

**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, September 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, September 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 August 5, 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

PMT2015-01097 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)

Recommendation: Approve the Minor Exception

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)

Recommendation: Approve the Minor Exception

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)

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

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)

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

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)

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

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).

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

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 (I) 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)

Recommendation: Approve with conditions

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:

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).

Recommendation: Approve with conditions

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).

Recommendation: Approve 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)

Recommendation: Approve with conditions

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).

Recommendation: Approve as presented

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).

Recommendation: Approve 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).

Recommendation: Approve 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).

Recommendation: Approve 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 27th day of August, 2015.



Teresa Santilena, Assistant Planner