



PLANNING COMMISSION STAFF REPORT

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

PREPARED BY: Teresa Santilena, Assistant Planner **MEETING DATE:** May 10, 2017

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). On May 11, 2016, the Planning Commission approved a one year extension of the entitlements to May 12, 2017.

DISCUSSION/ANALYSIS: In the attached letter dated April 25, 2017, the Applicant is requesting a one year time extension of CUP2015-05 and ME2015-11 to May 12, 2018 because the architect 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 second 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

4-15-17

To Monrovia city
Planning department
Attention Theresa

Theresa, thank you for all the help that you have given us in the process of building our church which will be located at 1607 S. Magnolia Ave. Monrovia, CA 91016

We are kindly requesting one year extension since our architect is having some difficulties in meeting the dead line. He promised to finish within 3 months.

As soon as the architect is done we will submit all the drawings and apply for the permit.

Thank you so much for all your help.


Rev. Dr. Hisham Kamel
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