

**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, August 5, 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, August 5, 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 July 22, 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

PMT2015-00979 **Minor Conditional Use Permit MCUP2015-03; 320 West Huntington Drive, Samir Alquza, applicant**

Request: Minor Conditional Use Permit to allow a laundromat to locate in the Monrovia Plaza Shopping Center. The proposed hours of operation are 7 days a week from 10:00 AM to 7:00 PM. This property is located in the RCC (Retail Corridor Commercial) Zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve the Minor Conditional Use Permit with conditions

PMT2015-00980 **Minor Exception ME2015-19; 822 Oakdale Avenue, Martin and Carina Pons, applicant**

Request: Construct a rear addition with a back door that requires a landing with 4 steps. The steps encroach into the required 25' backup clearance behind the garage door. This property is in the RL (Residential Low Density) Zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve the Minor Exception

ADMINISTRATIVE REPORTS

PMT2015-00981 **Design Review; 140 West Huntington Drive, Gabriela Marks, applicant**

Request: Design review of a façade remodel for an existing drive-thru Taco Bell. This property is located in the BE (Business Enterprise) Zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve as presented

PMT2015-00982 **Design Review; 745 Valley View Avenue, Todd Bowden applicant**

Request: Design review for a new 2 unit development. The proposed development consists of a two-story 5,257 square foot and a single-story 1,250 square foot dwelling. This property is located in the PD-1 (Planned Development Area 1) Zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve as presented

PMT2015-01007

Design Review; 725 West Huntington Drive, Jeff Liederman – PM Design Group, applicant

Request: Design review of a façade remodel and proposed 3,000 square foot exterior nursery for Orchard Supply Hardware. The exterior nursery would result in the removal of an existing drive aisle. This property is located in the CRS (Commercial-Regional/Subregional) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve with conditions

PMT2015-00997

Sign Review; 605 East Huntington Drive, Warren Jennings, applicant

Request: Review of new building wall sign for San Gabriel Valley News Group. 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 30th day of July, 2015.



Jose Barriga, Assistant Planner