

# MINUTES

## MONROVIA DEVELOPMENT REVIEW COMMITTEE

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Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall  
415 South Ivy Avenue  
Wednesday, July 6, 2016

### Convene

Craig Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, July 6, 2016, at 2:02 p.m. in the City Council Chambers.

### In Attendance

Community Development, Craig Jimenez  
Police, Alan Sanvictores  
Fire, Brad Dover  
Public Services, Tina Cherry

### Approval of Minutes

Committee Member Dover moved to approve the meeting minutes for the meeting of June 22, 2016, seconded by Committee Member Sanvictores. The motion unanimously carried.

### PUBLIC HEARINGS

#### **PMT2016-00955      Minor Exception; 1602 South Myrtle Avenue, Donco & Sons Inc. (Mark Fink), applicant**

**Request:** Applicant is requesting three Minor Exceptions from MMC §17.24.040 for signage at an existing service station. A 25' tall pole sign is proposed (in lieu of the 20' maximum height limit), a 44 square foot emblem sign is proposed (in lieu of the 40 square foot maximum area limit), and a 39 square foot price sign is proposed (in lieu of the 25 square foot maximum area limit). This property is located in PD (Planned Development) Area – 12. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Decision: Approve as presented.**

#### **PMT2016-00956      Minor Exception; 502 West Hillcrest Boulevard, Linda Leigh Long, applicant**

**Request:** Applicant is requesting a minor exception from the code to allow a fence to encroach into the required 5' street side yard setback. The applicant is proposed to locate a 6' fence along the street side (east) property line. This property is 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: Approve with conditions.**

#### **PMT2016-00957      Minor Exception; 751 West Olive Avenue, Michael Lancy, applicant**

**Request:** Applicant is requesting a minor exception from the code to allow an addition to an existing single-family residence to encroach into the required side yard setback (5' in lieu of the required 6') on the west side of the house. The addition will maintain the existing side yard setback. This property is in the RM/RH (Residential Medium/Residential High Density) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Decision: Approve as presented.**

## **ADMINISTRATIVE REPORTS**

### **PMT2016-00958      Design Review; 139 North Garfield Place, Bowden Development, Inc., applicant**

**Request:** Applicant is requesting design review of a new 3,026 square foot single-family residence with attached two-car garage. 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: Approve as presented.**

### **PMT2016-00959      Shopping Cart Containment Review; 725 West Huntington Drive, Roger Krause – Architect for Orchard Supply Hardware, applicant**

**Request:** Applicant is requesting review of a Shopping Cart Containment Program for a new retail store (Orchard Supply Hardware). This property is located in the CRS (Commercial Regional/Subregional) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Decision: Approve as presented.**

### **PMT2016-00960      Oak Tree Removal Permit; 726 East Greystone Avenue, Scott Dandridge, applicant**

**Request:** Applicant is requesting review of arborist report for the removal of an oak tree. This property is located in the RL (Residential Low Density) Zone. Determine that the project is Exempt pursuant to Section 15061(b)(3) of the State California Environmental Quality Act (CEQA) Guidelines.

**Decision: Approve as presented.**

### **PMT2016-00962      Outdoor Dining Review; 408 South Myrtle Avenue, Seng Sim, applicant**

**Request:** Applicant is requesting review of outdoor for an existing business, "Coldstone". 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: Approve with conditions.**

### **PMT2016-00963      Sign Review; 1400 South Shamrock Avenue, John Crispis, applicant**

**Request:** Applicant is requesting a sign review for two directional signs for a new business, "Harris." This property is located in the M (Manufacturing) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Decision: Approve as presented.**

### **PMT2016-00962      Sign Review; 136 West Walnut Avenue, Kenneth Ma/Signs Express MFG. Co., applicant**

**Request:** Applicant is requesting a sign review for one building wall sign with internal illumination. This property is in the M (Manufacturing) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Decision: Approve as presented.**

## **REPORTS FROM STAFF**

None

## **ADJOURNMENT**

**2:34 p.m.**