

**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**  
Fire Chief

**Jim Hunt**  
Chief of Police

**Welcome to the Monrovia Development Review Committee Meeting**  
**Wednesday, November 23, 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](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, November 23, 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 November 9, 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**

**PMT2016-01161** Minor Exception; 227 North Ivy Avenue, Greg and Kim Gero, applicant

**Request:** Applicant is requesting a Minor Exception to allow swimming pool equipment to encroach into the required 3' rear yard setback and 3' side yard setback. The proposed swimming pool equipment would provide a 1' rear yard setback and a 1' side yard setback from the property line. This property is located 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**

**PMT2016-01613** Minor Exception; 506 South Myrtle Avenue, An Tran, applicant

**Request:** Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) 17.28.100 to allow a new awning to have a valance height of 22" (in lieu of the 18" maximum) and sign copy on the valance to be 14" high (in lieu of the 12" maximum). 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).

**Recommendation: Approve with Conditions**

### **ADMINISTRATIVE REPORTS**

**PMT2016-01619** Advisory Review; 123-137 West Pomona Avenue, The Lumber Yard, applicant

**Request:** Applicant is requesting an Advisory Review for four Conditional Use Permits (Off-site Sales of Beer and Wine – Amendment, On-site Service of Beer, Wine and Distilled Spirits, Late Night Business Operation: 12:00 AM – 6:00 AM, and New Construction) and one Tentative Parcel Map to consolidate three parcels into one lot. The project proposes the redevelopment of two existing industrial buildings into an artisan village containing primarily restaurant and retail uses surrounding an outdoor courtyard. This property is located in PD-12 (Planned Development Area – 12).

Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve with Draft Conditions**

PMT2016-01620

**Miscellaneous Review; 123-137 West Pomona Avenue, Paul Kalemkarian, applicant**

**Request:** Applicant is requesting a Miscellaneous Review for exterior building wall art. This property is located in PD-12 (Planned Development) Area -12. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve with Conditions**

PMT2016-01621

**Design Review; 725 Huntington Drive, David Hidalgo Architects, applicant**

**Request:** Applicant is requesting a Design Review for an exterior façade remodel at an existing shopping center, including a 2,225 square foot addition to the west side of the existing building. This property is located in the CRS (Commercial Regional/Subregional) zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve with Conditions**

PMT2016-01624

**Advisory Review; 725 Huntington Drive, ALDI, Inc. – Paul Cornejo, applicant**

**Request:** Applicant is requesting an Advisory Review for a Conditional Use Permit for the sale of beer and wine for off-site consumption. This property is located in the CRS (Commercial Regional/Subregional) zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve with Draft Conditions**

PMT2016-01625

**Major Determination; 725 Huntington Drive, ALDI, Inc. – Paul Cornejo, applicant**

**Request:** Applicant is requesting a Major Determination for a shopping cart containment plan proposed for ALDI Food Market. This property is located in the CRS (Commercial Regional/Subregional) zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve as presented**

#### **REPORTS FROM STAFF**

None

#### **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 17<sup>th</sup> day of November, 2016.

  
Austin Arnold, Planning Technician