



MINUTES MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall
415 South Ivy Avenue
Wednesday, January 20, 2016

Convene:

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, January 20, 2016, at 2:02 p.m. in the City Council Chambers.

In Attendance:

Community Development, Craig Jimenez
Public Works, Niles Boyer
Police, Jim Hunt
Fire, Chris Donovan

Approval of Minutes:

Committee Member Donovan moved to approve the minutes of the January 6, 2016 meeting, seconded by Committee Member Hunt. The motion unanimously carried.

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).

Decision: Forwarded on to the Planning Commission with a recommendation of approval with attached draft Planning Data Sheet Conditions. The Development Review Committee modified Condition No. 4 limiting the seating to no more than 17 seats in the proposed tasting room.

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).

Decision: Approved with the condition that the applicant continue to work with staff on wrapping the siding and stone materials onto the south side of the house.

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

Request: Design review of 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).

Decision: Approved as presented.

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).

Decision: Approved as presented.

PMT2016-00055 Advisory Review; 109 East 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 Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Decision: Forwarded to the Planning Commission with a recommendation of approval with attached draft Planning Data Sheet Conditions.

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 Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Decision: Approved with the condition that the sign text comply with the development standards set forth in the Monrovia Municipal Code.

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 Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Decision: Approved as presented.

REPORTS FROM STAFF

Staff recommended a motion to cancel the DRC Regular Meeting on February 3, 2016 and call a DRC Special Meeting on February 10, 2016. The motion unanimously carried.

Adjournment:

2:35 p.m.