

**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, February 17, 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, February 17, 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 February 10, 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.

PUBLIC HEARINGS

PMT2016-00195 Minor Conditional Use Permit; 1621 South Magnolia Avenue, David Bower, applicant

Request: Applicant is requesting to sell new and used commercial trucks (Chevrolet/Ram) and provide incidental services (for vehicle preparation/reconditioning) within existing buildings on the site. This property is located in the M (Manufacturing) Zone.
Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve the Minor Conditional Use Permit with Conditions.

PMT2016-00192 Minor Conditional Use Permit; 501 South Mountain Avenue, Adrian Castaneda, applicant

Request: Applicant is requesting to locate an electronic message board near the southeast corner of South Mountain Avenue and East Lemon Avenue. This property is located in the P/QP (Public/Quasi-Public) Zone.
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve the Minor Conditional Use Permit with Conditions.

PMT2016-00191 Minor Exception; 332 East Greystone Avenue, Michael Trlica, applicant

Request: Applicant is requesting two minor exceptions from MMC § 17.12.020 for a 498 square foot addition to the front of the house to encroach into the front yard setback (24'-6" in lieu of the required 25') and side yard setback (7' in lieu of the required 9'). This property is 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 the Minor Exceptions with conditions.

PMT2016-00194 Minor Exception; 637 Montana Street, Graciela Velazquez, applicant

Request: Applicant is requesting a minor exception from MMC § 17.12.040(B) to allow a fence to exceed the maximum height limit within the required front yard setback (6' vinyl fence in lieu of 3' solid fence). The subject property is in the RM2500 (Residential Medium Density) Zone.
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve the Minor Exception.

PMT2016-00193 Minor Exception; 435 Prospect Avenue, Martin Mendez, applicant

Request: Applicant is requesting a minor exception from MMC § 17.12.030 to legalize an addition to an existing single-family residence that encroaches into the required side yard setback (4'-1" in lieu of the required 5') on the east side of the house. The addition maintains the existing legal nonconforming side yard setback. This property is 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 the Minor Exception.

ADMINISTRATIVE REPORTS

PMT2016-00193 Design Review; 435 Prospect Avenue, Martin Mendez, applicant

Request: Applicant is proposing to remove wood siding and replace it with a stucco finish on the exterior front elevation of the home. This property is 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 as presented.

PMT2016-00152 Design Review; 702 East Palm Ave, Eric Chang, applicant

Request: Design Review of a facade remodel and addition to a single-family residence. This item was continued from the February 10, 2016 DRC meeting. The property is located in the RL (Residential Low Density) Zone.
Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Continue item to the March 2, 2016 DRC Meeting.

PMT2016-00152 Design Review; 517 East Fig Avenue, Bowden Development, Inc., applicant

Request: Applicant is requesting design review of a new 1,775 single-family residence with attached two-car garage. The property is located in the RL (Residential Low Density) Zone.
Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve with conditions.

PMT2016-00197 Oak Tree Removal Permit; 600 East Foothill Boulevard, Forest Lawn Memorial Parks, applicant

Request: Applicant is requesting review of arborist report for the removal of an oak tree. The property is located in the PD-2 (Planned Development Area 2) Zone.
Determine that the project is Exempt pursuant to Section 15061(b)(3) of the State California Environmental Quality Act (CEQA) Guidelines.

Recommendation: Approve as presented.

PMT2016-00202 Advisory Review; 612 South Myrtle Avenue, Cristina Cordeiro, applicant

Request: Advisory review for a Conditional Use Permit for "Dream Big Children's Center, Inc." to locate in the HCD (Historic Commercial Downtown) 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 Planning Conditions.

Request: Sign review for a building wall signs and awning for "Huntington Veterinary Hospital." The property is located in the RCC (Retail Corridor Commercial) 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

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 11th day of February, 2016.



Teresa Santilena, Assistant Planner