

AGENDA

MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee
Monrovia City Hall
415 South Ivy Avenue
Wednesday September 17, 2014

Final Staff information and other written documentation relating to each item of business referred to on the agenda are on file in the Community Development Department

CONVENE 2:00 p.m.

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

PMT2014-01143 Minor Exception; 117 North Heliotrope Avenue, Norma Nunez, applicant

Request: Allow an already constructed pilaster to exceed the maximum height permitted by code in the front yard setback (54" high in lieu of 48") and an encroachment permit for a fence/wall located in the front City parkway. Advisory Review of a Major Variance to allow a porch, built without permits, to encroach into the minimum front yard setback (15' from front property line). Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: **Approve the Minor Exception and Recommend Denial of the Major Variance for the front porch encroachment to the Planning Commission.**

PMT2014-01146 Minor Conditional Use Permit; MCUP2014-02, 1900 Walker Avenue, Tyler Keens, Berna & McDonnell for Sprint, applicant

Request: Modify an existing wireless telecommunications facility by adding a back-up generator within the equipment enclosure. This property is located in the m (Manufacturing) Zone. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: **Approve Minor Conditional Use Permit MCUP2014-02**

ADMINISTRATIVE REVIEWS

PMT2014-011479 Design Review, 215 Monroe Place, Karen Moran Architect, applicant

Request: Review of a 196.5 square foot addition to the west side of house. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: **Approval**

PMT2014-01144 New Signage; 123 West Foothill Boulevard, Keri Lynch, applicant

Request: Review of a rooftop balloon sign for “Massage Envy”. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approval

PMT2014-01145 Signage Face Change; 902 West Foothill Boulevard, Sorin Enache, applicant

Request: Review of sign face replacements for a gas station. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approval

PMT2013-01558 Determination of Substantial Compliance with CUP2008-23 regarding hours of operation for London Gastropub, 419 South Myrtle Avenue, Jim Read, applicant - continued

Request: Increase the hours of operation for London Gastropub. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Note: Decisions of the Development Review Committee may be appealed to the Planning Commission if filed in writing with Planning Secretary within ten(10) days. (Appeal Fee Required)