

# MINUTES

## 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 15, 2017

### Convene

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, February 15<sup>th</sup>, 2017, at 2:02 p.m. in the City Council Chambers.

### In Attendance

Community Development, Craig Jimenez

Public Services, Tina Cherry

Fire, Brad Dover

Police, Jim Hunt

### Approval of Minutes

Committee Member Dover moved to approve the meeting minutes for the meeting of February 1, 2017, seconded by Committee Member Hunt. The motion unanimously carried.

### 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).

**Decision: This item was continued to the next Development Review Committee Meeting on March 1, 2017.**

#### **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') 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).

**Decision: Withdrawn by the applicant.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

#### **PMT2017-00121 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') 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).

**Decision: Approved 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).

**Decision: Approved 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).

**Decision: Recommended 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).

**Decision: Recommended 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).

**Decision: Approved 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).

**Decision: Approved 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).

**Decision: Approved as presented.**

**REPORTS FROM STAFF**

None

**ADJOURNMENT**

3:37 p.m.