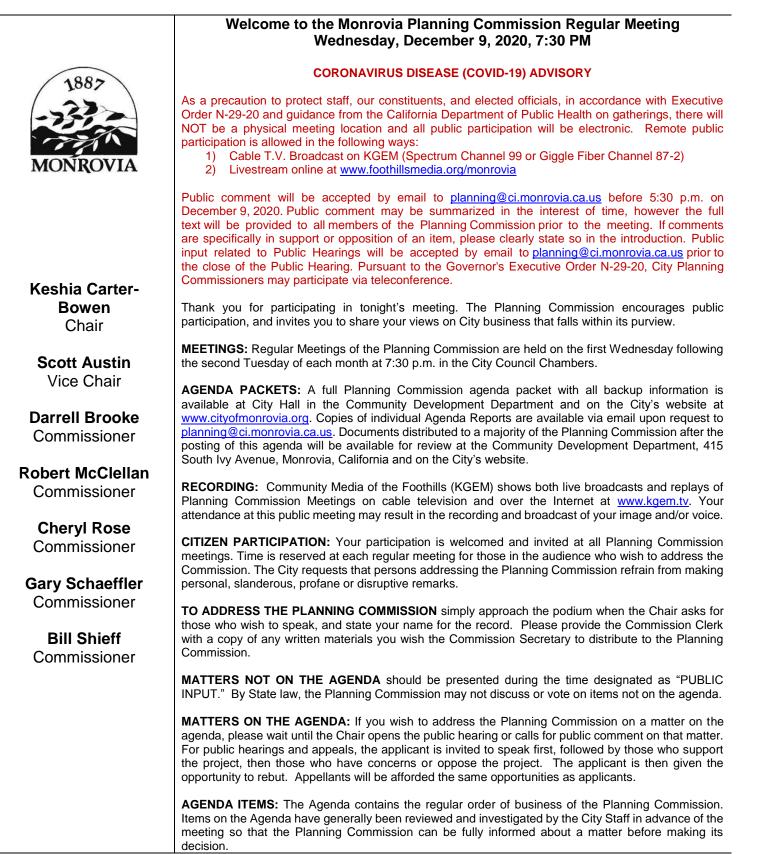
## MONROVIA PLANNING COMMISSION AGENDA

City Council Chambers 415 South Ivy Avenue, Monrovia, California 91016









# AGENDA MONROVIA PLANNING COMMISSION

#### Regular Meeting of the Monrovia Planning Commission Monrovia City Hall 415 South Ivy Avenue Wednesday, December 9, 2020, 7:30 PM

### Pursuant to the Governor's Executive Order N-29-20 Planning Commissioners may participate via teleconference.

Staff reports or other written documentation relating to each proposed item of business on the Agenda presented for consideration by the Planning Commission are on file in the Community Development Department.

- **CONVENE** Chair Carter-Bowen
- <u>ROLL CALL</u> Commission Chair Carter-Bowen, Commissioners Austin, Brooke, McClellan, Rose, Schaeffler, and Shieff

APPROVAL OF MINUTES Unadopted Minutes of the November 18, 2020, 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 Planning Commission may approach the podium on a first come, first served basis. Please state your name for the record. By State Law, the Commission may not discuss or vote on items not on the Agenda.

#### PUBLIC HEARINGS

#### PH-1 <u>Conditional Use Permit CUP2020-0009</u> 230 West Cherry Avenue; Benjamin Zhu, Applicant

**Request:** Approve a Conditional Use Permit to construct a new two-story dwelling unit with an attached two-car garage behind an existing single family residence at 230 West Cherry Avenue. The subject property is located in the Residential Medium 3500 (RM3500) zone. Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Approve Conditional Use Permit CUP2020-0009

#### PH-2 <u>Conditional Use Permit CUP2020-0010 and Minor Exception ME2020-0017</u> 518 Fano Street; Kevin Lee for Green H Construction Corp., Applicant

**Request:** Approve a Conditional Use Permit to construct a new two-story dwelling unit with an attached two-car garage behind an existing three-unit residential complex at 518 Fano Street and a Minor Exception from Monrovia Municipal Code Section 17.24.110(C) to maintain a non-conforming driveway width of 11'-0" in lieu of 12'-0". This property is located in the Residential Medium/Residential High (RM/RH) zone. Determine that the project is Categorically Exempt (Class 3) from the California Environmental Quality Act (CEQA).

Recommendation: Approve Conditional Use Permit CUP2020-0010 and Minor Exception ME2020-0017

#### COMMUNITY DEVELOPMENT DIRECTOR REPORT

Housing Element Update

#### REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS

#### ADJOURNMENT

<u>NOTE</u>: Decisions of the Planning Commission may be appealed to the City Council if filed in writing to the City Clerk within ten (10) days. (Note: 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 3<sup>rd</sup> day of December 2020.

Brenda Quezada, Planning Technician