

**MONROVIA
DEVELOPMENT REVIEW COMMITTEE
AGENDA**

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



Steve Sizemore
Chair
Director of
Community
Development

Tina Cherry
Interim Director of
Public Works

Chris Donovan
Fire Chief

Jim Hunt
Chief of Police

**Welcome to the Monrovia Development Review Committee Meeting
Wednesday, January 7, 2015, 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.

AGENDA: Agendas are posted online on the City's website at www.cityofmonrovia.org, outside the front doors of City Hall in the wall cabinet and 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.



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, January 7, 2015

Written documentation relating to each proposed item of business on the Agenda presented for consideration by the Planning Commission are on file in the Community Development Department

CONVENE Chair Sizemore

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

PMT2014-01413 Minor Exception; 854 Ridgeside Drive, Corey Pekerol, applicant, continued

Request: Review of a Minor Exception to allow a wrought iron fence to be constructed on top of a retaining wall on the south property line behind the front setback of the house. Wall/fence will measure between 10.5' to 12' in height measured to neighbor's grade (maximum 6' high permitted by code). Also, a wall/fence will be located on the south side in the front yard setback area that will measure 10.5' measured on the neighbor's grade (maximum 3' solid permitted by code).

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

Recommendation: Approve as presented subject to Planning Conditions

PMT2014-01582 Minor Exception; 1440 South California Avenue, Hope Lepatan/Southern California Edison, Applicant

Request: Allow a 6' high wall with barbed wire on top that will be setback 3'-2" (in lieu of the required 10') from the south property line. The proposed wall will replace an existing chain link fence behind an existing 4' high retaining wall that will remain. This property is located in the M (Manufacturing) Zone.

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

Recommendation: Approve the Minor Exception

PMT2014-01586 Minor Exception; 801 Royal Oaks Drive, Daryn Bernard, applicant

Request: Allow a 1' reduction in the required 25' backup clearance for parking spaces that are being changed from angled spaces to 90° due to a proposed lot line adjustment between the Immaculate Conception Church and Ducommun, Inc. parking lots.

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

Recommendation: Approve as presented subject to Planning Conditions

ADMINISTRATIVE REPORTS

PMT2013-01560 Design Review Time Extension; 303 South Alta Vista Avenue, Brian Brzycki, applicant

Request: Time Extension for Design Review of an exterior remodel. This property is located in RM3500 (Residential Medium) Zone.
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve the Time Extension

PMT2014-01583 Design Review; 133 West Scenic Drive, Jim Paniagua, Applicant

Request: Review of a one-car addition to an existing two-car garage. This property is located in the RL (Residential Low) Zone.
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve the project as presented

PMT2014-0158 New Sign; 442 West Huntington Drive, Abraham Baubarian, applicant

Request: Review of new wall sign for "Rita's Ice Custard Happiness"
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve as presented

PMT2014-01587 New Sign; 705 West Huntington Drive, Nina Brenthan, applicant

Request: Review of new wall signs and directional signs for "Shell Service Station"
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve as presented

PMT2014-01588 Design Review; 301 Acorn Circle, Cristian Santibanez, applicant

Request: Review of addition to front of house
Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve as presented

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 30th of December, 2014.

Diane Delmatoff, Management Analyst I