

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
Interim Fire Chief

Jim Hunt
Chief of Police

Welcome to the Monrovia Development Review Committee Meeting
Wednesday, March 2, 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, March 2, 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 17, 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

PMT2016-00270 Advisory Review; 234 West Palm Avenue, Rick Yeh, applicant

Request: Advisory review for a Conditional Use Permit for an attached 3-unit development in the RM2500 (Residential Medium Density) Zone.
Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Recommend approval to the Planning Commission with Draft Planning Conditions.

PMT2016-00267 Advisory Review; 109 East Lemon Avenue, Red Apple Interprise, applicant

Request: Advisory review for a Conditional Use Permit for indoor/outdoor service and sales of alcoholic beverages (Type 47 ABC License) and live entertainment for a restaurant 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.

PMT2016-00268 Advisory Review; 1602 South Myrtle Avenue, Rooben Mehraby, applicant

Request: Advisory review for a Conditional Use Permit for sales of beer and wine for off-site consumption (Type 20 ABC License) at an existing convenience/service station 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 Planning Conditions.

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 in the RL (Residential Low Density) Zone. This item was continued from the February 17, 2016 DRC meeting.
Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve as presented.

PMT2016-00269

Design Review; 234 Linwood Avenue, Rick Yeh, applicant

Request: Design Review for a new 1,264 square foot single-story second unit with an attached two car garage located in the RM2500 (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.

PMT2016-00277

Sign Review; 425 West Chestnut Avenue, B&H Signs, applicant

Request: Sign review for a building wall sign for "Appreciating Classics" located in the M (Manufacturing) 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 25th day of February, 2016.



Jose Barriga, Assistant Planner