

**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 16, 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 16, 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 March 2, 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.

PUBLIC HEARINGS

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

Request: Applicant is requesting a 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)

Recommendation: Approve as presented.

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

Request: Applicant is requesting a minor determination to determine that the rear yard setback will be taken from the north property line. Applicant is also requesting 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)

Recommendation: Approve as presented.

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

Request: Applicant is requesting a 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)

Recommendation: Approve as presented.

ADMINISTRATIVE REPORTS

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

Request: Applicant is requesting 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)

Recommendation: Approve 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

Recommendation: Approve as presented.

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

Request: Applicant is requesting 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)

Recommendation: Approve as presented.

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

Request: Applicant is requesting 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)

Recommendation: Approve as presented.

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

Request: Applicant is requesting 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)

Recommendation: Approve as presented.

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

Request: Applicant is requesting 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)

Recommendation: Approve as presented.

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

Request: Applicant is requesting 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)

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 10th day of March, 2016.



Teresa Santilena, Assistant Planner