



## PLANNING COMMISSION STAFF REPORT

**APPLICATION:** CUP2015-05/ME2015-11 (Extension)      **AGENDA ITEM:** AR-1

**PREPARED BY:** Teresa Santilena, Assistant Planner      **MEETING DATE:** May 11, 2016

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**SUBJECT:** Conditional Use Permit CUP2015-05 (for new construction over 10,000 square feet or with an occupant load of 30 persons or more)  
Minor Exception ME2015-11 (to allow three sub-standard parking spaces)  
1607 South Magnolia Avenue

**REQUEST:** One year time extension on the approval of a Conditional Use Permit and a Minor Exception to develop a 45,516 square foot site with a 2-story, 14,098 square foot church with 66 parking spaces. This property is located in the M (Manufacturing) zone.

**APPLICANT:** Arabic Evangelical Church  
Dr. Hisham S. Kamell  
121 Alice St.  
Arcadia, CA 91006

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 1)

**BACKGROUND:** On May 13, 2015, the Planning Commission approved a Conditional Use Permit and a Minor Exception (CUP2015-05 and ME2015-11), approving the construction of a prefabricated 14,098 square foot church building with 66 parking spaces in the Manufacturing zone. CUP2015-05 was required because all new construction over 10,000 square feet in area and/or with an occupant load of 30 persons or more requires a Conditional Use Permit (CUP) (§17.08.010). A Minor Exception was requested to allow three sub-standard parking spaces to meet required parking (§17.12.060).

**DISCUSSION/ANALYSIS:** In the attached letter dated April 12, 2016, the Applicant is requesting a one year time extension of CUP2015-05 and ME2015-11 because the steel company that is constructing the prefabricated building has taken longer than expected to submit the plans to the Applicant.

Section 17.52.310 of the Monrovia Municipal Code states that the approved use must begin within one year after its approval or the CUP will expire. The same code section also allows for the granting of one or more extensions, not to exceed three years in total. The request for a time extension is the first submitted by the Applicant. To the City's knowledge, there would not have been circumstances that have changed or factual evidence that would allow the original findings for CUP2015-05 and ME2015-11 to be revisited and the extension request denied.

**RECOMMENDATION:** Staff recommends approval of a one year time extension of the Conditional Use Permit and the Minor Exception, CUP2015-05 and ME2015-11. If the Planning Commission concurs with this recommendation, then the following action would be appropriate:

**MOTION:**

**Extend CUP2015-05 and ME2015-11 for one year.**



Dr. Rev. Hisham Kamel  
Arabic Evangelical Church

The city of Monrovia

Attention: Ms. Teresa Santilena,  
planning commission

Re: Building Permit for 1607 S. Magnolia Ave, Monrovia 91016

Dear Ms. Santilena

We are requesting an extension for one year for the church building at the above mentioned address. The steel company that will be building the church took longer than expected to provide the calculation and final drawing. Therefore, as soon we receive the calculations and final drawing we will submit them to you.

Thank you. We do appreciate your cooperation.

PS. I already paid the City fee for the extension

Rev. Dr. Hisham Kamel

April 12, 2016