

**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 6, 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 6, 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 June 22, 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

PMT2016-00955 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).

Recommendation: 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).

Recommendation: 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).

Recommendation: 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).

Recommendation: 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).

Recommendation: 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.

Recommendation: 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).

Recommendation: 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).

Recommendation: 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).

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 30th day of June, 2016.



Teresa Santilena, Assistant Planner