

**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 2, 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, December 2, 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 November 18, 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

PMT2015-01623 Minor Conditional Use Permit mCUP2015-04; 804 East Huntington Drive, Christopher Ford SAC Wireless, applicant

Request: Mount 12, 8' long Verizon antennas (to collocate) on an existing 68' high wireless communication facility pole. This property is located in the PD10-A Zone.
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve the Minor Conditional Use Permit

PMT2015-01625 Minor Conditional Use Permit mCUP2015-05; 800 Royal Oaks Drive, Mt. Sierra College, applicant

Request: Locate an electronic message board near the easterly driveway entrance located along Mountain Avenue. This 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 Conditional Use Permit with conditions

ADMINISTRATIVE REPORTS

PMT2015-01636 Advisory Review; 1651 South Magnolia Avenue, David Bower/Sierra Autocars, applicant

Request: Advisory Review for a text amendment to the Monrovia Municipal Code (Title 17.08.010) and review of the use to allow retail sales of new automobiles in the Manufacturing (M) zone on parcels with a minimum size of two (2) acres.
Determine that the project is exempt pursuant to Section 15061(b)(3) and Categorically Exempt (Class 5) pursuant to the California Environmental Quality Act (CEQA).

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

PMT2015-01640 Advisory Review; 123-137 West Pomona Avenue, Paul Kalemkarian, applicant

Request: Advisory Review for a Conditional Use Permit (CUP2015-17) for retail sale of wine and beer for off-site consumption for a wine distributor in the PD (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

PMT2015-01626 Minor Determination; 790 West Chestnut Avenue, Sandra Staffer – Renaissance Academy, applicant

Request: Applicant is requesting a minor determination of an educational institution (a private K-12 school) as a compatible use in PD (Planned Development Area) – 3. The proposed operations include the addition of an outdoor area, with picnic tables and play equipment, for students located along the eastside of the building.

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

Recommendation: Approve the Minor Determination with conditions.

PMT2015-01639 Minor Determination; 910 South Mountain Avenue, The Misik Family Trust B, applicant

Request: Review for the temporary storage of vehicles in the parking lot located along Royal Oaks Drive. The property is located in the PD (Planned Development Area)-7 Zone.

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

Recommendation: Approve with conditions.

PMT2015-01638 Design Review; 245 East Walnut Avenue, Eric Benden, applicant

Request: Design review of an existing church building to be converted into a single family home. The property is located in the RM3500 (Residential Medium Density) Zone.

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

Recommendation: Approve with conditions.

PMT2015-01627 Sign Review; 115 West Foothill Boulevard, Dennis Lee – Success Sign Group, applicant

Request: Review of signage for “Dental Care.” The property is located in the O/RD/LM (Office/Research and Development/Light Manufacturing) Zone.

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

Recommendation: Approve as presented.

PMT2015-01628 Sign Review; 181 West Huntington Drive, Lacey David – Trulite Signs Inc., applicant

Request: Review of signage for “Hewlett Packard.” The property is located in the NC (Neighborhood Commercial) Zone.

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

Recommendation: Approve as presented.

PMT2015-01629 Sign Review; 1001 West Foothill Boulevard, Warren Jennings – Inland Signs, applicant

Request: Review of signage for “PIH Health.” The property is located in the NC (Neighborhood Commercial) Zone.

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

Recommendation: Approve as presented.

Resolution No. 2015-01

Establishing the Regular Meeting Dates of the Development Review Committee for 2016

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 25th day of November 2015.

Jose Barriga, Assistant Planner