

# MINUTES

## MONROVIA DEVELOPMENT REVIEW COMMITTEE

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Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, April 26, 2017

### Convene

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, April 26<sup>th</sup>, 2017, at 2:06 p.m. in the City Council Chambers.

### In Attendance

Community Development, Craig Jimenez

Public Services, Tina Cherry

Fire, Brad Dover

Police, Nels Ortlund

### Approval of Minutes

Committee Member Brad Dover moved to approve the meeting minutes for the meeting of April 12, 2017, seconded by Committee Member Tina Cherry. The motion unanimously carried.

### PUBLIC HEARINGS

#### **PMT2017-00428          Minor Exception; 110 East Colorado Boulevard, B and H Signs, applicant**

**Request:** Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) §17.28.100(A)(7) to allow a projecting wall sign in addition to a building wall sign on the front façade of an existing business, "38 Degrees." This property is located in the PD-5 (Planned Development-Area 5) zone.

Determine that the project is Categorically Exempt (Class 11) pursuant to the California Environmental Quality Act (CEQA).

**Decision: Approved with Conditions.**

#### **PMT2017-00429          Minor Exception; 264 North Encinitas Avenue, Jimmy Lee, applicant**

**Request:** Applicant is requesting two Minor Exceptions from Monrovia Municipal Code (MMC) Section 17.12.020 to encroach into the required side yard setback (4'-6" in lieu of 5') and the rear yard setback (22'-3.5" in lieu of 26') for a 709 square foot addition. This property is located in the RL (Residential Low Density) zone.

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

**Decision: Approved with Conditions.**

### ADMINISTRATIVE REPORTS

#### **PMT2017-00434          Lot Line Adjustment; 333 North Madison Avenue, Daniel Pokrajac, applicant**

**Request:** Applicant is requesting a Lot Line Adjustment to relocate a property line from APN: 8503-004-021 to APN: 8503-004-038. The undeveloped hillside property is located at the northerly terminus of Madison Avenue in the RF (Residential Foothill) zone.

Determine that the project is Categorically Exempt (Class 5) pursuant to the California Environmental Quality Act (CEQA).

**Decision: Approved with Conditions.**

**PMT2017-00430          Outdoor Dining Review; 618 South Myrtle Avenue, Jung Ho Heo, applicant**

**Request:** Applicant is requesting an Outdoor Dining Review for an existing business, "Sushi Kuni." This property is located in the HCD (Historic Commercial Downtown) zone.

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

**Decision: Approved with Conditions.**

**PMT2017-00440          Minor Determination; 405 South Myrtle Avenue, Myrtle Tree LLC, applicant**

**Request:** Applicant is requesting a Minor Determination to modify the days and hours of operation for live entertainment events (ensemble and dance) prescribed by the Conditional Use Permit for an existing business, "Myrtle Tree Cafe". The Development Review Committee has authority to modify days and hours of operation pursuant to Condition of Approval No. 44 per *CUP2016-19*, *CUP2016-20*, and *CUP2016-21*. This property is located in the HCD (Historic Commercial Downtown) zone.

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

**Decision: Approved with Conditions.**

**PMT2017-00446          Minor Determination; 146 West Olive Avenue, Codi Miller, applicant**

**Request:** Applicant is requesting a Minor Determination for the purpose of determining that the subject site is improved with an appropriate amount of parking for "Sigma Coding," an instructional center specializing in coding and robotics. 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 with Conditions.**

**REPORTS FROM STAFF**

None

**ADJOURNMENT**

2:27 p.m.