

**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, July 5, 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](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

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Regular Meeting of the Monrovia Development Review Committee  
Monrovia City Hall  
415 South Ivy Avenue  
Wednesday, July 5, 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 June 21, 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**

None

### **ADMINISTRATIVE REPORTS**

**PMT2017-00729 Major Determination; 127 West Foothill Boulevard, Sergei Avakian, applicant**

**Request:** Applicant is requesting a determination that the proposed drive-thru business is in substantial compliance with all original conditions of approval set forth in CUP2013-01. 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.**

**PMT2017-00730 Major Determination; 790-800 West Chestnut Avenue, Foothill Unity Center and World Vision, applicants**

**Request:** Applicant is requesting a determination that the properties located at 790-800 West Chestnut Avenue are in substantial compliance with CUP2017-03 Conditions of Approval Nos. 24 and 25 and TPM2017-74963 Conditions of Approval Nos. 2 and 3 relating to parking and landscape requirements. This property is located in the PD-3 (Planned Development – Area 3) zone.  
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve with Conditions.**

**PMT2017-00731 Waiver of Underground Utilities; 139 North Garfield Place, Todd Bowden, applicant**

**Request:** Applicant is requesting a waiver of the underground utilities requirement set forth in MMC §15.30.030 in accordance with MMC §15.30.040 in order to preserve an existing mature oak tree located on the site. This property is located in the RL (Residential Low) zone.  
Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation: Approve as presented.**

PMT2017-00732

**Sign Review; 725 East Huntington Drive, Mike Sirota, applicant**

**Request:** Applicant is requesting a Sign Review for a new pylon sign insert and two building wall signs for Aldi food market. This property is located in the CRS (Commercial Regional/Sub-regional) zone.

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

**Recommendation: Approve as presented.**

PMT2017-00733

**Sign Review; 1930 Walker Avenue, Haresh Khilnani, applicant**

**Request:** Applicant is requesting a Sign Review for a new individual channel letter building wall sign for an existing business, "Monrovia Dialysis". The subject property is located in the M (Manufacturing) zone.

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

**Recommendation: Approve as presented.**

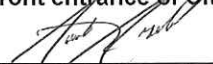
#### **REPORTS FROM STAFF**

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 29<sup>th</sup> day of June, 2017.

  
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Austin Arnold, Planning Technician

