

**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

**Alan Sanvictores**  
Chief of Police

**Welcome to the Monrovia Development Review Committee Meeting  
Wednesday, March 13, 2019, 4:00 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 4:00 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

Regular Meeting of the Monrovia Development Review Committee

Monrovia City Hall

415 South Ivy Avenue

Wednesday, March 13, 2019

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

**ROLL CALL** Chair Jimenez, Committee Members Cherry, Dover, and Sanvictores

**APPROVAL OF MINUTES** Unadopted Minutes of the February 27, 2019, 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**

**ME2019-0002** **Minor Exception; 150 East Cypress Avenue, Jonathan E. King, Applicant**

**Request:** Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) Section 17.12.040 to install a vinyl picket fence along the front and street side property lines exceeding the maximum fence height (4'-6" in lieu of 4'). The applicant is also requesting an amendment to a 2004 Minor Exception (DRC2004-101) approval, which limited fence height within the street side yard setback. The property is located in the RL (Residential Low) zone.

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

**Recommendation:** Approve with Conditions.

**ME2019-0003** **Minor Exception; 822 East Lime Avenue, Tonya and Aaron Haddad, Applicant**

**Request:** Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) Section 17.12.020 to continue an existing non-conforming side yard setback (3'-0" in lieu of 5'-0") along the west property line for a single-story addition to an existing single-family residence. The property is located in the RL (Residential Low Density) zone.

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

**Recommendation:** Approve with Conditions.

**ME2019-0003** **Minor Exception; 228 West Pomona Avenue, Legacy Monrovia, LLC, Applicant**

**Request:** Applicant is requesting a Minor Exception from Monrovia Municipal Code (MMC) Section 17.28.100 to allow three temporary banners to be displayed in exceedance of the maximum size and duration for a multi-family residential development, MODA at Monrovia Station. The proposal includes a total banner size of 685 sq. ft. in lieu of 30 sq. ft. and for a period of 8 months in lieu of 30 days. The property is located in the PD-12 (Planned Development- Area 12) zone.

Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation:** Approve with Conditions.

## **ADMINISTRATIVE REPORTS**

### **AR2019-0002                      Advisory Review; 320 West Chestnut Avenue, Paul Kalemkiarian, Applicant**

**Request:** Applicant is requesting an Advisory Review for a Conditional Use Permit for the off-site sale of beer and wine (Type 20) and wine tasting (Type 2) in conjunction with a wine warehousing and mail order business (Wine of the Month Club). This property is located in the M (Manufacturing) zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation:** Recommend Approval to Planning Commission with Draft Conditions.

### **TU2019-0001                      Temporary Use Review; 321 South Myrtle Avenue (Library Park), Jason Moss, Jewish Federation of the Greater San Gabriel and Pomona Valleys, Applicant**

**Request:** Applicant is requesting a Temporary Use Permit to serve beer and wine within a 1,300 square foot beer and wine garden during a Jewish Food Festival event at Library Park on Sunday, April 7, 2019 from 11:00 a.m. to 4:00 p.m. This property is located in the P/QP (Public/Quasi-Public) zone. Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation:** Approve with Conditions.

### **MISC2019-0002**

### **SIGN2019-0004                      Miscellaneous and Sign Review; 733 East Huntington Drive, Andrea Aceves, Applicant**

**Request:** Applicant is requesting a Sign Review and a Miscellaneous Review to replace five illuminated building wall signs and a monument sign as well as façade improvements to an existing Taco Bell restaurant. This property is located in the CRS (Commercial-Regional/Subregional) zone. Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation:** Approve as presented.

### **SIGN2019-0008                      Sign Review; 542 West Huntington Drive, Lori Volheim, AdArt, Inc., Applicant**

**Request:** Applicant is requesting a Sign Review to replace an existing monument sign in the Huntington Oaks Shopping Center. This property is located in the CRS (Commercial-Regional/Subregional) zone. Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation:** Approve as presented.

### **SIGN2019-0009                      Sign Review; 626 South Primrose Avenue, Christine Chu, Applicant**

**Request:** Applicant is requesting a Sign Review for a new monument sign for an existing business, Fresh Orthodontics. This property is located in the RH (Residential High Density) zone. Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation:** Approve as presented.

**SIGN2019-0010**

**Sign Review; 939 West Huntington Drive, Sergio Meiron, Image Systems Signs, Applicant**

**Request:** Applicant is requesting a Sign Review for a new building wall sign and monument face change for a new business, Fatburger. This property is located in the CRS (Commercial-Regional/Subregional) zone.

Determine that the project is Categorical Exempt (Class 3) pursuant to the California Environmental Quality Act (CEQA).

**Recommendation:** Approve as presented.

**REPORTS FROM STAFF**

**None.**

**ADJOURNMENT**

**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 7<sup>th</sup> day of March, 2019.**

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**Austin Arnold, Planning Technician**