

**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, May 24, 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, May 24, 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 May 10, 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

PMT2017-00569 **Minor Exception; 448 Linwood Avenue, Ray Liu Associates, Corp., applicant**

Request: Applicant is requesting a neighborhood compatibility design review for a 79 square foot first floor addition and a 535 square foot second story addition to a single story home, as well as a new 680 square foot detached garage/storage building. Applicant is also requesting a Minor Exception to Municipal Code Section 17.12.040 to exceed the maximum fence height in the front yard setback area (6' in lieu of 3'). This property is located in RM 2500 (Residential Medium Density) zone. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with Conditions.

PMT2017-00570 **Minor Exception; 519 Diamond Street, David Guzman, applicant**

Request: Applicant is requesting a Minor Exception from MMC Section 17.12.040 for a front yard fence to exceed the maximum fence height of 3' (6' in lieu of 3'). This property is located in the RM 2500 (Residential Medium 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

PMT2017-00571 **Advisory Review; 1408 South Alta Vista Avenue, Phillip Chan, applicant**

Request: Applicant is requesting an Advisory Review for the construction of a new two-story, Spanish style, 4-unit apartment building with attached two-car garages. This property is located in the RH (Residential High Density) zone. Determine that the project is Categorically Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approval to Planning Commission with Draft Conditions.

PMT2017-00572

Minor Determination; 405 West Foothill Boulevard, Ahyoung and James Stobar, applicant

Request: Applicant is requesting a Minor Determination for incidental fabrication of sample clothing products and online retail sales in an existing retail location. 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 with Conditions.

PMT2017-00573

Minor Determination; 130 Railroad Avenue, Empire Transit, applicant

Request: Applicant is requesting a Minor Determination for the purpose of determining that the addition of a municipal transit shuttle service business, "Empire Transit," to the subject site will not expand the existing auto repair business operation "Ward Service" which was permitted by Conditional Use Permit (CUP2000-19). Empire Transit is proposing to use the subject site in coordination with Ward Service for overnight storage and maintenance of 9 buses. This property is located in the PD-12 (Planned Development-Area12) zone.

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

Recommendation: Approve with Conditions.

PMT2017-00574

Sign Review; 931 West Duarte Road, Wai Luang, applicant

Request: Applicant is requesting a Sign Review for a new, illuminated, individual channel letter, building wall sign, for an existing business, "Tea's Talk". This property is located in the NC (Neighborhood Commercial) zone.

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

Recommendation: Approve as presented.

PMT2017-00575

Outdoor Seating Review; 198 South Myrtle Avenue, Justin Hernandez, applicant

Request: Applicant is requesting an outdoor seating review for an existing business, "Xylem Salon Spa." 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.

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 18th day of May, 2017.


Austin Arnold, Planning Technician