

MINUTES

MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, August 31, 2016

Convene

Craig Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, August 31, 2016, at 2:01 p.m. in the City Council Chambers.

In Attendance

Community Development, Craig Jimenez

Police, Jim Hunt

Fire, Brad Dover

Public Works, Sean Sullivan

Approval of Minutes

Committee Member Sullivan moved to approve the meeting minutes for the meeting of July 20, 2016, seconded by Committee Member Dover. The motion unanimously carried.

PUBLIC HEARINGS

PMT2016-01214 Minor Exception; 427 West Lime Avenue, Karin Weissbacher, applicant

Request: Applicant is requesting a minor exception from MMC §17.24.050 for a reduction in the required minimum 25' of unobstructed vehicle back-up space from a residential garage. The Applicant is proposing 22'- 9" of unobstructed back-up space due to project site limitations involving the location of an existing power pole onsite. This property is in the RM3500 (Residential Medium Density) Zone.

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

Decision: Approve with conditions.

ADMINISTRATIVE REPORTS

PMT2016-01215 Design Review; 417 East Huntington Drive, The Bates Company, applicant

Request: Applicant is requesting to modify the exterior façade of an existing office building by adding windows on the second floor. The proposed windows shall match in kind with the existing windows on the first story. This property is located in O/RD/LM (Office/Research and Development/Light Manufacturing) zone.

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

Decision: Approve as presented.

PMT2016-01238 Advisory Review; 504 South Myrtle Avenue, Red Apple Enterprise, applicant

Request: Advisory review for a Conditional Use Permit for indoor/outdoor service and sales of Beer and Wine (Type 41 ABC License) for an existing restaurant, The Salad Bistro, 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.

PMT2016-01216

Sign Review; 800 Royal Oaks Drive, Custom Signs-Tim Schwan, applicant

Request: Applicant is requesting to install a new illuminated, individual channel letter wall sign and monument sign for a new business, "Cacique". This property is located in M (Manufacturing) zone. Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

Decision: Approve as presented.

PMT2016-01233

Sign Review; 121 South Myrtle, Mark Kuwahara applicant

Request: Applicant is requesting a face change on an existing sign for a new commercial business, "Aurora Cryo Spa". This property is located in NC (Neighborhood Commercial) zone. Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

Decision: Approve as presented.

PMT2016-01217

Advisory Review; 303 North Bradoaks Avenue, David Witham, applicant

Request: Applicant is proposing to remove an existing oak tree located in the front of the residence. This property is located in RL (Residential Low Density) zone. Determine that the project is Exempt pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

Decision: Approve as presented.

REPORTS FROM STAFF

None.

ADJOURNMENT

2:22 p.m.