

MINUTES

MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, November 23, 2016

Convene

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, November 23, 2016, at 2:02 p.m. in the City Council Chambers.

In Attendance

Community Development, Craig Jimenez

Police, Jim Hunt

Fire, Chris Fabrizio

Public Services, Tina Cherry

Approval of Minutes

Committee Member Hunt moved to approve the meeting minutes for the meeting of November 9, 2016, seconded by Chair Jimenez. The motion unanimously carried.

PUBLIC HEARINGS

PMT2016-01161 Minor Exception; 227 North Ivy Avenue, Greg and Kim Gero, applicant

Request: Applicant requested a Minor Exception to allow swimming pool equipment to encroach into the required 3' rear yard setback and 3' side yard setback. The proposed swimming pool equipment would provide a 1' rear yard setback and a 1' side yard setback from the property line. 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).

Decision: Approved with Conditions

PMT2016-01613 Minor Exception; 506 South Myrtle Avenue, An Tran, applicant

Request: Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) 17.28.100 to allow a new awning to have a valance height of 22" (in lieu of the 18" maximum) and sign copy on the valance to be 14" high (in lieu of the 12" maximum). This property is located in the HCD (Historic Commercial Downtown) zone.

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

Decision: Approved with Conditions. Determined code interpretation of (MMC 17.28.100(A)(1)(c), awnings shall have a maximum valance height of 18". Sign copy height shall not exceed a maximum of 66% of the valance height.

ADMINISTRATIVE REPORTS

PMT2016-01619 Advisory Review; 123-137 West Pomona Avenue, The Lumber Yard, applicant

Request: Applicant requested an Advisory Review for four Conditional Use Permits (Off-site Sales of Beer and Wine – Amendment, On-site Service of Beer, Wine and Distilled Spirits, Late Night Business Operation: 12:00 AM – 6:00 AM, and New Construction) and one Tentative Parcel Map to consolidate three parcels into one lot. The project proposes the redevelopment of two existing industrial buildings into an artisan village containing primarily restaurant and retail uses surrounding an outdoor courtyard. This property is located in PD-12 (Planned Development Area – 12). Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Decision: Recommended approval to Planning Commission with draft conditions

PMT2016-01620 Miscellaneous Review; 123-137 West Pomona Avenue, Paul Kalemkiarian, applicant

Request: Applicant requested a Miscellaneous Review for exterior building wall art. This property is located in PD-12 (Planned Development) Area -12.
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Decision: Approved with Conditions

PMT2016-01621 Design Review; 725 Huntington Drive, David Hidalgo Architects, applicant

Request: Applicant requested a Design Review for an exterior façade remodel at an existing shopping center, including a 2,225 square foot addition to the west side of the existing building. This property is located in the CRS (Commercial Regional/Subregional) zone.
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Decision: Approved with Conditions

PMT2016-01624 Advisory Review; 725 Huntington Drive, ALDI, Inc. – Paul Cornejo, applicant

Request: Applicant requested an Advisory Review for a Conditional Use Permit for the sale of beer and wine for off-site consumption. This property is located in the CRS (Commercial Regional/Subregional) zone.
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Decision: Recommended approval to Planning Commission with draft conditions

PMT2016-01625 Major Determination; 725 Huntington Drive, ALDI, Inc. – Paul Cornejo, applicant

Request: Applicant requested a Major Determination for a shopping cart containment plan proposed for ALDI Food Market. This property is located in the CRS (Commercial Regional/Subregional) zone.
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Decision: Approved as presented

REPORTS FROM STAFF

None

ADJOURNMENT

3:34 p.m.