

**MONROVIA  
DEVELOPMENT REVIEW COMMITTEE  
AGENDA**

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

**Welcome to the Monrovia Development Review Committee Meeting  
Wednesday, May 25, 2016, 2:00 P.M.**



**Craig Jimenez**  
Chair  
Director of  
Community  
Development

**Tina Cherry**  
Director of Public  
Services

**Brad Dover**  
Interim Fire Chief

**Jim Hunt**  
Chief of Police

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

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall  
415 South Ivy Avenue  
Wednesday, May 25, 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 May 11, 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**

**PMT2016-00743 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).

**Recommendation: Approve 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).

**Recommendation: Approve 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).

**Recommendation: Approve 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).

**Recommendation: Forward 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).

**Recommendation: Approve 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).

**Recommendation: Approve 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).

**Recommendation: Approve 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).

**Recommendation: Approve 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).

**Recommendation: Approve 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).

**Recommendation: Approve as presented.**

**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).

**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 19<sup>th</sup> day of May, 2016.

  
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Jose Barriga, Assistant Planner