

**MONROVIA
DEVELOPMENT REVIEW COMMITTEE
AGENDA**

City Council Chambers
415 South Ivy Avenue, Monrovia, California 91016



Craig Jimenez
Chair
Director of
Community
Development

Tina Cherry
Director of Public
Services

Brad Dover
Fire Chief

Jim Hunt
Chief of Police

**Welcome to the Monrovia Development Review Committee Meeting
Wednesday, April 26, 2017, 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, April 26, 2017

Written documentation relating to each proposed item of business on the Agenda presented for consideration by the Development Review Committee is on file in the Community Development Department.

CONVENE Chair Jimenez

APPROVAL OF MINUTES Unadopted Minutes of the April 12, 2017, 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

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).

Recommendation: Approve 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).

Recommendation: Approve 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).

Recommendation: Approve 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).

Recommendation: Approve 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 Design 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).

Recommendation: Approve 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).

Recommendation: Approve with Conditions.

REPORTS FROM STAFF

None

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 20th day of April, 2017.



Austin Arnold, Planning Technician