

# 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, May 24, 2017

### Convene

Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee of Wednesday, May 24<sup>th</sup>, 2017, at 2:07 p.m. in the City Council Chambers.

### In Attendance

Community Development, Craig Jimenez

Public Services, Sean Sullivan

Fire, Brad Dover

Police, Nels Ortlund

### Approval of Minutes

Committee Member Dover moved to approve the meeting minutes for the meeting of May 10, 2017, seconded by Committee Member Sullivan. The motion unanimously carried.

### 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).

**Decision: Approved 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).

**Decision: Approved 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).

**Decision: Approved 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).

**Decision: Approved 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).

**Decision: Approved 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).

**Decision: Approved 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).

**Decision: Approved with Conditions.**

#### **REPORTS FROM STAFF**

**None**

#### **ADJOURNMENT**

2:55 PM