

**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, October 28, 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](http://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](mailto: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, October 28, 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** Unadopted Minutes of the October 14, 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**

**PMT2015-01432 Minor Exception ME2015-24; 1126-1128 South Primrose Avenue, Dan Zhu, applicant**

**Request:** Minor exception to allow a 6' high fence to encroach into the required 25' front yard setback by approximately 10'. This property is in the RH (Residential High Density) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve the Minor Exception**

### **ADMINISTRATIVE REPORTS**

**PMT2015-01445 Lot Line Adjustment; 422 Prospect Avenue, Bowden Development, Inc., applicant**

**Request:** Lot Line Adjustment to relocate an existing lot line to increase the width of the lot from 50' to 65' of street frontage. The property is in the RL (Residential Low Density) Zone. Determine that the project is Categorically Exempt (Class 15) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve as presented**

**PMT2015-01433 Design Review; 913 Valley View Avenue, Life Strategy Group LLC., applicant**

**Request:** Design review for a 655 square foot addition with 128 square foot attached porch to an existing single family dwelling. The property is in the RL (Residential Low Density) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Continue**

**PMT2015-01365 Design Review; 413 Cloverleaf Drive, Diana Vierra, applicant**

**Request:** Design review for a new covered porch with a trellis at the front of a single family dwelling. The property is in the RL (Residential Low Density) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve as presented**



**PMT2015-01435 Design Review; 720 West Hillcrest Boulevard, David A. Breda, applicant**

**Request:** Design review to replace an existing trellis to porch with railings located in the front yard of an existing single-family dwelling. The property is in the RL (Residential Low Density) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve as presented.**

**PMT2015-01446 Sign Review; 315 West Huntington Drive #C, Marie Masangcay (Kyrie Prints), applicant**

**Request:** Review of signage for "Simply Devine Barbershop." The property is in the RCC (Retail Corridor Commercial) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve as presented.**

**PMT2015-01447 Sign Review; 319 West Huntington Drive, Marie Masangcay (Kyrie Prints), applicant**

**Request:** Review of signage for "Simply Devine Salon & Spa." The property is in the RCC (Retail Corridor Commercial) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve as presented.**

**Please note that the next DRC Meeting is scheduled for Thursday, November 18<sup>th</sup> in observance of Veterans Day.**

**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 22<sup>th</sup> day of October, 2015.**

  
\_\_\_\_\_  
Jose Barriga, Assistant Planner