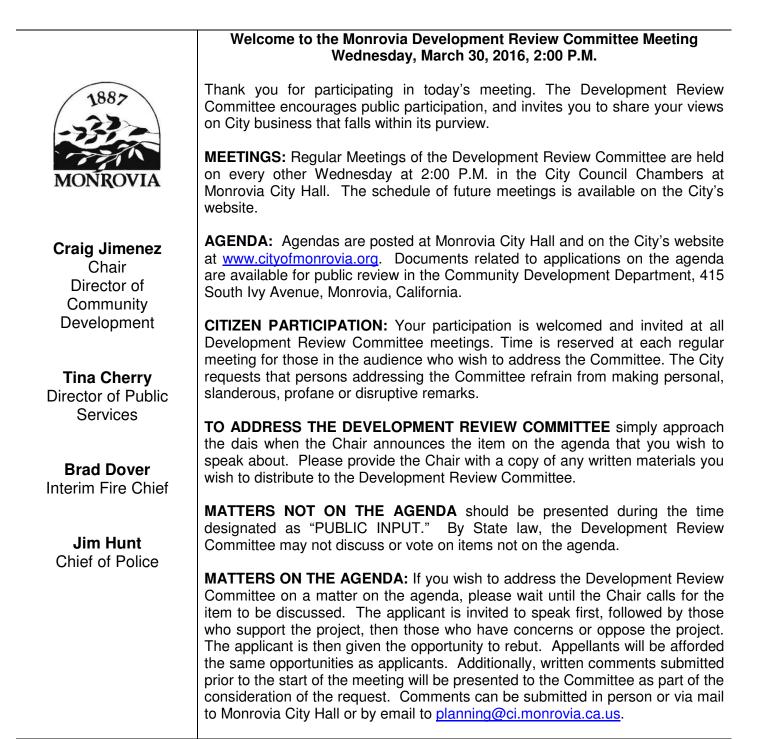
MONROVIA DEVELOPMENT REVIEW COMMITTEE AGENDA

City Council Chambers 415 South Ivy Avenue, Monrovia, California 91016





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 30, 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 16, 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

PMT2016-0037 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. This item was continued from the Development Review Committee meeting on March 16, 2016.

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

Recommendation: Approve as presented.

PMT2016-00442 Minor Exception; 427 West Lime Avenue, Karin R. Weissbacher, applicant

Request: Applicant is requesting a minor exception from MMC §17.24.250 to construct one unenclosed parking space for an existing unit with a 1-car garage (in lieu of providing two parking spaces within an enclosed garage). Additionally, the applicant is requesting a minor exception from MMC §17.14.030 for an 8' building separation (in lieu of 10'). This property is in the RM3500 (Residential Medium Density) zone. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve with conditions.

ADMINISTRATIVE REPORTS

PMT2016-00443 Site Design Review; 930 West Duarte Road, Kamran Aryai, applicant

Request: Applicant is requesting site design review to add 16 additional parking spaces with landscaping along the public right of way. This property is in the RH (Residential High Density) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve as presented.

PMT2016-00445 Outdoor Dining Review; 405-407 S. Myrtle Avenue, Myrtle Tree LLC, applicant

Request: Applicant is requesting outdoor dining review for a new restaurant. 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)

Recommendation: Approve as presented.

PMT2016-00446 Sign Review; 174 West Foothill Boulevard, Thuthuy T. Nguyen, applicant

Request: Applicant is requesting sign review for building wall signs for "Euphoria Nails". 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

<u>NOTE</u>: 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 25th day of March, 2016.

Sheri Bermejo, Planning Division Manager