

MINUTES

MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, March 16, 2016

Convene:

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, March 16, 2016, at 2:03 p.m. in the City Council Chambers.

In Attendance:

Community Development, Craig Jimenez
Public Works, Niles Boyer
Police, Nels Ortland
Fire, Brad Dover

Approval of Minutes

Committee Member Boyer moved to approve the minutes of the March 2, 2016 meeting, seconded by Committee Member Dover. The motion unanimously carried.

PUBLIC HEARINGS

PMT2016-00335 Minor Exception; 520 Valmont Drive, Fione Wang, applicant

Request: Minor exception from MMC §17.12.020 to encroach two feet into the required side yard setback (6'-2" in lieu of 8'-2") for an addition to modify an existing 1-car garage into a 2-car garage. This property is 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 as presented.

PMT2016-00336 Minor Exception; 308 Circle Oak Drive, Atef Khalil, applicant

Request: Minor determination to determine that the rear yard setback will be taken from the north property line. Applicant is also requested a minor exception from Monrovia Municipal Code Section 17.12.020 for a 688 square foot addition to encroach into the side yard setback (4'-3" in lieu of the required 5'). This property is 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 as presented.

PMT2016-0037 Minor Exception; 151 El Norte Street, Michael Trlica, applicant

Request: Minor exception from Monrovia Municipal Code Section 17.12.020 for a 468 square foot addition to encroach into the side yard setback (6'-4" in lieu of the required 8'3"). The existing garage will be expanded to meet required parking. The front porch will be enlarged and re-roofed. This property is in PD (Planned Development Area)-16.

Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Decision: Continued to the March 30, 2016 Development Review Committee meeting.

ADMINISTRATIVE REPORTS

PMT2016-00338 Design Review; 639 Hacienda Drive, Ryan Menlove, applicant

Request: Design review for a 540 square foot addition to a single family residence. This property is 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 as presented.

PMT2016-00339 Oak Tree Trimming Permit; 180 North Encinitas Avenue, Ricardo Lorenzo, applicant

Request: Oak tree trimming permit to trim and prune a large limb that encroaches into the City's sidewalk and street along the north property line. This property is in the RM3000 (Residential Medium Density) 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.

PMT2016-00340 Sign Review; 725 West Huntington Drive, Richard Benson – Ad Art Sign Company for Nathan K. Moreno, applicant

Request: Sign review for building wall signs and a tenant directory sign for "Orchard Supply Hardware." This property is located in the CRS (Commercial Regional-Subregional) zone.
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Approved as presented.

PMT2016-00341 Sign Review; 917 West Duarte Road, Art Signs & Printing Inc., applicant

Request: Sign review for a building wall sign for "Macky's Noodle House." This 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 as presented.

PMT2016-00342 Sign Review; 655 East Huntington Drive, B and H Signs, applicant

Request: Sign review for building wall signs and a monument sign for "City of Hope Beckman Research Institute." This property is located in the O/RD/LM (Office/Research and Development/Light Manufacturing) zone.
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Approved as presented.

PMT2016-00348 Sign Review; 564 West Huntington Drive, Linda Smith/Signs & Services Co., applicant

Request: Sign review for building wall signs and tenant directory face change outs for "Marshalls." This property is located in the CRS (Commercial Regional-Subregional) zone.
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Approved as presented.

PMT2016-00353 Sign Review; 860 West Foothill Boulevard, Dennis Stout, applicant

Request: Sign review for building wall signs, directional signs, and a pole sign for "Starbucks Coffee." This 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 as presented.

Adjournment:

2:47 p.m.