

**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, December 16, 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

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Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, December 16, 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 December 2, 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**

**PMT2015-01630    Minor Exception ME2015-26; 800 Royal Oaks Drive, B&H Signs, applicant**

**Request:** The applicant is requesting a minor exception for a tenant directory sign to deviate from the maximum sign size allowed by the Monrovia Municipal Code (30 square feet per sign face). The subject property is located 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 Exception with Conditions.**

### **ADMINISTRATIVE REPORTS**

**PMT2015-01706    Advisory Review; 1846 10<sup>th</sup> Avenue, Brent Williams, applicant**

**Request:** Advisory Review for a Variance (V2016-01) for an addition to a single-family residence to encroach into the front, rear and side yard setbacks. The property is located in the RM4000 (Residential Medium Density) Zone.

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

**Recommendation: Forward to the Planning Commission with a recommendation of approval.**

**PMT2015-01707    Advisory Review; 124-126 West Pomona Avenue, Romero Estate Vineyard LLC – REV Winery/REV Brewing Co., applicant**

**Request:** Advisory Review for two Conditional Use Permits (CUP2016-02 & CUP2016-03) to allow incidental retail sales and tasting of wine and beer, and live entertainment, in an existing manufacturing building. The property is located in the PD-12 (Planned Development Area 12) Zone.

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

**Recommendation: Forward to the Planning Commission with a recommendation of approval.**

**PMT2015-01708    Advisory Review; 402 South Myrtle Avenue, Sow House, applicant**

**Request:** Advisory Review for a Conditional Use Permit (CUP2016-04) to allow live entertainment at a new restaurant. The property is located in the HCD (Historic Commercial Downtown) Zone.

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

**Recommendation: Forward to the Planning Commission with a recommendation of approval.**

**PMT2015-01709 Misc. Review; 402 South Myrtle Avenue, Sow House, applicant**

**Request:** Review of temporary live entertainment application for four events at a new restaurant. The property is located in the HCD (Historic Commercial Downtown) Zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve as presented.**

**PMT2015-01701 Design Review; 230 Highland Place, Karl Schroeder, applicant**

**Request:** Design review for a 797 square foot addition to the front of an existing single-family home. The property is located in the RE (Residential Estate) Zone. Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve as presented.**

**PMT2015-01702 Misc. Review; 725 West Huntington Drive, PM Design Group, Inc., applicant**

**Request:** Review of outdoor display and temporary outdoor use of parking area for seasonal sales for Orchard Supply Hardware. The property is located in the O/RD/LM (Office/Research and Development/Light Manufacturing) Zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve as presented.**

**PMT2015-01703 Sign Review; 222 East Huntington Drive, Seagull Holiday, applicant**

**Request:** Review of signage for "Seagull Holiday." The property is located in the O/RD/LM (Office/Research and Development/Light Manufacturing) Zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approved with conditions.**

**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 10<sup>th</sup> day of December 2015.**

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**Jose Barriga, Assistant Planner**