

**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, August 31, 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, August 31, 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 August 3, 2016 and August 17, 2016, Regular Meetings

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

PMT2016-01214 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).

Recommendation: 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).

Recommendation: 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).

Recommendation: 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).

Recommendation: 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).

Recommendation: 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.

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 25th day of August, 2016.



Austin Arnold, Planning Technician