

**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, April 13, 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](http://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](mailto: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

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Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, April 13, 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 30, 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**

**PMT2016-00510** **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).

**Recommendation: Approve 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).

**Recommendation: Approve as presented.**

**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).

**Recommendation: Approve as presented.**

**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).

**Recommendation: Approve as presented.**

**ADMINISTRATIVE REPORTS**

**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).

**Recommendation: Recommend 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).

**Recommendation: Recommend 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).

**Recommendation: Recommend 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).

**Recommendation: Approve as presented.**

**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).

**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 7<sup>th</sup> day of April, 2016.



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Vanessa Quiroz, Planning Technician