



# MINUTES MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall  
415 South Ivy Avenue  
Wednesday, February 10, 2016

## Convene:

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, February 10, 2016, at 2:09 p.m. in the City Council Chambers.

## In Attendance:

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

## Approval of Minutes:

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

## PUBLIC HEARINGS

### **PMT2016-00151      Minor Exception; 236 West Cypress Ave, Martin Mejia, applicant**

**Request:** Minor Exception from the code to allow an addition to an existing single family residence to encroach into the required side yard setback (4' in lieu of the required 5') on the east side of the house. The addition will maintain the existing side yard setback. Additionally, the Applicant is proposing to demolish a portion of the existing dwelling in increase the driveway width to 12 feet. This property is located in the RM3500 (Residential Medium Density) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

**Decision: Approved as presented.**

## ADMINISTRATIVE REPORTS

### **PMT2016-00150      Advisory Review; 530 Fano Street, PDS Studio Inc., applicant**

**Request:** Advisory Review for a Conditional Use Permit and Tentative Tract Map for a 12 unit residential condominium development. The property is located in the RM/RH (Residential Medium/High Density) Zone. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

**Decision: Forwarded on to the Planning Commission with a recommendation of approval of the Conditional Use Permit, with draft Planning Data Sheet 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. 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).

**Decision: Continued to the February 17, 2016 DRC meeting.**

**PMT2016-00153          Sign Review; 823 South Magnolia Avenue, John Kitterman, applicant**

**Request:** Sign review for a building wall sign for “Finishline Construction.” The property is located in the M (Manufacturing) Zone.  
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Decision: Approved as presented.**

**PMT2016-00154          Sign Review; 674 West Huntington Drive, Scott Hampton, applicant**

**Request:** Sign review for an illuminated building wall sign for “The Joint...the chiropractic place”. 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: Approve with the recommendation that the Applicant work with Staff to ensure the graphics and lettering conform to Monrovia Municipal Code Section 17.28.**

**PMT2016-00172          Sign Review; 158 West Foothill Boulevard, De Jun Xian, applicant**

**Request:** Sign review for a face change for "TK Cafe Hawaiian BBQ & Dim Sum." 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).

**Recommendation: Approved as presented.**

**Adjournment:**

2:46 p.m.