

MINUTES

MONROVIA DEVELOPMENT REVIEW COMMITTEE

Special Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, November 2, 2016

Convene

Craig Jimenez convened the Special Meeting of the Monrovia Development Review Committee of Wednesday, November 2, 2016, at 2:05 p.m. in the City Council Chambers.

In Attendance

Community Development, Craig Jimenez

Police, Jim Hunt

Fire, Brad Dover

Public Services, Sean Sullivan

Approval of Minutes

Committee Member Hunt moved to approve the meeting minutes for the meeting of October 12, 2016, seconded by Committee Member Dover. The motion unanimously carried.

PUBLIC HEARINGS

PMT2016-01466 Minor Exception; 619 Terrado Drive, Brian Lichtman, applicant

Request: Applicant is requesting a Minor Exception from MMC Section 17.12.030 for a 194 square foot addition at the rear of the house to encroach 1' into the required 5' side yard setback. 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 with conditions.

PMT2016-01485 Minor Conditional Use Permit; 1016 Royal Oaks Drive, The Carmelite Sisters – Sister Vincent Marie Finnegan, applicant

Request: Applicant is requesting a Minor Conditional Use Permit to allow the interior remodel of an existing two-story 26,570 square foot building and 1,140 square foot addition to the first floor of the existing Casa Convent building. The addition will serve as a recreation room, main reflectory and kitchen prep area. The subject property is located within the Rose Gardens at Santa Teresita Specific Plan, in the PD-7 (Planned Development) zone.

Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Decision: Approved with conditions.

ADMINISTRATIVE REPORTS

PMT2016-01518 Demolition Review; 630 East Olive Avenue, Jenny Koo and Kris Wen, applicant

Request: Applicant is requesting that the Development Review Committee authorize the issuance of a demolition permit in accordance with MMC Section 17.10.080, as the existing residential structure is in disrepair and constitutes a public nuisance. This property is located in the RM2500 (Residential Medium Density) zone.

Determine that the project is Categorically Exempt (Class 2) pursuant to the California Environmental Quality Act (CEQA).

Decision: Approved with conditions..

PMT2016-01487 Sign Review; 420 South Myrtle Avenue #B, Sign Contractors Inc., applicant

Request: Applicant is requesting a Sign Review for a new wall sign for an existing business, "Prime Lending." This property is located in the HCD (Historic Commercial Downtown) zone.
Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

Decision: Approved as presented.

PMT2016-01488 Sign Review; 682 West Huntington Drive, Jerry Merdock, applicant

Request: Applicant is requesting a Sign Review for two new aluminum channel letter wall signs and the replacement of two tenant panels on existing pylon signs for an existing business, "Panda Express." This property is located in the CRS (Commercial-Regional/Subregional) zone.
Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

Decision: Approved as presented.

PMT2016-01489 Sign Review; 1107 South Mountain Avenue, CT Signs, applicant

Request: Applicant is requesting a Sign Review for a new individual aluminum channel letter building wall sign for an existing business, "Morenobath." This property is in the M (Manufacturing) zone.
Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

Decision: Approved as presented.

REPORTS FROM STAFF

None

ADJOURNMENT

2:20p.m.