



MINUTES MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall
415 South Ivy Avenue
Wednesday, September 2, 2015

In Attendance:

Community Development, Chair Sizemore
Public Works, Niles Boyer
Police, Jim Hunt
Fire, Chris Donovan

PUBLIC HEARINGS

PMT2015-01097 Minor Exception ME2015-20; 214 Madeline Drive, Michael Karim, applicant

Request: Minor Exception to exceed the allowable height of 6' for a fence by installing a wooden lattice on top of an existing fence for 230' along the north, east, and south property line. The height of the lattice will increase the height up to a maximum of 8' in height. This property is located in the RL (Residential Low Density) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Approved as presented.

PMT2015-01098 Minor Exception ME2015-21; 163 North Primrose Avenue, Kimberly Worley, applicant

Request: Minor Exception to allow an addition to an existing single family residence to encroach into the required side yard setback (3'-6" in lieu of the required 5') for a distance of 16' along the south side of the house. The addition will maintain the existing setback. This property is located in the RL (Residential Low Density) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Approved as presented.

ADMINISTRATIVE REPORTS

PMT2015-01162 Advisory Review; 425 South Myrtle Avenue, Joe Kouchakian, applicant

Request: Advisory Review for a conditional use permit application for the service of beer and wine indoors and outdoors seven days a week Monday through Sunday 6:30 AM to 12:00 AM (midnight). Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Forwarded to the Planning Commission with a recommendation of approval of the Conditional Use Permit to serve beer and wine, outdoors and indoors, with attached draft Planning Data Sheet Conditions.

PMT2015-01132 Advisory Review; 800 Royal Oaks Drive, Mt. Sierra College, applicant

Request: Advisory review of a Conditional Use Permit (CUP) to operate an educational institution in the Manufacturing (M) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Forwarded to the Planning Commission with a recommendation of approval of the Conditional Use

Permit to operate an educational institution in the Manufacturing Zone with attached draft Planning Data Sheet Conditions.

PMT2015-01133 Advisory Review; 108 East Colorado Boulevard, Julie Kalicki, applicant

Request: Advisory review for a Conditional Use Permit to operate a specialty retail/restaurant with alcohol service. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Forwarded to the Planning Commission with a recommendation of approval of the Conditional Use Permit to operate a specialty retail establishment/restaurant that serves beer and wine, outdoors and indoors, with draft Planning Data Sheet Conditions. Outdoor dining furniture, layout and delineation are approved as presented.

PMT2015-01134 Advisory Review; 908 South Mayflower, David Lau, applicant

Request: Advisory Review for a Conditional Use Permit for a 4-unit Planned Unit Development (PUD). This property is located in the Residential Medium (RM) 3500 Density Zone. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Decision: Forwarded to the Planning Commission with a recommendation of approval of the Conditional Use Permit for a 4-unit Planned Unit Development with draft Planning Data Sheet Conditions.

PMT2015-01183 Minor Determination; 1820 Enterprise Way, Joanne Bockian, applicant

Request: Minor determination to allow Stars Athletic Foundation to occupy 1820 Enterprise Way, based on MMC 2.56.030 (l) for a determination of a permitted use not specifically listed in Title 17. This property is in the M (Manufacturing) Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Decision: Approved with the condition that during the first 180 days of operation, an accurate parking demand study shall be completed based on actual demand through field observation. Based on the results of the parking demand study, if the allocated parking is not sufficient to meet its parking demand for Stars Athletic Foundation the transportation engineer will recommend mitigation measures, including a reduction of its operations/hours.

PMT2015-01136 Review; 317 North Alta Vista Avenue, Monica Lazcano, applicant

Request: Review for operation of a large family day care (maximum of 14 children) out of her home, Monday through Thursday from 9:00 AM - 12:00 PM and 3:00 PM - 5:00 PM. This property is located in the Residential Low (RL) Density Zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approved with the condition that a traffic and safety plan is developed and made available to the Planning Division, Police Department, and neighbors within the 10 day appeal period.

PMT2015-01140 Design Review; 524 East Walnut Avenue (same lot as 523 Royal Oaks Drive), Chiedu Chijindu, applicant

Request: Design review of a new single story 1,042 square foot dwelling. This property is located in the PD-23. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Decision: Approved with the condition that the new dwelling unit has a front porch and provide additional separation between the proposed front door and adjacent window on the front façade.

PMT2015-01147 Design Review; 200 East Duarte Road, Tim Loftis – Dorman Construction, Inc., applicant

Request: Design review to construct a new mausoleum at Live Oak Cemetery. This property is located in the P/QP (Public/Quasi-Public) Zone.

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

Decision: Approved as presented.

PMT2015-01141 Design Review; 141 Norumbega Drive, Carlos M. Vides, applicant

Request: Design review of a new one-story 2,102.5 square foot single family dwelling with an attached 441 square foot garage. This property is located in the RM3000 (Residential Medium Density) Zone.

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

Decision: Approve with the condition that the proposed chimney shall incorporate an alternative material to be approved by the Planning Division..

PMT2015-01161 Design Review; 355 Heather Heights Court, Mike and Mary Jo Wilson, applicant

Request: Design review of a front porch remodel. This property is located in the RL (Residential Low) Density Zone.

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

Decision: WITHDRAWN

PMT2015-01150 Sign Review; 1946 South Myrtle Avenue, Grand Stands, Inc., Ergonomic Workstation Solutions, applicant

Request: Review of new building wall sign for Grand Stands, Inc. 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).

Decision: Approved as presented.

PMT2015-01096 Sign Review; 141 West Foothill Boulevard, Mall Signs & Service/Jeff Reich, applicant

Request: Review of new building wall signs for an existing "Allstate." This 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)

Decision: Approved as presented

PMT2015-01184 Design Review; 110 East Colorado Boulevard, 38 Degrees, applicant

Request: Design review of a façade remodel for 38 Degrees. This property is located in the PD (Planned Development Area) – 5 Zone.

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

Decision: Approved with the condition that the final materials are presented to the Planning Division Manager for approval.