

MONROVIA
DEVELOPMENT REVIEW COMMITTEE
AGENDA

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



Steve Sizemore
Chair
Director of
Community
Development

Tina Cherry
Director of Public
Services

Chris Donovan
Fire Chief

Jim Hunt
Chief of Police

Welcome to the Monrovia Development Review Committee Meeting
Wednesday, July 8, 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 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, July 8, 2015

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 Sizemore

APPROVAL OF MINUTES Adopted Minutes of the June 24, 2015, 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

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 Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve 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 Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve 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 Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve 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 Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: 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)

Recommendation: Approve 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)

Recommendation: Approve 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)

Recommendation: Approve 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)

Recommendation: Approve 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)

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 2th day of July, 2015.



Jose Barriga, Assistant Planner