the Development Review Committee to allow a non-profit organization to occupy an existing building to provide services to low-income and homeless families that reside in Monrovia and several other communities throughout the San Gabriel Valley. The building will be used for office headquarters, case management, health referrals, warehouse storage of perishable and non-perishable food items, and sorting and distribution of food items. This property is located in the PD-3 (Planned Development – Area 3) zone. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Recommend approval to Planning Commission with Draft Conditions.

PMT2017-00150

Design Review; 731 East Central Avenue, Sierra Auto Cars- David Bower, applicant

Request: Applicant is requesting a Design Review for an exterior facade remodel and an addition to the rear of the dealership for parts storage and service area. This property is located in the PD-10 (Planned Development) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

PMT2017-00126 Sign Review; 1017 South Mountain Avenue, Amatel Inc., applicant

Request: Applicant is requesting a Sign Review for a new, non-illuminated building wall sign for a new business, "Amatel, Inc." 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.

PMT2017-00070 Sign Review; 101 E. Huntington Drive, B & H Signs, applicant

Request: Applicant is requesting a Sign Review for a face change to an existing monument sign for "Worley Parsons." This property is located in O/RD/LM (Office/Research & Development/Light-Industrial) zone. Determine that the project is Categorically Exempt (Class 11) 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 9th day of February, 2017.



Austin Arnold, Planning Technician