

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, July 20 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. 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.



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, July 20, 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 July 6, 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

PMT2016-01024 **Minor Conditional Use Permit, 1900 Walker Avenue, Hope Unlimited Church – Justin Spina, applicant**

Request: Allow a religious assembly use to locate within an existing 27,277 square foot industrial building in the Manufacturing (M) zone. The project also includes an exterior façade renovation. Determine that the project is Categorically Exempt (Class 32) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions.

PMT2016-01023 **Minor Exception; 734 East Palm Avenue, Beilin Yu, applicant**

Request: Applicant is requesting a Minor Exception from MMC §17.24.050 for the construction of a new residential patio that would encroach 7' into the minimum required vehicle back-up distance from the garage. MMC §17.24.050 requires a minimum vehicle back-up distance of 25 feet of unobstructed space. The subject property is developed with an existing patio cover that currently encroaches approximately 13' into the required back-up area. The placement of the new patio would improve the existing nonconforming vehicle back-up area by reducing the existing patio encroachment into the required 25' back-up distance. This property is located in 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.

PMT2016-01025 **Minor Exception; 1222 South Alta Vista Avenue, Michael Parsons, applicant**

Request: Applicant is requesting a minor exception from Monrovia Municipal Code Section 17.12.030 to allow a fence to exceed the maximum fence height (ranging from 6'-10" to 9' in lieu of the required 6' maximum) along the south property line. This property is 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.

ADMINISTRATIVE REPORTS

PMT2016-01036

Advisory Review; 415 South Myrtle Avenue Unit B & C, Judy Wong, applicant

Request: Advisory review for a Conditional Use Permit for the operation of a café and indoor children's play area within a two-story 1,600 square foot commercial tenant space. 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: Recommend approval to the Planning Commission with draft conditions of approval.

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 14th day of July, 2016.



Jose Barriga, Assistant Planner