

MINUTES

MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall
415 South Ivy Avenue
Wednesday, April 13, 2016

Convene:

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, April 13, 2016, at 2:04 p.m. in the City Council Chambers.

In Attendance:

Community Development, Craig Jimenez
Public Works, Niles Boyer
Police, Alan Sanvictores
Fire, Ron Pelham

Approval of Minutes

The approval of DRC meeting minutes for March 30, 2016 was continued to the DRC meeting of April 27, 2016.

PUBLIC HEARINGS

PMT2016-00510 Minor Conditional Use Permit; 205 West Duarte Road, Edwin Rosario Jr. and Sylvester Allison III, applicants

Request: Applicant is requesting a Minor Conditional Use Permit for incidental massage therapy within an existing gym facility. The proposed use will occupy less than twenty percent of the facility's existing floor area. This property is located in the PD-12 (Planned Development Area 12) zone.

Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Decision: Approved with conditions.

PMT2016-00512 Minor Exception; 509 Valmont Place, Susan Kopcha, applicant

Request: Applicant is requesting a Minor Exception to construct a combination retaining wall/wrought iron fence that will exceed the maximum fence height of 6' allowed under the MMC §17.12.040 in the side and rear yards of the property. Fence and wall combination will range in height but will not exceed 8' along the rear and part of the west side property lines. This property is located 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 with conditions.

PMT2016-00513 Minor Exception; 341-343 West Central Avenue, LTN Monrovia HOA, Inc., applicant

Request: Applicant is requesting a Minor Exception from MMC §17.12.040 for a driveway gate to exceed the maximum fence height of 6' by 2'. The driveway gate is proposed within an existing multi-family residential condominium development. This property is located in the RH (Residential High Density) zone.

Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Decision: Approved with conditions.

ADMINISTRATIVE REPORTS

PMT2016-00514 Minor Exception; 1125 East Huntington Drive, Manoj Patel – Quality Inn, applicant

Request: Applicant is requesting a Minor Exception from MMC §17.24.060 to allow an existing hotel a reduction from 40 parking spaces to 36 parking spaces in order to accommodate a 594 square foot breakfast lounge addition. MMC requires a total of 39 parking spaces for the subject hotel. The proposed addition would eliminate two parking spaces. Two additional stalls will be removed to comply with State mandated ADA parking requirements. This property is located in PD (Planned Development) Area – 7.

Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Decision: Approved with conditions.

PMT2016-00515 Advisory Review; 943 West Huntington Drive, Arun Patel - Baja Fresh, applicant

Request: Advisory review for a Conditional Use Permit for indoor and outdoor sales of beer and wine for on-site consumption (Type 41 ABC License). This property is located in CRS (Commercial-Regional/Sub regional) zone.

Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

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

PMT2016-00522 Advisory Review; 207 South Magnolia Avenue, Edwin Keith Miedema II, applicant

Request: Advisory review for a Variance to construct a trash enclosure in the front yard setback area. This property is located in the RM2500 (Residential Median Density) zone.

Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Decision: Recommended denial to the Planning Commission with draft findings of denial.

PMT2016-00536 Advisory Review; Circular Driveway at Recreation Park, City of Monrovia, applicant

Request: Advisory review to designate the circular driveway at the west end of Recreation Park as “American Legion Way”.

Determine that the project is exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA).

Decision: Recommended approval to the City Council.

PMT2016-00532 Design Review; 854 Oakglade Drive, Nathan Burgett, applicant

Request: Review for a 343 square foot single-family residential addition and a 73 square foot addition to the existing garage visible from the public view. This property is located in the Residential Foothill (RF) zone.

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

Decision: Approved as presented.

PMT2016-00521 Sign Review; 116 West Foothill Boulevard, Signage Solution, applicant

Request: Review of building wall and hanging sign for “Mooyah Burger, Shakes and Fries”. 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:

2:56 p.m.