



MINUTES MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall
415 South Ivy Avenue
Wednesday, July 8, 2015

In Attendance:

Community Development, Chair Sizemore
Police, Jim Hunt
Fire, Chris Donovan

PUBLIC HEARINGS

PMT2015-00792 Minor Exception; 706 West Duarte Road, Kazya Duarte LLC, applicant

Request: Minor Exception to allow three (3) guest parking spaces to be replaced with two (2) substandard size parking spaces for a previously approved 9-unit condominium development. The request is to accommodate modifications in the structural design initiated during construction. If approved, the development will provide 18 residential parking spaces (two per dwelling unit) and a total of four guest parking space (two substandard and two conforming) in lieu of five guest parking spaces. The subject property is zoned RH (Residential High Density). Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Approved the Minor Exception with conditions.

PMT2015-00832 Minor Determination; 2143 South Myrtle Avenue, Ecotech Services, Inc., applicant

Request: Minor Determination for review of a landscaping business with 20 employees to locate in the same facility as a tutoring business adjacent to residential development. This property is in the M (Manufacturing) Zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Approved the Minor Determination with conditions.

ADMINISTRATIVE REPORTS

PMT2015-00833 Sign Review; 415 South Myrtle Ave, Serozh Manoukian, applicant

Request: Review of hanging sidewalk and projecting wall sign for "Paradise Handcrafted Ice Cream." Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Approved as presented.

PMT2015-00834 Sign Review; 432 South Myrtle Avenue, Jeevan Shrestha, applicant

Request: Review of hanging sidewalk sign for "Namaste Beauty Lounge." Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Approve as presented.

PMT2015-00835 Sign Review; 123 West Foothill Boulevard, Kaitlyn Adams, applicant

Request: Review of directional signs for existing parking lot.
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Approved as presented with conditions.

PMT2015-00839 Sign Review; 231 West Chestnut Avenue, B & H Signs, applicant

Request: Review of wall sign for "InSource Diagnostics."
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Approved as presented.

PMT2015-00840 Sign Review; 926 South Primrose Ave, B & H Signs, applicant

Request: Review of wall sign for "B&H Signs."
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Approved as presented.

PMT2015-00841 Sign Review; 211 South Primrose Avenue, B & H Signs, applicant

Request: Review of monument sign for "Life Counseling Group."
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Approved as presented.

PMT2015-00842 Sign Review; 447 West Foothill Boulevard, B & H Signs, applicant

Request: Review of building wall sign for "Xtreme Vape."
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Approved as presented.