



MINUTES MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall
415 South Ivy Avenue
Wednesday, February 17, 2016

Convene:

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, February 17, 2016, at 2:05 p.m. in the City Council Chambers.

In Attendance:

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

Approval of Minutes:

Committee Member Hunt moved to approve the minutes of the February 10, 2016 meeting, seconded by Committee Member Boyer. The motion unanimously carried.

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)

Decision: Approved 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)

Decision: Approved 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)

Decision: Approved 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)

Decision: Approved 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)

Decision: Approved 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)

Decision: Approved 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).

Decision: Continued 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)

Decision: Approved 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.

Decision: Approved 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 Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Recommended approval to the Planning Commission with Draft Planning Conditions.

PMT2016-00205 Sign Review; 535 West Huntington Drive, B&H Signs, applicant

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

Decision: Approved as presented.

Adjournment:

3:46 p.m.