

**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 30, 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

Regular Meeting of the Monrovia Development Review Committee  
Monrovia City Hall  
415 South Ivy Avenue  
Wednesday, September 30, 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 September 16, 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**

**PMT2015-01285 Minor Exception ME2015-22; 256 North Myrtle Avenue, John & Alyssa Lang, applicant**

**Request:** Minor Exception to allow a 214 square foot addition to an existing accessory structure (one-car garage) to encroach into the required side yard setback (less than 2'-0" in lieu of the required 3') for a distance of 16' along the south side of the accessory structure. The addition will maintain the existing setback. This property is located 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**

**PMT2015-01309 Advisory Review; 425 South Myrtle Avenue, Joe Kouchakian, applicant**

**Request:** Advisory Review for a conditional use permit application for a full service liquor license (Type 47) indoors and outdoors seven days a week Monday through Sunday 6:30 AM to 12:00 AM (midnight).  
Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

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

**PMT2015-01136 Review; 317 North Alta Vista Avenue, Monica Lazcano, applicant (Continued)**

**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 item has been continued for the review of the Traffic and Safety Plan by the Development Review Committee. This property is located in the Residential Low (RL) Density Zone.  
Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

**PMT2015-01290 Design Review; 514 South Fifth Avenue, Duong T. Nguyen applicant**

**Request:** Design review of a new two-story 1796.6 square foot dwelling with an attached 520.9 square foot granny unit and a detached 3 car garage. This property is located in the RM2500 (Residential Medium Density) Zone.  
Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Deny the design**

**PMT2015-01286 Sign Review; 404 East Huntington Drive, Jessica Jimenez/Swain Sign Inc., applicant**

**Request:** Review of new building wall sign for "Banner Bank" and re-face of existing monument sign. This 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**

**PMT2015-01288 Sign Review; 130 West Foothill Boulevard, Doreen Nicosia – Powersign Classic Neon, applicant**

**Request:** Review of new building wall accessory use sign for "Wells Fargo ATM". 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**

**PMT2015-01301 Sign Review; 513 East Lime Avenue, Luton Corp. (Sign A Rama), applicant**

**Request:** Review of new monument sign for "Chapcare Lime Health Center". This property is located in the P/QP (Public/Quasi Public) Zone.

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

**Recommendation: Approve as presented**

**PMT2015-01310 Sign Review; 1425 S Mountain Avenue, Sign Contractors Inc., applicant**

**Request:** Review of new signage for "BMW of Monrovia". This property is located in the PD-10 (Planned Development Area 10) Zone.

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


**Recommendation: Approve with conditions**

**Annual Review of ABC Licenses**

**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 24<sup>th</sup> day of September, 2015.

  
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Jose Barriga, Assistant Planner