

MINUTES

MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, May 25, 2016

Convene:

Chair Hunt convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, May 25, 2016, at 2:01 p.m. in the City Council Chambers.

In Attendance:

Police, Jim Hunt
Public Works, Niles Boyer
Fire, Brad Dover
Community Development, Sheri Bermejo

Approval of Minutes

Committee Member Dover moved to approve the meeting minutes for the meeting of May 11, 2016, seconded by Committee Member Boyer. The motion unanimously carried.

PUBLIC HEARINGS

PMT2016-00743 Minor Exception; 139 North Sunset Place, Hansen Kallin, applicant

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) Section 17.24.020 to allow an existing 2-car garage that is substandard in size (15'-6" wide and 17' deep in lieu of the required 18' wide and 20' deep) to remain for a single family home addition of 630 square feet. MMC Section 17.12.060 allows for a reduction in required parking in order to encourage the retention of historic structures. 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.

PMT2016-00744 Minor Exception; 1222 South Myrtle Avenue, Robert Garcia, applicant

Request: Applicant is requesting a Minor Exception from MMC §17.28.100 to allow three building wall signs (in lieu of the allowance of one building wall sign per entrance) to be permanently displayed on the north, south and west building elevations. This property is located in the Business Enterprise (BE) zone.

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

Decision: Approved as presented.

PMT2016-00745 Minor Exception; 752 Ocean View Avenue, Vasilis Tsinoglou, applicant

Request: Applicant is requesting a minor exception from MMC §17.24.020.B to allow the construction of two (2) unenclosed parking spaces for a 280 square foot addition to residential unit in an existing two-unit multi-family development in lieu of a 2-car garage per unit. The subject property is located in the PD-1 (Planned Development Area 1) zone.

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

Decision: Approved as presented.

ADMINISTRATIVE REPORTS

PMT2016-00746 Advisory Review; 622 - 626 South Myrtle Avenue, Tony Banuelos, applicant

Request: Advisory review to amend CUP98-04. The restaurant at 622 South Myrtle Avenue (Jakes Roadhouse) is expanding into the space formerly occupied by the Army/Navy Surplus Store. Applicant is seeking approval to allow the service of beer and wine in the expanded floor plan. This property is located in the HCD (Historic Commercial Downtown) zone.

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

Decision: Forwarded to the Planning Commission with a recommendation of approval with attached draft Data Sheet 1.

PMT2016-00747 Minor Determination; 505 South Myrtle Avenue, Cathy Knudtson, applicant

Request: Minor determination for a retail quilting store with incidental (less than 20% of floor area) instructional services. This property is located in the HCD (Historic Commercial Downtown) zone.

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

Decision: Approved with conditions.

PMT2016-00756 Misc. Review; 123 West Pomona, Paul Kalemkiarian, applicant

Request: Miscellaneous review for exterior modifications to a commercial building and temporary business identification signage. Minor determination that temporary signage will be removed and permanent signage will be installed and conform to the standards set forth in Monrovia Municipal Code Section 17.28 if and when the larger development proposal for this location receives entitlements. 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.

PMT2016-00748 Sign Review; 245 West Foothill Boulevard, Amanda Morse, applicant

Request: Applicant is requesting a sign review for signage for a new business name on an existing monument sign, "Juvo+". 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.

PMT2016-00749 Sign Review; 182 West Foothill Boulevard, Yan Hu, applicant

Request: Applicant is requesting a sign review for a building wall sign for a new business, "Snip-its Kids. Haircuts. Parties. Fun." 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.

PMT2016-00757 Sign Review; 148 West Foothill Boulevard, Miriam Hansen/All Pro Signs, Inc., applicant

Request: Applicant is requesting a sign review for two building wall signs and one tenant directory monument sign for an existing business, "Verizon." 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.

PMT2016-00758 Sign Review; 147 West Lemon Avenue, Miriam Hansen/All Pro Signs, Inc., applicant

Request: Applicant is requesting a sign review for one building wall sign for a new business, "Frontier Communications." This property is located in the PD (Planned Development) Area - 5 zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Decision: Approved as presented.

PMT2016-00759 Sign Review; 115-127 East Lime Avenue, Miriam Hansen/All Pro Signs, Inc., applicant

Request: Applicant is requesting a sign review for one building wall sign for a new business, "Frontier Communications." This property is located in the P/QP (Public/Quasi-Public) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Decision: Approved as presented.

Adjournment:

2:34 p.m.