

**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, November 18, 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, November 18, 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 28, 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

PMT2015-01526 Minor Exception; 603 Fano Street, Mai Bui, applicant

Request: Minor Exception for 603 Fano Street to allow three enclosed parking spaces for two units in lieu of the required four spaces in PD (Planned Development Area) - 11.
Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve the Minor Exception

ADMINISTRATIVE REPORTS

PMT2015-01526 Minor Determination; 603 Fano Street, Mai Bui, applicant

Request: Minor Determination for 603 Fano Street for rear unit to be considered the "primary" unit and that no future additions are allowed on the front unit in PD (Planned Development Area) - 11.
Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve the Minor Determination

PMT2015-01536 Design Review; 240 West Lemon Avenue, Kevin Yang, applicant

Request: Design review of a new 1251 square foot second unit and new two-car garage in the RM (Residential Medium Density) 2500 zone.
Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve as presented

PMT2015-01537 Design Review; 735 Norumbega Drive, Marvin Fung, applicant

Request: Design Review of a new 4,480 square foot home with attached two car garage in the RF (Residential Foothill) zone.
Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve as presented

PMT2015-01537 Design Review; 358 Heather Heights Court, Susan Khoee, applicant

Request: Design Review of a new entrance to accommodate a new powder room in the RL (Residential Low Density) zone.
Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve as presented

PMT2015-01539 Sign Review; 234 Kruse Avenue, True Zero Inc., applicant

Request: Review of signage for "True Zero Inc." This property is in the M (Manufacturing) zone.
Determine that this project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve as presented

PMT2015-01539 Sign Review; 800 Royal Oaks Drive, Tim Schwan/Custom Signs, applicant

Request: Review of signage for "Mount Sierra College" This property is in the M (Manufacturing) zone.
Determine that this project is Categorical 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 12th day of November, 2015.



Teresa Santilena, Assistant Planner