

**MONROVIA
DEVELOPMENT REVIEW COMMITTEE
AGENDA**

City Council Chambers
415 South Ivy Avenue, Monrovia, California 91016

**Welcome to the Monrovia Development Review Committee Meeting
Wednesday, August 3, 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.



Craig Jimenez
Chair
Director of
Community
Development

Tina Cherry
Director of Public
Services

Brad Dover
Interim Fire Chief

Jim Hunt
Chief of Police



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 3, 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 July 20, 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

None.

ADMINISTRATIVE REPORTS

PMT2016-01105

Design Review; 222 Valle Vista, Jon Troup, owner

Request: Applicant is requesting design review of a new 935 square foot addition to an existing 783 square foot single family residence. This property is located in the RL (Residential Low) zone. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions.

PMT2016-01104

Minor Determination; 517 Falling Leaf Alley, Bo Huang, applicant

Request: Advisory review for a Minor Determination for the operation of an art class to determine that the use is compatible with the PD-5a guidelines within a 1,090 square foot commercial tenant space. This property is located in the PD-5a (Planned Development) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve as presented.

PMT2016-01106

Sign Review; 135 W. Foothill Blvd., Dr. Sylvia Domotor, applicant

Request: Applicant is requesting a sign review for the installation of one wall sign and one monument sign for a new 24-hour emergency service at an existing animal hospital, "Dr. Domotor's Animal House." This property is located in the NC (Neighborhood Commercial) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions.

PMT2016-01054

Sign review; 3231 Peck Drive, Williams Sign Co., applicant

Request: Applicant is requesting a sign review for the replacement of signage at an existing business, "ABC Supply Co." This property is located in the PD-21 (Planned Development) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental

Quality Act (CEQA).

Recommendation: Approve as presented.

PMT2016-01107 Shopping Cart Containment Review; 935 W. Duarte Rd., Dion Hin – Manager for Good Fortune Supermarket, applicant

Request: Applicant is requesting review of a Shopping Cart Containment Program for existing retail store (Good Fortune Supermarket). This property is located in the NC (Neighborhood Commercial) 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 28th day of July, 2016.


Austin Arnold, Planning Technician