



City of Monrovia
Department of Community Development
Planning Division

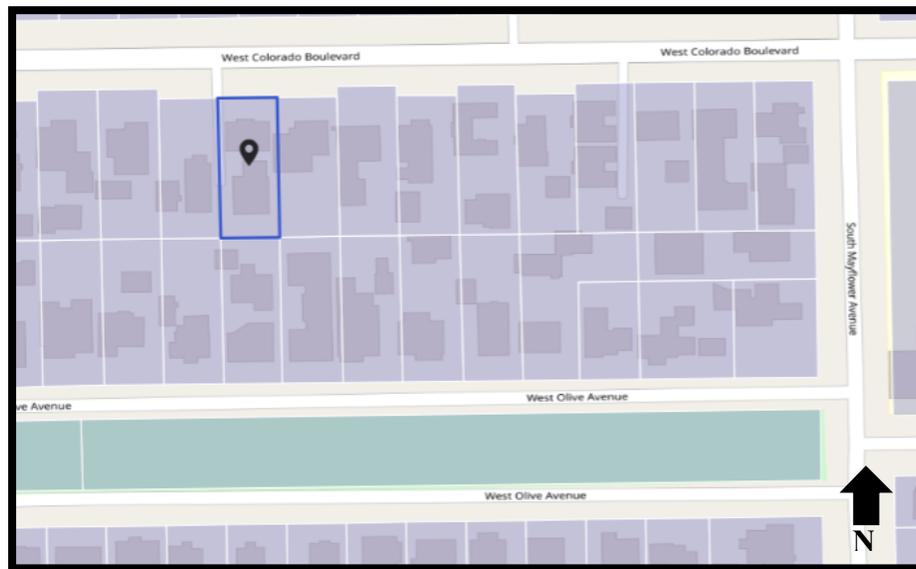
NOTICE OF PUBLIC HEARING

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

May 7, 2020

Subject: Notice of Public Hearing regarding a request for two Minor Exceptions (side yard setback reduction for an addition in alignment with existing structure and a reduction in parking; 3 outdoor parking spaces in lieu of 4 car garage) and a Minor Determination for an addition to the rear of an existing non-conforming home due to density. The property is located at 604 West Colorado Boulevard.

The City of Monrovia received a request for a 298 square foot rear addition to an existing home on a multi-family property. The request includes a minor exception for a reduction in side yard setback (3ft in lieu of 5ft); a minor exception for a reduction of parking (3 open spaces in lieu of a 4 car garage); and a minor determination for a one-time addition to the home due to its non-conforming status due to density. The property is located at 604 West Colorado Boulevard in the RM3500 (Residential Medium Density) zone. Additional information regarding this request may be found on the City's website at www.cityofmonrovia.org/projectsunderreview.



This project requires a 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 meeting and hearing dates so that you are able to participate in the decision making process.

Community Development Director's Public Hearing on behalf of DRC – MAY 20, 2020

The City's Community Development Director, on behalf of the City's DRC, will be conducting a "Public Hearing" of the above referenced project and making a formal decision on May 20, 2020. This notice is to provide you the opportunity to submit your comments.

All comments must be submitted by email to Austin Arnold, Assistant 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 in opposition of an 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" order, 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 626-932-5534 or an e-mail at aarnold@ci.monrovia.ca.us if you have any questions regarding this matter. All voicemail messages and e-mails will be acknowledged.

Respectfully,

Austin Arnold
Assistant Planner