



PLANNING COMMISSION STAFF REPORT

APPLICATION: GPA2024-0001/
ZA2024-0002

AGENDA ITEM: PH-2

PREPARED BY: Sheri Bermejo, Director

MEETING DATE: November 13, 2024

SUBJECT: General Plan Amendment GPA2024-0001/Resolution No. 2024-57
Zone Amendment ZA2024-0002/Ordinance No. 2024-10
Planning Commission Resolution No. PCR2024-0006
923 South 10th Avenue, Arcadia, CA (APN 5780-019-011)

REQUEST: Amend the Land Use Element of the General Plan and the Official Zoning Map of the City of Monrovia to designate the property at 923 South 10th Avenue, Arcadia as Residential Medium Density and Public/Quasi-Public, and RM 4000 and P/QP in connection with the annexation of territory known as Reorganization No. 2023-02 to the City of Monrovia and detachment from the City of Arcadia

APPLICANT: James Troyer
2213 Glendon Avenue
Los Angeles CA 90064

ENVIRONMENTAL DETERMINATION: [Negative Declaration \(SCH Number 2024100493\)](#)

BACKGROUND: In 1963, the state enacted legislation that established a Local Agency Formation Commission in each county in order to provide for more orderly and coordinated growth. The role and responsibilities of these agencies were significantly expanded with the enactment of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. Currently, all requests for jurisdictional reorganization (e.g. annexations and de-annexations) are coordinated by each county's Local Agency Formation Commission. These Commissions are independent public agencies with countywide jurisdiction over the boundaries of cities and certain special districts within their respective counties. Requests for boundary adjustments, including annexations, can be initiated by private property owners or an action of a local jurisdiction.

Last year, James Troyer, as agent for Elizabeth Kho and Jimmy Kho, property owners of 923 South 10th Avenue in the City of Arcadia, filed an application with the Local Agency Formation Commission for Los Angeles County (LAFCO). The request consisted of the detachment of their property from the City of Arcadia and annex into the City of Monrovia (collectively, "reorganization"). The filing of the LAFCO application formally initiated the reorganization process between the City of Arcadia and the City of Monrovia. Prior to the City of Arcadia receiving the notice from LAFCO of the reorganization request, the applicant had been in communication with staff from both Monrovia and Arcadia regarding this request.

The reorganization process requires actions from multiple jurisdictions which can be summarized by the following steps.

- **Step 1:** Application to LAFCO. Applicant completes and submits an application to LAFCO to initiate the process. LAFCO takes the lead in coordinating this process.

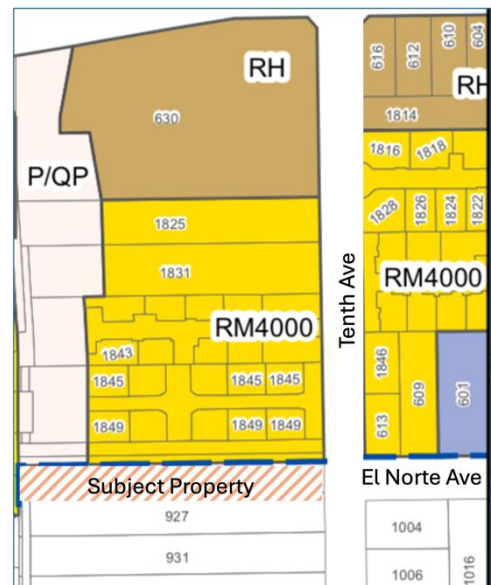
- **Step 2:** Notice to affected jurisdictions. The “de-annexation” jurisdiction is provided notice of the request and has the opportunity to terminate the proceedings through the adoption of a resolution. If the jurisdiction chooses to terminate the proceedings, LAFCO will not act on the application and the process ends. The Arcadia City Council reviewed this item on June 20, 2023 and chose to take no action, allowing the application to move forward.
- **Step 3:** Tax Transfer Resolution (TTR). If the proceedings are not terminated, the County CEO, on behalf of the Board of Supervisors, will request an analysis of the tax revenue implications from the Assessor / Auditor-Controller. The County CEO distributes the TTR to all impacted jurisdictions. Each affected agency must approve the TTR. If any one of the agencies does not adopt the TTR, then the proceedings terminate. The Monrovia City Council approved the TTR (Resolution No. 2024-10) on February 20, 2024. The City was notified in June that the TTR had been approved by all affected agencies allowing the application to proceed to the next step. While the approval of the TTR indicates that the City is not opposed to the annexation, it does not obligate the City to approve the pre-zoning ordinance, which will be the City’s final action in the process.
- **Step 4:** Pre-zoning. The City of Monrovia must “pre-zone” the property through the approval of a pre-zoning ordinance and consider the applicable environmental review pursuant to the California Environmental Quality Act (CEQA). This also requires that the City amend the land use map in the General Plan to ensure the zoning is consistent with the General Plan. The applicant has submitted an application to amend the General Plan and Official Zoning Map as described in the staff report. If this request is not approved, the proceedings terminate.
- **Step 5:** LAFCO review. Once steps 1 through 4 are complete, the final application will then be reviewed by LAFCO. If the final application is approved, a Certificate of Completion will be recorded, and the reorganization will be complete.

SUBJECT PROPERTY: The property is located at 923 South 10th Avenue in the City of Arcadia (APN 5780-019-011) on the west side of 10th Avenue at the western terminus of El Norte Avenue. The parcel abuts Monrovia’s corporate boundary to the north. The subject lot is 45.17’ wide and 440.92’ deep, and approximately 19,916 square feet in area. A 130’ wide Los Angeles County Flood Control District easement for the Santa Anita Wash runs along the rear of the property. The property is zoned R-1 (Arcadia), which is a single family zone. Based on information from the City of Arcadia, the property is improved with two dwellings.

The neighborhood to the north is primarily developed with multifamily dwellings and is zoned RM 4000. If this request is approved, the zoning and land use designation would be consistent with the adjacent neighborhood to the north in Monrovia.

ANALYSIS: As discussed, the application has gone through several steps to allow the reorganization to move forward. There are currently two remaining actions to occur. First, the City of Monrovia must “pre-zone” the property. This is the application currently before the Planning Commission for a recommendation to the City Council. If approved by the City Council, this will be the final component of the property owners’ LAFCO application.

The final step is review by LAFCO. If approved by LAFCO, a Certificate of Completion will be recorded, thus completing the annexation of the property into Monrovia.



The *pre-zoning* of the property consists of the adoption of an Ordinance that will amend the City's Official Zoning Map. To ensure that the zoning is consistent with the General Plan, an amendment to the land use map in the Land Use Element of the General Plan is also requested, as described below:

- **General Plan Amendment GPA2004-0001** – Amend the land use map, contained in the Land Use Element of the General Plan to designate the property as Residential Medium Density and Public/Quasi Public. Santa Anita Wash runs along the rear (west) portion of the property which is within a 130' Los Angeles County Flood Control District easement over this portion of the property. Similar to other property used for public purposes, the Public/Quasi-Public land use designation would reflect the ongoing public use for flood control purposes. The remainder of the property would be designated Residential Medium Density which is a multifamily residential designation. The General Plan Amendment would be approved by proposed Resolution No. 2024-57.
- **Zone Amendment ZA2024-0002** – Amends the Official Zoning Map referenced in the Zoning Ordinance (Title 17) of the Monrovia Municipal Code. As proposed, the property would be zoned RM 4000 (Residential Medium 4000) and P/QP (Public/Quasi-Public). Consistent with the proposed GPA, the rear (west) portion of the property that contains the Santa Anita Wash easement would be zoned P/QP. The remainder would be zoned RM 4000, a multifamily zoning designation that allows for one dwelling unit for every 4000 square feet of lot area. The Zone Amendment would be approved by proposed Ordinance No. 2024-10.

As these are legislative actions, the Planning Commission is acting in an advisory capacity to the City Council. If approved by the City Council, these actions would not become effective unless the proposed annexation is approved by LAFCO.

Proposed Development

The property owners also own two narrow parcels within the City of Monrovia (APNs 5780-019-008, -010) directly to the north of the subject property. These parcels are 20' wide and 12.65' wide and are both approximately 441' deep (approximately 14,398 SF in area, combined). They are zoned RM 4000 (Residential Medium Density) and P/QP (Public/Quasi-Public).

The property owners have indicated that if the annexation is approved, they intend to consolidate the parcels to accommodate a six-unit residential development. However, no application has been submitted to the City. This is a separate action that will require the property owners to submit a development application for consideration by the City once the reorganization is complete.

If the parcels were to be consolidated, it would result in approximately 24,196 SF of lot area within the RM 4000 zone. This would allow a maximum of six dwelling units. Currently, each of the owners' parcels in Monrovia would allow one dwelling unit. Based on information provided by the City of Arcadia, there are currently two units on the subject site. This consolidation would allow two additional units from what is existing and currently allowed. The environmental review was based on the maximum potential development that could be allowed under the proposed zoning designation. The remaining 10,115 SF would be zoned P/QP which does not permit residential development.

ENVIRONMENTAL IMPACT: Pursuant to the CEQA, an [Initial Study](#) was prepared to analyze any potential significant environmental effects from the proposed General Plan Amendment and Zone Amendment. The Initial Study did not identify any potential significant environmental effects. Therefore, as the Lead Agency, the City issued a Notice of Intent (NOI) to adopt a Negative Declaration (ND). As required by CEQA, the 20-day public review period for the ND began on October 11, 2024 and continued through October 31, 2024.

Notice was sent to applicable federal, state, tribal, regional and local agencies as well as to property owners within 300 feet of the subject property. During the public comment period, the City received two letters which are attached to the staff report (Attachment "A") as summarized below:

- **Letter from Department of Toxic Substance Control (DTSC), dated October 24, 2024**
DTSC recommended testing and assessment of materials should a project be proposed on the property in the future.
- **Letter from Diane Shen, property owner of 935 10th Avenue, Arcadia, Ca, October 31, 2024**
Ms. Shen indicates that any future development on the site will decrease property values, and that future development will create traffic and noise.

Both letters provided comments related to future development of the site, as opposed to concerns specific to the Negative Declaration. Any future development requires submission of a separate application for development of the site. These comments have been noted, and are part of the public record. With that said, there is no substantial evidence that would require an amendment to the Negative Declaration.

RECOMMENDATION: Staff recommends adoption of Planning Commission Resolution No. PCR2024-0006. If the Planning Commission concurs with this recommendation then, following the public hearing, the appropriate action would be to adopt Planning Commission Resolution No. PCR2024-0006 recommending adoption of the Negative Declaration, Resolution No. 2024-57 and Ordinance No. 2024-10 to the City Council.

MOTION:

Adopt Planning Commission Resolution No. PCR2024-0006

PLANNING COMMISSION RESOLUTION NO. 2024-0006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONROVIA, CALIFORNIA, RECOMMENDING ADOPTION OF A NEGATIVE DECLARATION AND MAKING CERTAIN FINDINGS AS REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”), RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT GPA2024-0001, AMENDING THE LAND USE MAP OF THE LAND USE ELEMENT OF THE GENERAL PLAN, AND ZONING AMENDMENT ZA2024-0002 TO DESIGNATE THE PROPERTY AT 923 SOUTH 10TH AVENUE IN THE CITY OF ARCADIA (APN 5780-019-011) AS RESIDENTIAL MEDIUM DENSITY (RM4000) AND PUBLIC/QUASI-PUBLIC (P/QP) IN THE CITY OF MONROVIA, IN CONNECTION WITH THE ANNEXATION OF TERRITORY KNOWN AS REORGANIZATION NO. 2023-02 TO THE CITY OF MONROVIA AND DETACHMENT FROM THE CITY OF ARCADIA

RECITALS

(i) James Troyer (“Applicant”), as the authorized agent of the property owners Elizabeth Kho and Jimmy Kho initiated proceedings with the Local Agency Formation Commission for Los Angeles County (“LAFCO”) for the annexation of territory identified as Reorganization No. 2023-02 from the City of Arcadia to the City of Monrovia (“City”). The area proposed for annexation in Reorganization No. 2023-02 is located at 923 South 10th Avenue in the City of Arcadia (APN 5780-019-011) (“Property”). The Property will annex to the City of Monrovia and detach from the City of Arcadia.

(ii) The Applicant has also initiated an application to amend the land use map of the City’s Land Use Element of the General Plan and the Official Zoning Map (“Project”) pending the completion of Reorganization No. 2023-02. The proposed amendment to the land use map is contained in General Plan Amendment GPA2024-0001, which is within Resolution No. 2024-57 and attached hereto and incorporated herein by this reference as Exhibit “A”. The proposed Zone Amendment (ZA2024-0002) is contained separately in Ordinance No. 2024-10, which is attached hereto and incorporated herein by this reference as Exhibit “B”.

(iii) On November 13, 2024, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the Project, including General Plan Amendment GPA2024-0001 and Ordinance No. 2024-10. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with this Project.

(iv) Environmental Review

(a) Based on the information in the application, an Initial Study was completed and released in October 2024. The Initial Study did not identify any potentially significant environmental effects. Therefore, a Negative Declaration was prepared pursuant to CEQA, the State CEQA Guidelines, and the City’s local CEQA Guidelines.

(b) Pursuant to CEQA Guidelines Section 15072, the City of Monrovia as lead agency, issued a Notice of Intent to adopt a Negative Declaration (“ND”). The 20-day public review period for the ND began on October 11, 2024 and continued through October 31, 2024. State Clearinghouse review was not required.

(c) The proposed ND for the proposed Project is comprised of the Initial Study and the draft ND, which is attached hereto and incorporated herein by this reference as Exhibit "C".

(v) The custodian of records for all materials that constitute the record of the proceedings upon which this decision is based is the Planning Division Manager of the City of Monrovia. Those documents are available for public review in the Community Development Department located at 415 South Ivy Avenue, Monrovia, California 91016.

(vi) All legal prerequisites to the adoption of this Resolution have occurred.

RESOLUTION

NOW, THEREFORE, the Planning Commission of the City of Monrovia hereby finds, determines and resolves as follows:

1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct.
2. The Planning Commission finds that the public has been afforded ample notice and opportunity to comment on the ND.
3. The Planning Commission has independently considered and reviewed the information in the ND and based upon the whole record of the proceedings before it, recommends that the City Council find that the ND was prepared in compliance with CEQA, the State CEQA Guidelines, and the City's local CEQA Guidelines, and that the findings contained therein represent the independent judgment and analysis of the City Council.
4. The Planning Commission recommends that the City Council find that there is no substantial evidence in light of the whole record that the Project will have a significant effect on the environment and therefore, based on the findings and conclusions set forth above, the Planning Commission as the advisory body to the lead agency recommends adoption of the Negative Declaration for the Project to the City Council.
5. General Plan Amendment GPA2024-0001 is consistent with the objectives, policies, general land uses, and programs of the City of Monrovia General Plan, and adopted goals and policies of the City. Specifically, the Residential Medium Density land use designation is consistent with adjacent land use designations within the City of Monrovia, which are designated Residential Medium Density. All development and use of the Property other than the portion of the Property that contains the Santa Anita Wash will be subject to review and approval based on zoning standards and review processes applicable to properties with a Residential Medium Density land use designation. Therefore, General Plan Amendment GPA2024-0001 is consistent with Land Use Policy 4.2, which requires all new development to consider existing uses in terms of neighborhood disruption, buffering, architectural styles, building materials, development patterns, and scale of buildings within the vicinity of the proposed Project. Further, the Public/Quasi-Public designation will be applied to that portion of the Property that contains the Santa Anita Wash, which will continue to be used for flood control purposes and maintained by Los Angeles County.
6. With the City Council's concurrent approval of Ordinance No. 2024-10, which implements Zone Amendment ZA2024-0002, the zoning regulations will be consistent with General Plan Amendment GPA2024-0001. The subject Property will be zoned RM4000 (Residential Medium Density) and P/QP (Public/Quasi-Public) and will be regulated,

consistent with the General Plan, through the RM4000 and P/QP development standards contained within Title 17 (Zoning) of the Monrovia Municipal Code.

7. General Plan Amendment GPA2024-0001 and Zone Amendment ZA2024-0002 will not adversely affect the public health, safety, or welfare as both will provide for the orderly and consistent development in the City.
8. Based upon the findings and conclusions set forth above, the Planning Commission hereby recommends that the City Council adopt Resolution No. 2024-57 to approve General Plan Amendment GPA2024-0001, which amends the Land Use Element of the General Plan by revising the land use map set forth in Exhibit "A" to designate the Property as Residential Medium Density and Public/Quasi-Public. The Planning Commission further recommends that the City Council adopt Ordinance No. 2024-10 to approve Zone Amendment ZA2024-0002, which amends the Official Zoning Map set forth in Exhibit "B" to designate the Property as RM4000 and P/QP.
9. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 13th day of November, 2024.

Aaron Stehura, Chair
Monrovia Planning Commission

ATTEST:

APPROVED AS TO FORM:

Sheri Bermejo, Secretary
Monrovia Planning Commission

Chelsea Straus, Assistant City Attorney
Monrovia Planning Commission

Exhibit "A"

**Resolution No. 2024-57 (General Plan Amendment GPA2024-0001)
Land Use Map**

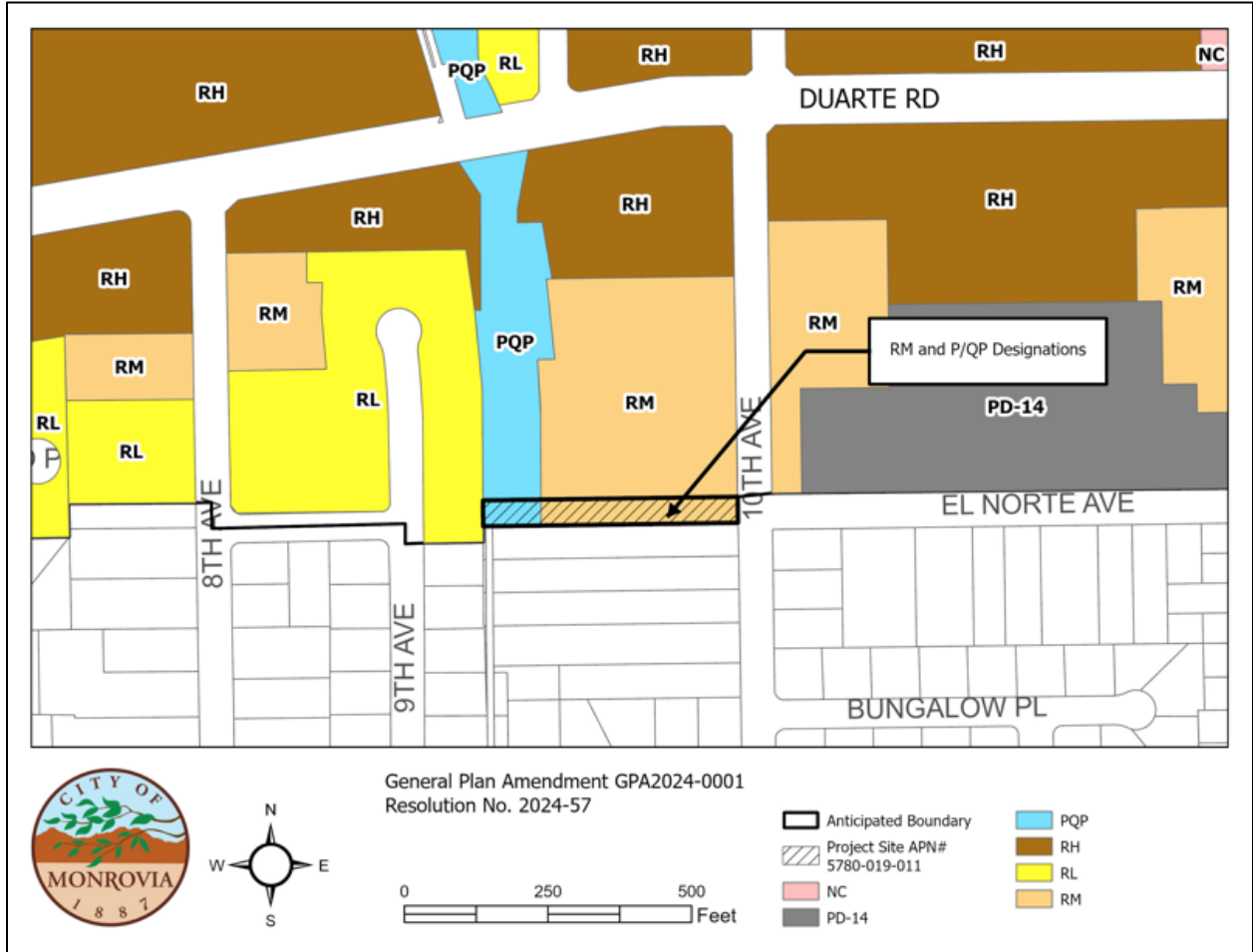


Exhibit "B"

Ordinance No. 2024-10 (Zone Amendment ZA2024-0002)

ORDINANCE NO. 2024-10

AN ORDINANCE OF CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING ZONE AMENDMENT ZA2024-0002 AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF MONROVIA SET FORTH IN SECTION 17.04.040 OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE TO DESIGNATE THE PROPERTY AT 923 SOUTH 10TH AVENUE IN THE CITY OF ARCADIA (APN 5780-019-011) AS RESIDENTIAL MEDIUM DENSITY AND PUBLIC/QUASI-PUBLIC IN THE CITY OF MONROVIA, IN CONNECTION WITH THE ANNEXATION OF THE TERRITORY KNOWN AS REORGANIZATION NO. 2023-02 TO THE CITY OF MONROVIA AND DETACHMENT FROM THE CITY OF ARCADIA

THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA does ordain as follows:

SECTION 1. James Troyer ("Applicant"), as the authorized agent of the property owners Elizabeth Kho and Jimmy Kho initiated proceedings with the Local Agency Formation Commission for Los Angeles County ("LAFCO") for the annexation of territory identified as Reorganization No. 2023-02 from the City of Arcadia to the City of Monrovia ("City"). The area proposed for annexation in Reorganization No. 2023-02 is located at 923 South 10th Avenue in the City of Arcadia (APN 5780-019-011) ("Property"). The Property will annex to the City of Monrovia and detach from the City of Arcadia.

SECTION 2. The Applicant has also initiated an application to amend the land use map of the City's Land Use Element of the General Plan and the Official Zoning Map ("Project") pending the completion of Reorganization No. 2023-02. The proposed amendment to the Official Zoning Map is contained in Zoning Amendment ZA2024-0002, which is attached hereto and incorporated herein by this reference as Exhibit "A". The proposed General Plan Amendment (GPA2024-0001) is contained separately in Resolution No. 2024-57.

SECTION 3. On November 13, 2024, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the Project, including General Plan Amendment GPA2024-0001 and this Ordinance No. 2024-10, which implements Zone Amendment ZA2024-0002. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with this Project. Following the close of the public hearing, the Planning Commission adopted Resolution No. PCR2024-0006 recommending approval of the Project, including this Ordinance No. 2024-10.

SECTION 4. On [REDACTED], the City Council of the City of Monrovia conducted a duly noticed public hearing on the Project, including General Plan Amendment GPA2024-0001 and Ordinance No. 2024-10. At the hearing, all interested persons were given an opportunity to be heard. The City Council received and considered the staff report and all the information, evidence, and testimony presented in connection with this Project.

SECTION 5. Environmental Review

A. Based on the information in the application, an Initial Study was completed and released in October 2024. The Initial Study did not identify any potentially significant

Exhibit "C"

Negative Declaration

Monrovia LA LAFCO Reorganization #2023-02
September 2024
Draft Initial Study/Negative Declaration

**CITY OF MONROVIA
CEQA ENVIRONMENTAL CHECKLIST
MONROVIA LAFCO REORGANIZATION NO. 2023-02
DRAFT INITIAL STUDY/NEGATIVE DECLARATION**

PROJECT SUMMARY:

APNs:	5780-019-011	Street Address:	923 South 10 th Avenue, Arcadia, CA 91006
Applicant or Agent:	James Troyer 2355 #670 Westwood Blvd. Los Angeles CA 90064 latroy@yahoo.com	Project Contact Information:	Elizabeth Kho 130 South First Ave. #B Arcadia, CA 91006 626-487-2222 Elizabeth@elizabethkho.com
Project Name:	Monrovia LAFCO Reorganization No. 2023-02; City of Monrovia Preliminary – GPA 2024-0001 and Pre-zoning Amendment ZA 2024-0002.	Project Case Number(s):	Monrovia LAFCO Reorganization No. 2023-02; City of Monrovia, Preliminary General Plan Amendment GPA 2024-0001 and Pre-zoning Amendment ZA 2024-0002
Existing Zoning:	City of Arcadia: R-1, 7,500 sq. ft. minimum lot area	Existing General Plan Designation:	City of Arcadia – Low Density Residential
Site Acreage:	0.46 acres	Existing Land Use:	Single Family Residential (one existing dwelling unit)
Summary of Proposal:	Detachment of the subject parcel from the City of Arcadia and the Arcadia Sphere of Influence and related annexation into the City of Monrovia and Monrovia Sphere of Influence, including a preliminary General Plan Amendment and pre-zoning of the same by the City of Monrovia to allow future development of up to six dwelling units if consolidated with two adjacent parcels under common ownership within the City of Monrovia. No specific development project or construction is proposed as part of these entitlement requests before the LA LAFCO or the City of Monrovia at the present time.		

LEAD AGENCY PROJECT CONTACT INFORMATION:

Lead Agency: City of Monrovia
415 South Ivy Avenue
Monrovia, Ca 91006
Lead Agency Contact person: Craig Jimenez, AICP
Community Development Director
Phone No: (626) 932-5537
E-mail: cjimenez@MonroviaCA.gov

RESOLUTION NO. 2024-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING A NEGATIVE DECLARATION AND MAKING CERTAIN FINDINGS AS REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”), AND APPROVING GENERAL PLAN AMENDMENT GPA2024-0001, AMENDING THE LAND USE MAP OF THE LAND USE ELEMENT OF THE GENERAL PLAN TO DESIGNATE THE PROPERTY AT 923 SOUTH 10TH AVENUE IN THE CITY OF ARCADIA (APN 5780-019-011) AS RESIDENTIAL MEDIUM DENSITY AND PUBLIC/QUASI-PUBLIC IN THE CITY OF MONROVIA, IN CONNECTION WITH THE ANNEXATION OF TERRITORY KNOWN AS REORGANIZATION NO. 2023-02 TO THE CITY OF MONROVIA AND DETACHMENT FROM THE CITY OF ARCADIA

RECITALS

(i) James Troyer (“Applicant”), as the authorized agent of the property owners Elizabeth Kho and Jimmy Kho initiated proceedings with the Local Agency Formation Commission for Los Angeles County (“LAFCO”) for the annexation of territory identified as Reorganization No. 2023-02 from the City of Arcadia to the City of Monrovia (“City”). The area proposed for annexation in Reorganization No. 2023-02 is located at 923 South 10th Avenue in the City of Arcadia (APN 5780-019-011) (“Property”). The Property will annex to the City of Monrovia and detach from the City of Arcadia.

(ii) The Applicant has also initiated an application to amend the land use map of the City’s Land Use Element of the General Plan and the Official Zoning Map (“Project”) pending the completion of Reorganization No. 2023-02. The proposed amendment to the land use map is contained in General Plan Amendment GPA2024-0001, which is attached hereto and incorporated herein by this reference as Exhibit “A”. The proposed Zone Amendment (ZA2024-0002) is contained separately in Ordinance No. 2024-10.

(iii) On November 13, 2024, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the Project, including General Plan Amendment GPA2024-0001 and Ordinance No. 2024-10. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with this Project. Following the close of the public hearing, the Planning Commission adopted Resolution No. PCR2024-0006 recommending approval of the Project.

(iv) On _____, the City Council of the City of Monrovia conducted a duly noticed public hearing on the Project, including General Plan Amendment GPA2024-0001 and Ordinance No. 2024-10. At the hearing, all interested persons were given an opportunity to be heard. The City Council received and considered the staff report and all information, evidence, and testimony presented in connection with this Project.

(v) Environmental Review

(a) Based on the information in the application, an Initial Study was completed and released in October 2024. The Initial Study did not identify any potentially significant environmental effects. Therefore, a Negative Declaration was prepared pursuant to CEQA, the State CEQA Guidelines, and the City’s local CEQA Guidelines.

(b) Pursuant to CEQA Guidelines Section 15072, the City of Monrovia as lead agency, issued a Notice of Intent to adopt a Negative Declaration (“ND”). The 20-day public review period for the ND began on October 11, 2024 and continued through October 31, 2024. State Clearinghouse review was not required.

(c) The proposed ND for the proposed Project is comprised of the Initial Study and the draft ND, which is attached hereto and incorporated herein by this reference as Exhibit “B”.

(vi) The custodian of records for all materials that constitute the record of the proceedings upon which this decision is based is the City Clerk of the City of Monrovia. Those documents are available for public review in the Office of the City Clerk located at 415 South Ivy Avenue, Monrovia, California 91016.

(vii) All legal prerequisites to the adoption of this Resolution have occurred.

RESOLUTION

NOW, THEREFORE, the City Council of the City of Monrovia hereby finds, determines and resolves as follows:

1. The City Council finds that all of the facts set forth in the Recitals of this Resolution are true and correct.
2. The City Council finds that the public has been afforded ample notice and opportunity to comment on the ND.
3. The City Council has independently considered and reviewed the information in the ND and based upon the whole record of the proceedings before it finds that the ND was prepared in compliance with CEQA, the State CEQA Guidelines, and the City’s local CEQA Guidelines, and that the findings contained therein represent the independent judgment and analysis of the City Council.
4. The City Council finds that there is no substantial evidence in light of the whole record that the Project will have a significant effect on the environment and therefore, based on the findings and conclusions set forth above, the City Council as the lead agency adopts the Negative Declaration for the Project.
5. General Plan Amendment GPA2024-0001 is consistent with the objectives, policies, general land uses, and programs of the City of Monrovia General Plan, and adopted goals and policies of the City. Specifically, the Residential Medium Density land use designation is consistent with adjacent land use designations within the City of Monrovia, which are designated Residential Medium Density. All development and use of the Property other than the portion of the Property that contains the Santa Anita Wash will be subject to review and approval based on zoning standards and review processes applicable to properties with a Residential Medium Density land use designation. Therefore, General Plan Amendment GPA2024-0001 is consistent with Land Use Policy 4.2, which requires all new development to consider existing uses in terms of neighborhood disruption, buffering, architectural styles, building materials, development patterns, and scale of buildings within the vicinity of the proposed Project. Further, the Public/Quasi-Public designation will be applied to that portion of the Property that contains the Santa Anita Wash, which will continue to be used for flood control purposes and maintained by Los Angeles County.

6. With the concurrent approval of Ordinance No. 2024-10, which implements Zone Amendment ZA2024-0002, the zoning regulations will be consistent with General Plan Amendment GPA2024-0001. The subject Property will be zoned RM4000 (Residential Medium Density) and P/QP (Public/Quasi-Public) and will be regulated, consistent with the General Plan, through the RM4000 and P/QP development standards contained within Title 17 (Zoning) of the Monrovia Municipal Code.
7. General Plan Amendment GPA2024-0001 will not adversely affect the public health, safety, or welfare as it will provide for the orderly and consistent development in the City.
8. Based upon the findings and conclusions set forth above, the City Council hereby approves General Plan Amendment GPA2024-0001, which amends the Land Use Element by revising the land use map set forth in "Exhibit A" to designate the Property as Residential Medium Density.
9. This Resolution shall only take effect upon the approval by LAFCO of the annexation of territory identified as Reorganization No. 2023-02 from the City of Arcadia to the City of Monrovia.
10. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this ___ day of December, 2024.

Becky A. Shevlin, Mayor
City of Monrovia

ATTEST:

APPROVED AS TO FORM:

Alice D. Atkins, MMC, City Clerk
City of Monrovia

Craig A. Steele, City Attorney
City of Monrovia

Exhibit "A"

**General Plan Amendment GPA2024-0001
Land Use Map**

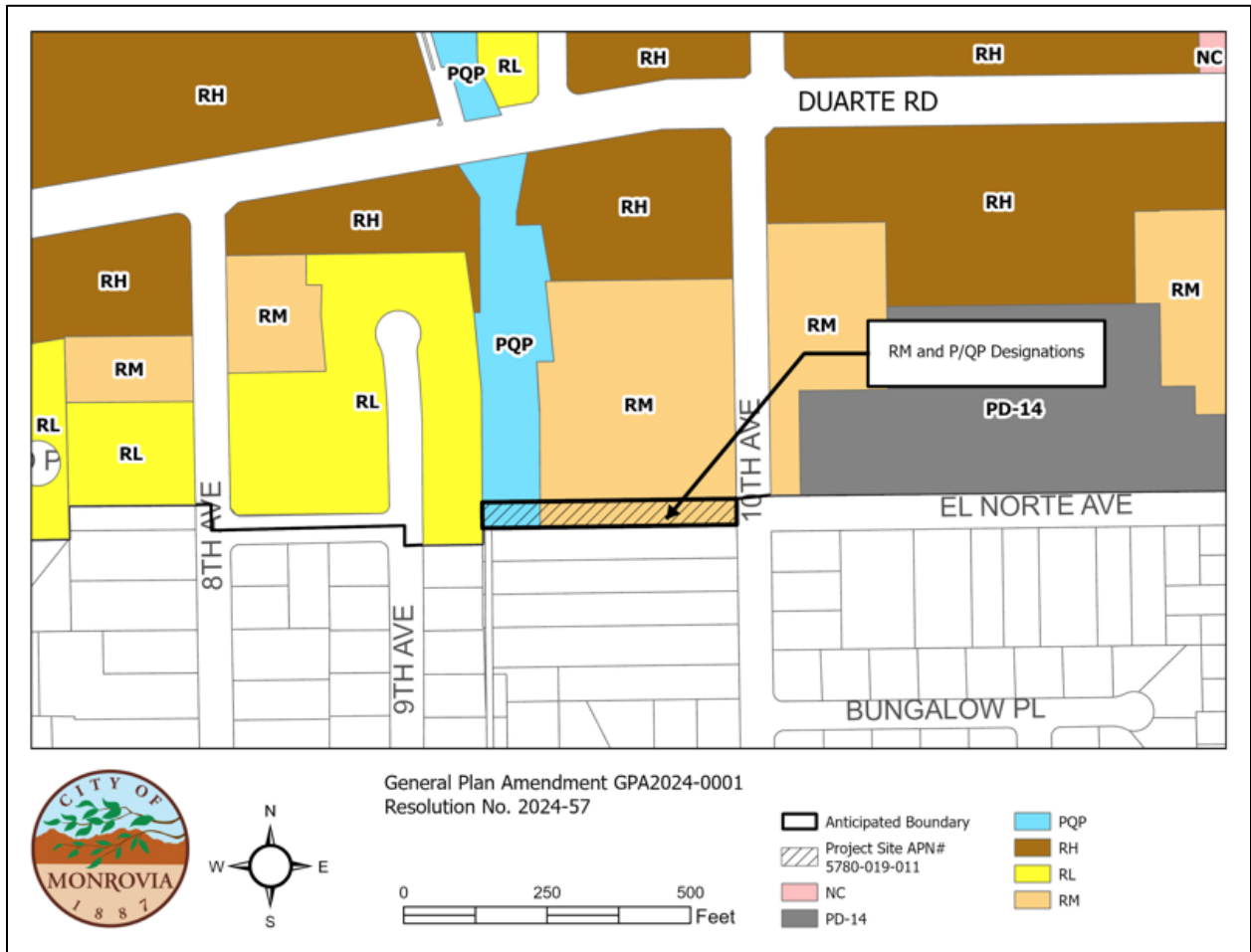


Exhibit "B"

Negative Declaration

Monrovia LA LAFCO Reorganization #2023-02
September 2024
Draft Initial Study/Negative Declaration

**CITY OF MONROVIA
CEQA ENVIRONMENTAL CHECKLIST
MONROVIA LAFCO REORGANIZATION NO. 2023-02
DRAFT INITIAL STUDY/NEGATIVE DECLARATION**

PROJECT SUMMARY:

APNs:	5780-019-011	Street Address:	923 South 10 th Avenue, Arcadia, CA 91006
Applicant or Agent:	James Troyer 2355 #670 Westwood Blvd. Los Angeles CA 90064 latroy@yahoo.com	Project Contact Information:	Elizabeth Kho 130 South First Ave. #B Arcadia, CA 91006 626-487-2222 Elizabeth@elizabethkho.com
Project Name:	Monrovia LAFCO Reorganization No. 2023-02; City of Monrovia Preliminary – GPA 2024-0001 and Pre-zoning Amendment ZA 2024-0002.	Project Case Number(s):	Monrovia LAFCO Reorganization No. 2023-02; City of Monrovia, Preliminary General Plan Amendment GPA 2024-0001 and Pre-zoning Amendment ZA 2024-0002
Existing Zoning:	City of Arcadia: R-1, 7,500 sq. ft. minimum lot area	Existing General Plan Designation:	City of Arcadia – Low Density Residential
Site Acreage:	0.46 acres	Existing Land Use:	Single Family Residential (one existing dwelling unit)
Summary of Proposal:	Detachment of the subject parcel from the City of Arcadia and the Arcadia Sphere of Influence and related annexation into the City of Monrovia and Monrovia Sphere of Influence, including a preliminary General Plan Amendment and pre-zoning of the same by the City of Monrovia to allow future development of up to six dwelling units if consolidated with two adjacent parcels under common ownership within the City of Monrovia. No specific development project or construction is proposed as part of these entitlement requests before the LA LAFCO or the City of Monrovia at the present time.		

LEAD AGENCY PROJECT CONTACT INFORMATION:

Lead Agency: City of Monrovia
415 South Ivy Avenue
Monrovia, Ca 91006
Lead Agency Contact person: Craig Jimenez, AICP
Community Development Director
Phone No: (626) 932-5537
E-mail: cjimenez@MonroviaCA.gov

ORDINANCE NO. 2024-10

AN ORDINANCE OF CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA, ADOPTING ZONE AMENDMENT ZA2024-0002 AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF MONROVIA SET FORTH IN SECTION 17.04.040 OF TITLE 17 (ZONING) OF THE MONROVIA MUNICIPAL CODE TO DESIGNATE THE PROPERTY AT 923 SOUTH 10TH AVENUE IN THE CITY OF ARCADIA (APN 5780-019-011) AS RESIDENTIAL MEDIUM DENSITY AND PUBLIC/QUASI-PUBLIC IN THE CITY OF MONROVIA, IN CONNECTION WITH THE ANNEXATION OF THE TERRITORY KNOW AS REORGANIZATION NO. 2023-02 TO THE CITY OF MONROVIA AND DETACHMENT FROM THE CITY OF ARCADIA

THE CITY COUNCIL OF THE CITY OF MONROVIA, CALIFORNIA does ordain as follows:

SECTION 1. James Troyer (“Applicant”), as the authorized agent of the property owners Elizabeth Kho and Jimmy Kho initiated proceedings with the Local Agency Formation Commission for Los Angeles County (“LAFCO”) for the annexation of territory identified as Reorganization No. 2023-02 from the City of Arcadia to the City of Monrovia (“City”). The area proposed for annexation in Reorganization No. 2023-02 is located at 923 South 10th Avenue in the City of Arcadia (APN 5780-019-011) (“Property”). The Property will annex to the City of Monrovia and detach from the City of Arcadia.

SECTION 2. The Applicant has also initiated an application to amend the land use map of the City’s Land Use Element of the General Plan and the Official Zoning Map (“Project”) pending the completion of Reorganization No. 2023-02. The proposed amendment to the Official Zoning Map is contained in Zoning Amendment ZA2024-0002, which is attached hereto and incorporated herein by this reference as Exhibit “A”. The proposed General Plan Amendment (GPA2024-0001) is contained separately in Resolution No. 2024-57.

SECTION 3. On November 13, 2024, the Planning Commission of the City of Monrovia conducted a duly noticed public hearing on the Project, including General Plan Amendment GPA2024-0001 and this Ordinance No. 2024-10, which implements Zone Amendment ZA2024-0002. At the hearing, all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with this Project. Following the close of the public hearing, the Planning Commission adopted Resolution No. PCR2024-0006 recommending approval of the Project, including this Ordinance No. 2024-10.

SECTION 4. On [REDACTED], the City Council of the City of Monrovia conducted a duly noticed public hearing on the Project, including General Plan Amendment GPA2024-0001 and Ordinance No. 2024-10. At the hearing, all interested persons were given an opportunity to be heard. The City Council received and considered the staff report and all the information, evidence, and testimony presented in connection with this Project.

SECTION 5. Environmental Review

A. Based on the information in the application, an Initial Study was completed and released in October 2024. The Initial Study did not identify any potentially significant

environmental effects. Therefore, a Negative Declaration was prepared pursuant to the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines, and the City’s local CEQA Guidelines.

B. Pursuant to CEQA Guidelines Section 15072, the City of Monrovia as lead agency, issued a Notice of Intent to adopt a Negative Declaration (“ND”). The 20-day public review period began on October 11, 2024 and continued through October 31, 2024. State Clearinghouse review was not required.

C. The proposed ND for the proposed project is comprised of the Initial Study and the draft ND, which is attached hereto and incorporated herein by this reference as Exhibit “B”.

SECTION 6. The custodian of records for all materials that constitute the record of proceedings upon which this decision is based is the City Clerk. Those documents are available for public review in the Office of the City Clerk located at 415 South Ivy Avenue, Monrovia, California 91016.

SECTION 7. All legal prerequisites to the adoption of the Ordinance have occurred.

SECTION 8. The Official Zoning Map for the City of Monrovia set forth in Title 17 (Zoning), Chapter 17.04 (General Provisions), Section 17.04.040 (Official Zoning Map) of the Monrovia Municipal Code, is hereby amended by desingating the property at 923 South 10th Avenue in the City of Arcadia (APN 5780-019-011), identified in Exhibit “A,” attached hereto and incorporated herein by this reference, as RM4000 (Residential Medium 4000) and P/QP (Public/Quasi-Public).

SECTION 9. This Ordinance shall only take effect upon the approval by LAFCO of the annexation of the territory identified as Reorganization No. 2023-02 from the City of Arcadia to the City of Monrovia.

SECTION 10. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 11. The City Clerk shall certify to the passage of this Ordinance and shall cause same to be published pursuant to state law within fifteen (15) days after its passage, and this Ordinance shall become effective thirty (30) days after its passage or upon the approval by LAFCO of the annexation of the territory identified as Reorganization No. 2023-02, whichever is later.

INTRODUCED this ____ day of _____, 2024.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2024.

Becky A. Shevlin, Mayor
City of Monrovia

ATTEST:

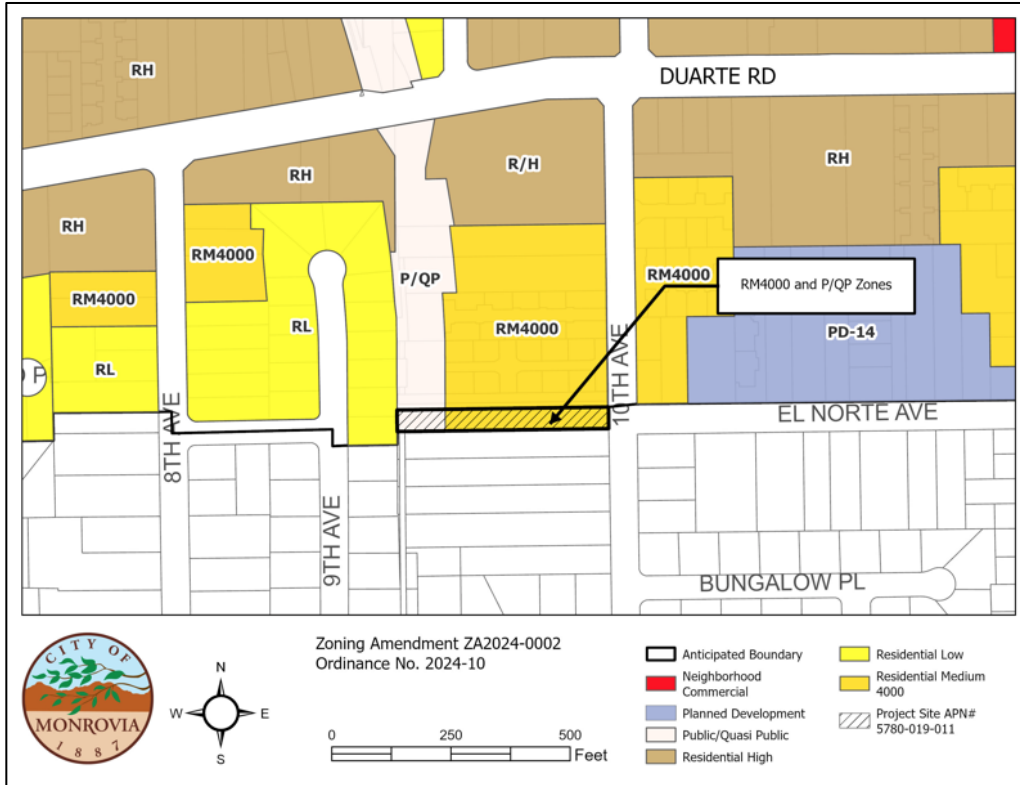
APPROVED AS TO FORM:

Alice D. Atkins, MMC, City Clerk
City of Monrovia

Craig A. Steele, City Attorney
City of Monrovia

ORDINANCE NO. 2024-10

EXHIBIT "A"
Map of Zone Change ZA2024-0002



ORDINANCE NO. 2024-10

Exhibit “B” Negative Declaration

Monrovia LA LAFCO Reorganization #2023-02
September 2024
Draft Initial Study/Negative Declaration

CITY OF MONROVIA CEQA ENVIRONMENTAL CHECKLIST MONROVIA LAFCO REORGANIZATION NO. 2023-02 DRAFT INITIAL STUDY/NEGATIVE DECLARATION

PROJECT SUMMARY:

APNs:	5780-019-011	Street Address:	923 South 10 th Avenue, Arcadia, CA 91006
Applicant or Agent:	James Troyer 2355 #670 Westwood Blvd. Los Angeles CA 90064 latroy@yahoo.com	Project Contact Information:	Elizabeth Kho 130 South First Ave. #B Arcadia, CA 91006 626-487-2222 Elizabeth@elizabekhko.com
Project Name:	Monrovia LAFCO Reorganization No. 2023-02; City of Monrovia Preliminary – GPA 2024-0001 and Pre-zoning Amendment ZA 2024-0002.	Project Case Number(s):	Monrovia LAFCO Reorganization No. 2023-02; City of Monrovia, Preliminary General Plan Amendment GPA 2024-0001 and Pre-zoning Amendment ZA 2024-0002
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Lead Agency Contact person: Craig Jimenez, AICP
Community Development Director
Phone No: (626) 932-5537
E-mail: cjimenez@MonroviaCA.gov

ATTACHMENT A

Public Comments on [Negative Declaration \(ND\)](#)
(SCH 2024100493)



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
<https://dtsc.ca.gov>



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

October 24, 2024

Craig Jimenez, AICP
Director of Community Development
City of Monrovia
415 S Ivy Avenue
Monrovia, CA 91016
cjimenez@MonroviaCA.gov

RE: NEGATIVE DECLARATION FOR THE MONROVIA LAFCO#2023-02
REORGANIZATION (TENTH AVENUE ANNEXATION) PROJECT (GENERAL PLAN
AMENDMENT GPA 2024-0001/RESOLUTION NO. 2024-57, ZONING AMENDMENT
ZA2024-00 DATED OCTOBER 11, 2024, STATE CLEARINGHOUSE NUMBER
[2024100493](#)

Dear Craig Jimenez,

The Department of Toxic Substances Control (DTSC) received a Negative Declaration (Neg Dec) for the Monrovia LAFCO#2023-02 Reorganization (Tenth Avenue Annexation) Project (General Plan Amendment GPA 2024-0001/Resolution No. 2024-57, Zoning Amendment ZA2024-00 (Project)). The 0.46-acre Project site is located at 923 South 10th Avenue in the City of Arcadia. The Project would result in the detachment of the subject parcel from the City of Arcadia into the City of Monrovia, including actions to pre-designate an appropriate General Plan Land Use (Residential Medium Density and Public/Quasi-Public) and appropriate pre-zoning to allow future construction of up to six total dwelling units on the subject parcel (5780-019-011) and

two adjacent parcels (5780-019-008 and -010) if consolidated wholly within the City of Monrovia. The Project site is currently occupied by a single-family dwelling that was built in 1931 which is proposed to get demolished before future construction can begin. After reviewing the Project, DTSC recommends and requests consideration of the following comments:

1. Prior to future construction, DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).
2. If and when buildings or other structures are to be demolished on any project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's PEA Guidance Manual](#).

DTSC appreciates the opportunity to comment on the Neg Dec for the Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Craig Jimenez
October 24, 2024
Page 3

Sincerely,

Tamara Purvis

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

To whom it may concern:



My name is Diane. I am the owner of
935 S 10th Ave, Arlacia. I am against the proposal
on 923 S 10th Ave, Arlacia.

I think it is going to cause a lot
of traffic, decrease my property value, bring a lot
of noise. The only person will benefit from
the ~~change~~ proposal is the builder.

Here is my contact information. 626-200-7913

Diane Shen.