

**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

Chris Donovan
Fire Chief

Jim Hunt
Chief of Police

**Welcome to the Monrovia Development Review Committee Meeting
Wednesday, January 20, 2016, 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, January 20, 2016

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 6, 2016, 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.

ADMINISTRATIVE REPORTS

PMT2015-01705 Advisory Review; 162 West Pomona Avenue, Gary Gates, applicant

Request: Advisory Review for a Conditional Use Permit to allow a micro-brewery in an existing industrial building complex that will manufacture specialty beer and offer beer sampling within a tasting room that will be open to the public. This item was continued from the January 6, 2016 DRC meeting. The property is located in the PD-12 (Planned Development Area 12) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Recommend approval to the Planning Commission with draft conditions.

PMT2016-00038 Design Review; 145 Mauna Loa Drive, Mark Houston, applicant

Request: Design review of a facade remodel for a single-family residence. The property is located in the 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.

PMT2016-00039 Design Review; 522 West Lime Avenue, Richard Vethamani, applicant

Request: Design review for a new porch and windows for a single family residence. The property is located in the RM (Residential Medium Density) 3500 Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions.

PMT2016-00040 Minor Determination; 138 East Lemon Avenue, Cristina Cordeiro DBA "Dream Big Children's Center," applicant

Request: Minor determination for a children's indoor play center (ages: infant - 10 years old) as a compatible use in the PD (Planned Development Area) – 5 Zone. The proposed operations include an indoor play area and private parties during designated hours. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Determine that the business is appropriate in the PD-5 Zone, in that it supports the Myrtle Avenue downtown commercial corridor.

PMT2016-00055 Advisory Review; 109 West Lemon Avenue, Red Apple Interprise DBA "Hummos & Pita" / Joe Kouchakian, applicant

Request: Advisory Review for a Conditional Use Permit application for the service of beer and wine indoors and outdoors Monday through Sunday 11:00 AM to 12:00 AM (midnight). This property is in the HCD (Historic Commercial Downtown) Zone.
Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Forward to the Planning Commission with a recommendation of approval.

PMT2016-00042 Sign Review; 346 West Foothill Boulevard, Ken Leslie/Imagen Solutions, applicant

Request: Sign review for a face change for three signs on an existing nonconforming sign structure. The property is located in the NC (Neighborhood Commercial) Zone.
Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

PMT2016-00048 Sign Review; 616 West Huntington Drive, Tish Sciaiampo – Absolute Sign, applicant

Request: Sign review for three new building wall signs in the Huntington Oaks shopping Center. The property is located in the CRS (Commercial Regional/Sub-Regional) Zone.
Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

REPORTS FROM STAFF

Motion to cancel the DRC Regular Meeting on February 3, 2016 and call a DRC Special Meeting on February 10, 2016.

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 14th day of January, 2016.



Teresa Santilena, Assistant Planner