

VEHICLE REPAIR FACILITY

PR-2022-001331 (Conditional Use Permit)

Community & Economic Development Department

Planning Commission
Agenda Item: 4
November 10, 2022

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LOCATION MAP

KEY

- Project Site
- Parcels

NORTH

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EXISTING SITE PHOTOS







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ZONING MAP



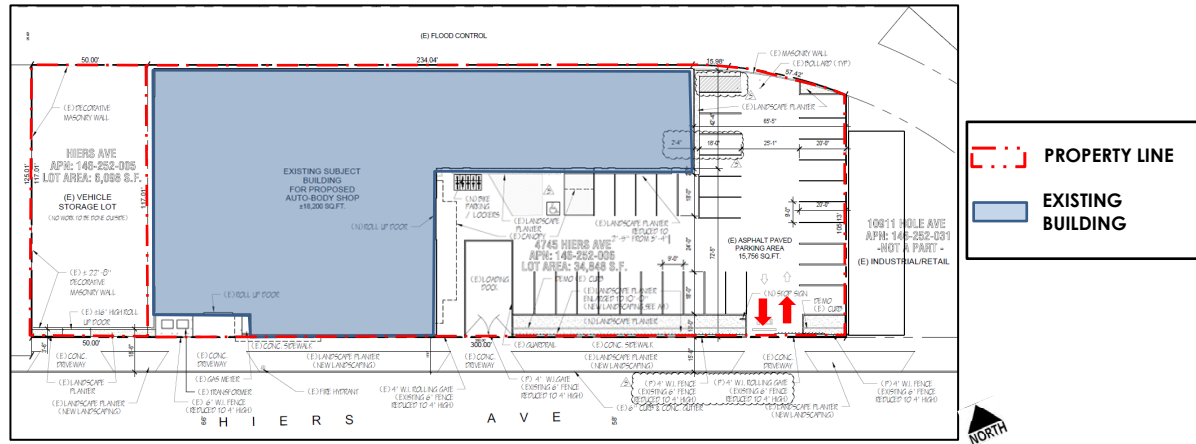


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SITE PLAN

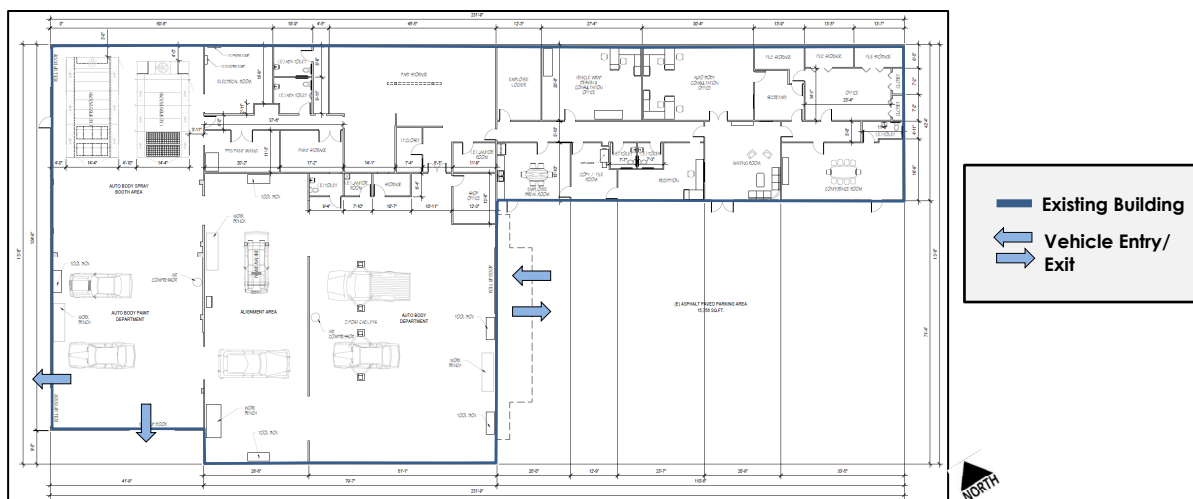


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FLOOR PLAN

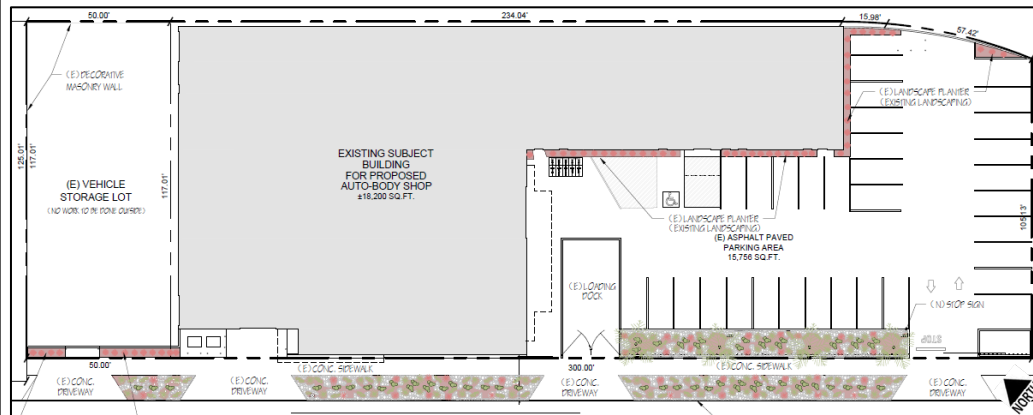


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CONCEPTUAL LANDSCAPE PLAN



SM -BLUE CHALKSTICK



A - KANGAROO PA



PS -PURPLE FOUNTAIN GRASS



PAC - MONROVIA



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STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 3 – *Economic Opportunity*

Goal No. 3.3 - Cultivate a business climate that welcomes innovation, entrepreneurship and investment.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the Planning Commission:

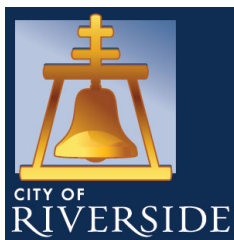
1. 1. DETERMINE that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. 2. APPROVE Planning Case PR-2022-001331 (Conditional Use Permit) based on the findings outlined in the staff report and subject to the recommended conditions (Exhibits 1 and 2).



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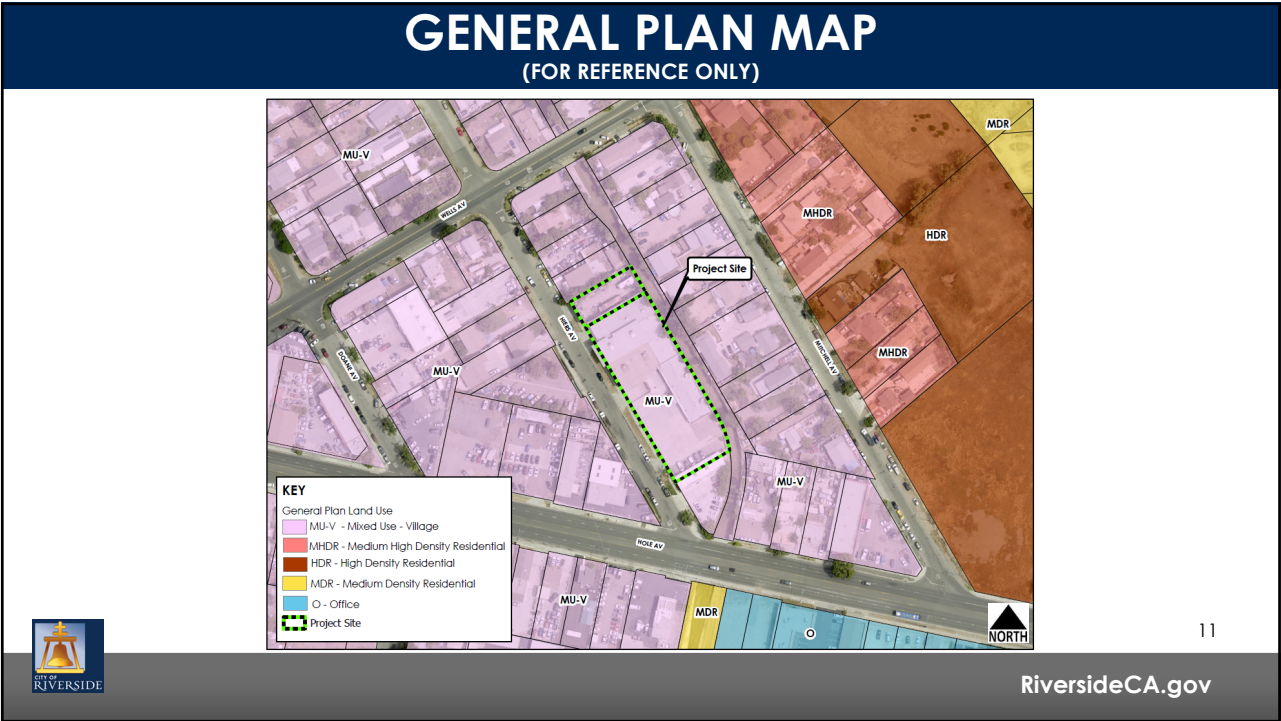
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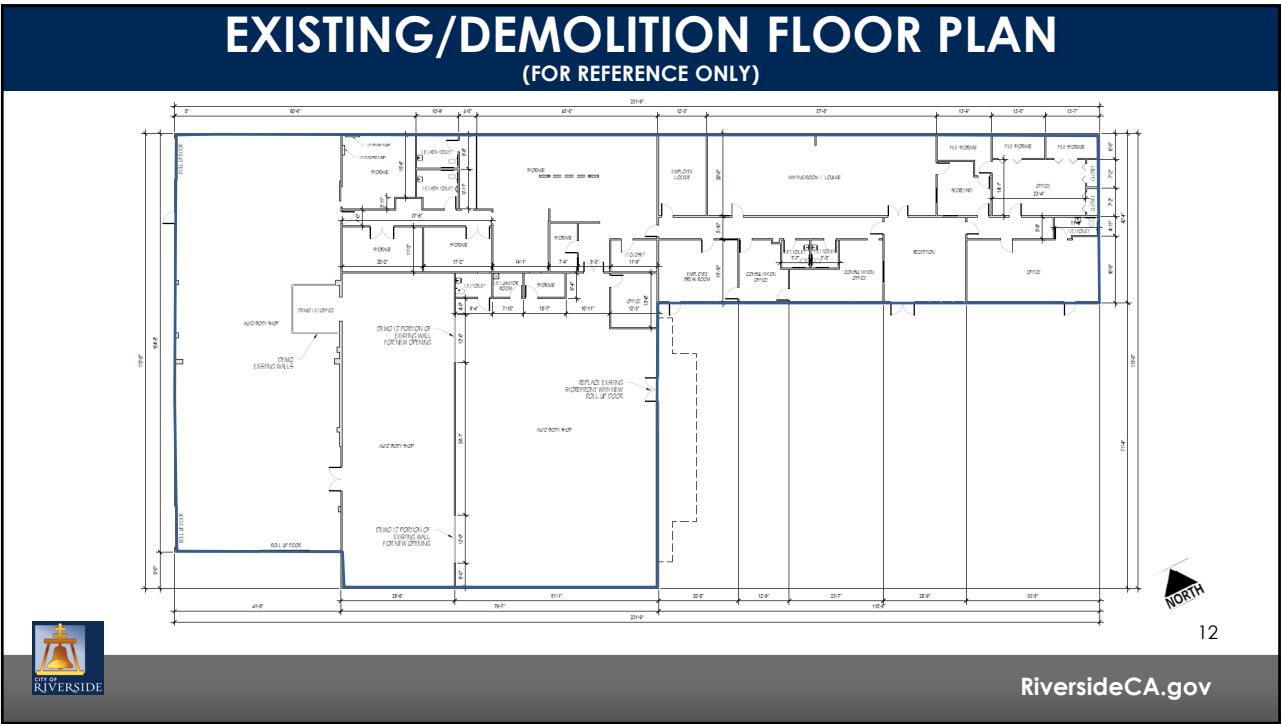
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