



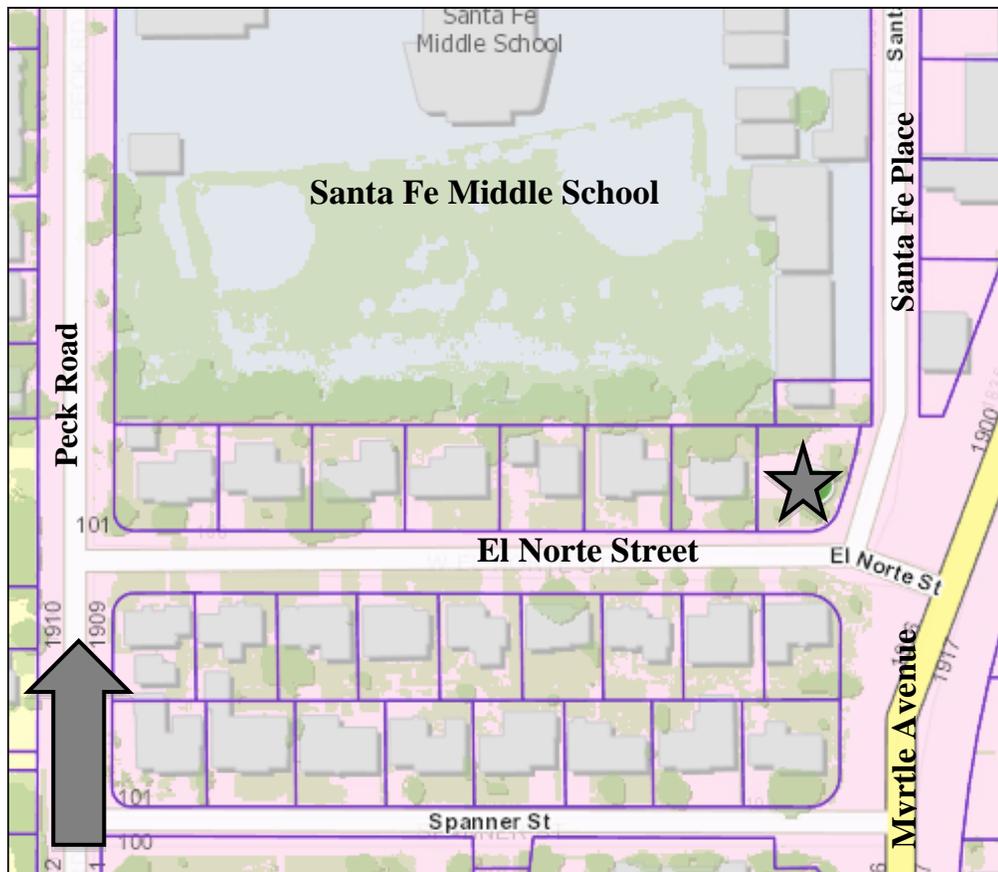
City of Monrovia
Department of Community Development
Planning Division
**Neighborhood Compatibility Review and
Minor Exception Request
Public Notice**

(626) 932-5565
planning@ci.monrovia.ca.us

May 5, 2020

Subject: Public Notice regarding a request to construct a new 2,399 square foot, two-story home at 159 El Norte Street. A minor exception is requested from Monrovia Municipal Code § 17.12.030 to allow a second story balcony to encroach 5'-3" into the required rear yard setback. The property is located in the PD-16 (Planned Development – Area 16) zone.

The City of Monrovia received a request for a Neighborhood Compatibility Design Review for a proposed new 2,399 square foot two-story residence with attached garage. The applicant is further requesting a Minor Exception to allow a second story balcony to encroach into the rear yard setback. The balcony would be setback 24'-9" from the rear property line, in lieu of the required 30'-0". The property is located at 159 El Norte Street in the PD-16 (Planned Development Area-16) zone. Additional information regarding this request may be found on the City's website at www.cityofmonrovia.org/projectsunderreview.



This project requires a Neighborhood Compatibility Design Review and Minor Exception public hearing before the Development Review Committee (DRC). Given that your property is located near the project site, the purpose of this letter is to keep you informed of the public hearing date so that you are able to participate in the decision making process.

Community Development Director's Review and Determination on behalf of DRC – MAY 20, 2020

The City's Community Development Director, on behalf of the City's DRC, will be conducting a "Neighborhood Compatibility Design Review" and "Minor Exception" review of the above referenced project and making a formal determination on May 20, 2020. This notice is to provide you the opportunity to submit your comments.

All comments must be submitted by email to Teresa Santilena, Associate Planner at planning@ci.monrovia.ca.us before 3:00 p.m. on May 20, 2020. Comments provided via email will be distributed to the Community Development Director. If comments are specifically in support or opposition of this item, please clearly state so in the introduction. Anyone who submits comments will also be notified of the decision.

You may have noticed the DRC meeting format has changed. Although DRC project reviews and determinations are normally conducted during open public meetings, due to the COVID-19 pandemic the arrangement has been temporarily modified to protect our residents, property owners, applicants, staff, and elected officials. This change is in accordance with the "Safer at Home" and Executive Order N-29-20 and guidance from the California Department of Public Health on gatherings. To further reduce the spread of COVID-19, all DRC review and determination authority was temporarily delegated to the Community Development Director pursuant to City Council Urgency Ordinance (Ordinance No. 2020-06U).

Due to COVID-19, City Hall is currently closed to the public. However, we are here to serve and will get back to you as quickly as possible. Please feel free to leave a voice mail message at 626-932-5526 or an email at tsantilena@ci.monrovia.ca.us if you have any questions regarding this matter. All voicemail messages and e-mails will be acknowledged.

Respectfully,

Teresa Santilena
Associate Planner